



1631 LOCUST STREET

PHILADELPHIA, PA 19103

RD+

THE PROPERTY

The 4th and 5th floors offer a **combined 4,396 square feet** of flexible, light-filled space, ideal for office, creative, or boutique professional users. Positioned in one of Philadelphia's most sought-after neighborhoods, the floors feature efficient layouts well-suited for a range of tenant needs, from private offices to open-concept work environments.

With close proximity to **Rittenhouse Square Park**, premier dining, retail, and public transportation, the building provides tenants with both convenience and prestige in a highly walkable, amenity-rich location.





HIGHLIGHTS

5TH FLOOR - 2,261 SF

Move-in-ready condition, allowing for immediate occupancy

Contemporary finishes throughout, offering a polished and modern aesthetic

Private 616 SF terrace, ideal for outdoor meetings, breaks, or entertaining

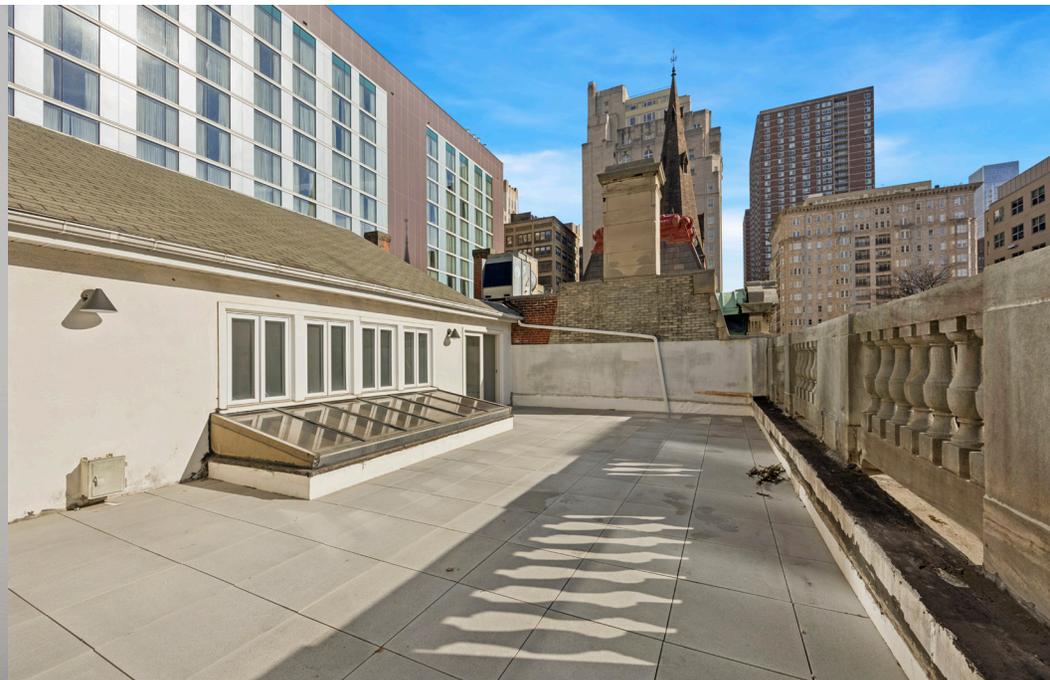
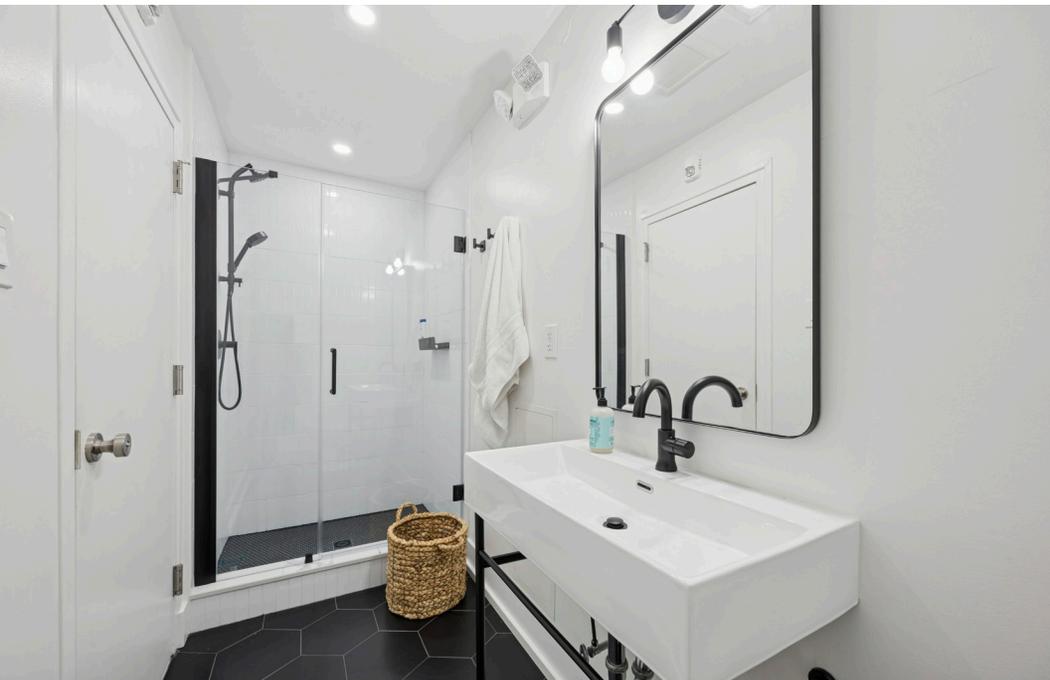
En-suite shower, providing added convenience and flexibility

Fully furnished, enabling a seamless and efficient move-in

Vaulted ceilings, enhancing natural light and creating an open, airy atmosphere

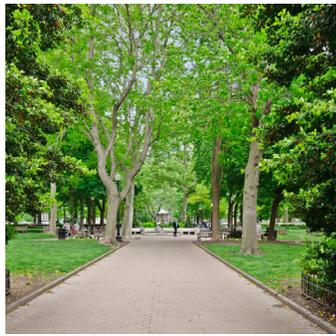
4TH FLOOR - 2,135 SF

Efficient floor plan with **build-to-suit** delivery options available



THE NEIGHBORHOOD

Rittenhouse Square is one of Philadelphia's most prestigious and vibrant neighborhoods, where timeless charm meets contemporary urban living. Centered around the lush, historic Rittenhouse Square Park, this neighborhood blends leafy green space with an energetic city pulse, creating a unique environment that residents treasure year-round.



Lifestyle & Amenities

This walkable neighborhood is a destination for fine dining, high-end shopping, arts, and culture. Stroll along Walnut and Chestnut streets to discover upscale boutiques, designer shops, and quality everyday retailers, all just steps from home. World-class restaurants, sidewalk cafés, classic cocktail lounges, and cultural venues bring constant energy to the neighborhood.

Live, Work & Play

The area offers excellent access to employment centers, public transit, and pedestrian-friendly streets. Top local schools, proximity to Philadelphia's Cultural District and Museum Row, and nearby paths along the Schuylkill River make it a well-rounded choice for city living.

Community & Events

Rittenhouse Square Park serves as the heart of the neighborhood, hosting farmers markets, art and craft shows, seasonal festivals, and casual gatherings that foster community connection. The park's expansive lawns, mature trees, and public art provide a peaceful urban retreat amid the city's vibrancy.

RITTENHOUSE SQUARE

AT-A-GLANCE

\$143,264

Average Household Income



35.9

Average Age



140,191

Total Daytime Population



100

Walkability Score



100

Transit Score



88

Bike Score



THE HISTORY

Constructed in 1890 during Philadelphia's late-19th-century expansion westward from the historic core, 1631 Locust Street is part of the architecturally significant 1600 block of Locust Street bordering Rittenhouse Square.

The building, designed along with its twin at 1633 Locust, was crafted in the Georgian Revival style by prominent architects Walter Cope and John Stewardson, known for their influential work at academic institutions and in elite Philadelphia neighborhoods. The pair's designs helped define the sophisticated architectural character of the area around Rittenhouse Square in the late 1800s and early 1900s.



AMENITY MAP

Food & Restaurants

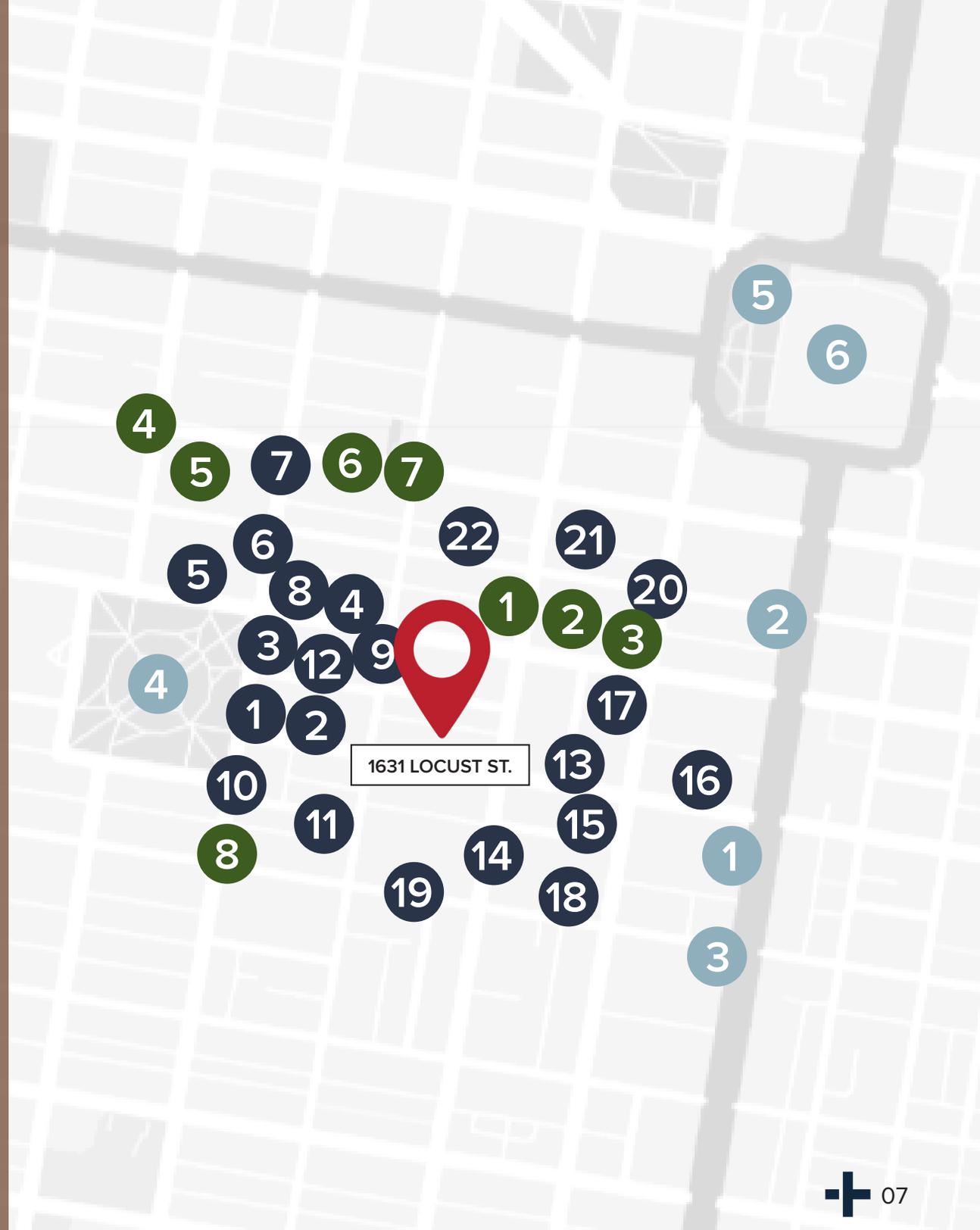
- | | |
|---------------------|----------------------------|
| 1. Parc | 13. Tequilas Casa Mexicana |
| 2. Via Locusta | 14. La Jefa Café |
| 3. Rouge | 15. The Elephant |
| 4. Pietro's Italian | 16. Estia |
| 5. Borromini | 17. Butcher and Singer |
| 6. The Love | 18. Jose Pistola's |
| 7. The Dandelion | 19. Monk's Cafe |
| 8. a. bar | 20. Ocean Prime |
| 9. Spice Finch | 21. Harp & Crown |
| 10. Barclay Prime | 22. Dizengoff |
| 11. The Black Sheep | |
| 12. Almyra | |

Stores, Retail, & Fitness

- | | |
|---------------------|-----------------------|
| 1. Urban Outfitters | 5. CVS |
| 2. Apple | 6. Sephora |
| 3. Alo | 7. Nordstrom Rack |
| 4. Target | 8. Rittenhouse Market |

Area Attractions

- | | |
|--|----------------------------|
| 1. Academy of Music | 4. Rittenhouse Square Park |
| 2. The Union League | 5. Dilworth Park |
| 3. Kimmel Center for the Performing Arts | 6. City Hall |



TRANSPORTATION MAP



- SEPTA - Broad Street Line
- SEPTA - Bus Stops
- PATCO Stations
- Indego Bike Stations
- Parking



JONATHAN D. DUBROW

DIRECT | 267.238.4231

MOBILE | 856.889.6796

Jonathan@rothbergdubrow.com



GENNADIY KAPKANOV

DIRECT | 267.238.4234

MOBILE | 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE | 267.238.3500

rothbergdubrow.com



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