



MOVE-IN READY
OFFICE SUITES
AVAILABLE

IN RITTENHOUSE

2002 Ludlow Street
Philadelphia, PA 19103



2002 Ludlow | The Property



Located in the heart of Philadelphia's Walnut Street corridor, the property is a boutique, full-service office building offering up to **5,500 square feet** across two floors. Existing finished conditions, with potential furnished options, accommodate a variety of workplace layouts.

A 750-square-foot suite on the third floor is available for immediate occupancy, while the remaining third-floor space and the fourth floor (**4,750 SF**) become available upon lease expiration on March 1, 2027.

Just steps from **Rittenhouse Square**, premier dining, retail, and public transportation, the building provides tenants with a highly walkable, amenity-rich business environment.



2002 Ludlow | Highlights

Up to 5,500 SF available, across two floors

- + Fourth Floor – 3,000 SF
- + Third Floor South – 1,750 SF
- + Third Floor North – 750 SF

Turnkey office space, with potential furnished options

Efficient floor plans, supporting a variety of workplace needs

Abundant natural light, creating an inviting work environment

24/7 secure digital access

Elevator-served building, with wheelchair lift at Ludlow Street entrance

ADA-compliant restrooms

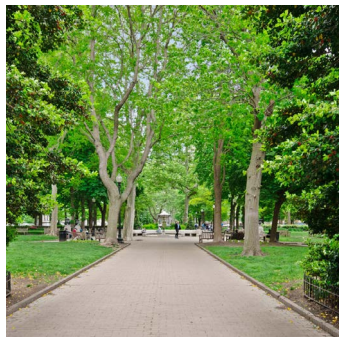
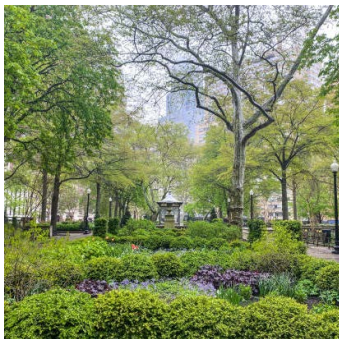
Landlord-provided HVAC, utilities, and weekly trash service





2002 Ludlow | The Neighborhood

Rittenhouse Square is one of Philadelphia's premier business and commercial districts, with a mix of professional offices, retail, hospitality, and cultural amenities. Centered around the iconic Rittenhouse Square Park, the neighborhood combines a walkable urban environment with convenient access to Center City's major employment centers, public transportation, and business services.



Amenities

The neighborhood features restaurants, cafés, hotels, retailers, and professional services that support the daily needs of employees, clients, and visitors. Walnut and Chestnut Streets provide convenient access to dining, shopping, banking, and bus services within a short walk of the property.

Connectivity & Accessibility

Rittenhouse Square provides exceptional connectivity throughout Center City. SEPTA bus routes, Regional Rail, the Market–Frankford Line, Broad Street Line, and nearby 30th Street Station offer transit access. Walkable streets and bicycle infrastructure support commuting options.

Business Community

The neighborhood supports a diverse mix of law firms, financial institutions, healthcare providers, professional services, and corporate offices, creating an established business environment in Center City Philadelphia. Nearby public spaces complement the area's professional character while providing outdoor settings for meetings, breaks, and informal gatherings.

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



2002 Ludlow | The Amenity Map

Food & Restaurants

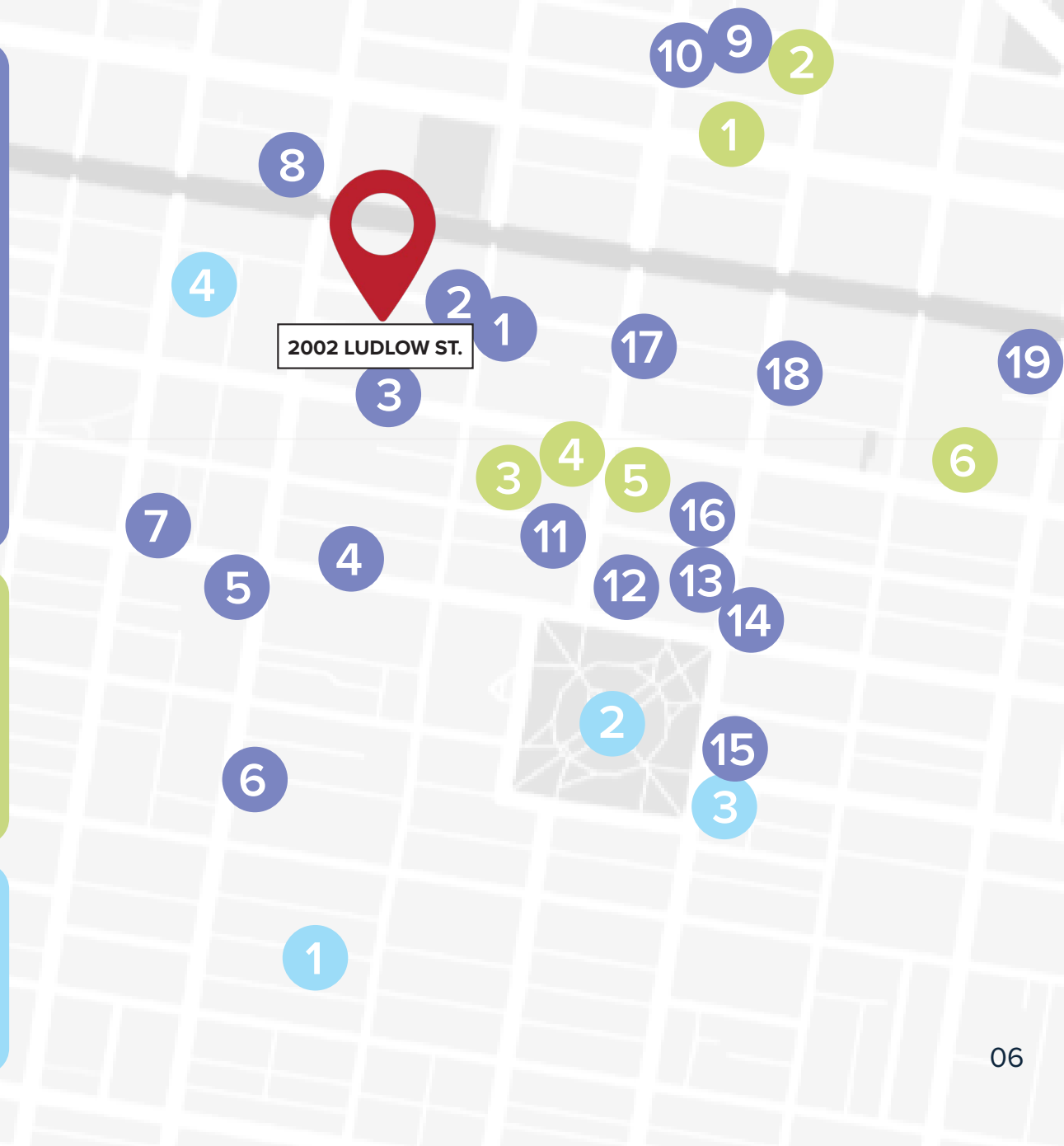
- | | |
|-----------------------------|-----------------------|
| 1. Nook Bakery & Coffee Bar | 9. Vernick Fish |
| 2. Topside Tavern | 10. JG SkyHigh |
| 3. El Rey | 11. La Colombe Coffee |
| 4. Vernick Food & Drink | 12. The Juice Pod |
| 5. Tea House Cafe | 13. The Love |
| 6. Friday Saturday Sunday | 14. a.kitchen |
| 7. Tsuki Sushi | 15. Parc |
| 8. MOTW Coffee & Pastries | 16. The Dandelion |
| | 17. Condesa |
| | 18. Harper's Garden |
| | 19. Elixr Coffee |

Stores, Retail, & Fitness

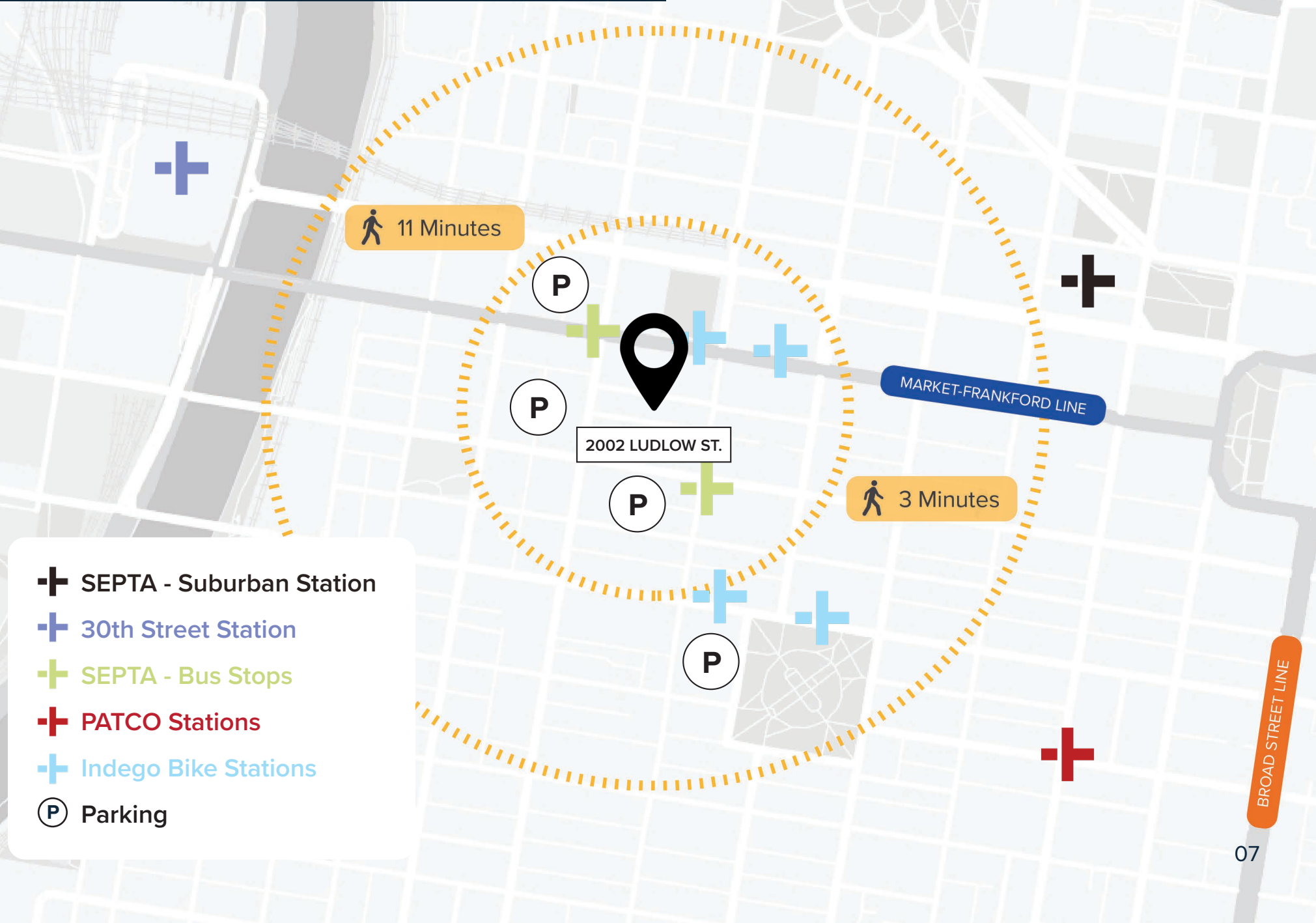
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|---------------------|-------------------------------|
| 1. City Fitness | 5. CVS |
| 2. Four Seasons | 6. The Shops at Liberty Place |
| 3. Barry's Bootcamp | |
| 4. Target | |

Area Attractions

- | | |
|----------------------------|------------------------------|
| 1. Rosenbach Museum | 3. Curtis Institute of Music |
| 2. Rittenhouse Square Park | 4. Mütter Museum |



2002 Ludlow | The Transportation Map





GENNADIY KAPKANOV

DIRECT | 267.238.4234

MOBILE | 267.515.7024

Gennadiy@rothbergdubrow.com



JONATHAN D. DUBROW

DIRECT | 267.238.4231

MOBILE | 856.889.6796

Jonathan@rothbergdubrow.com

OFFICE | 267.238.3500

rothbergdubrow.com



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