Two floors of exposed ceilings and numerous upgrades.

Creative Office Space
Available For Lease

1128 Walnut Street
Philadelphia, PA 19107

Availabilities

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (RSF)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>3,669</td>
<td>Entire Floor</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>3,742</td>
<td>Entire Floor</td>
</tr>
<tr>
<td>2nd &amp; 3rd Floor</td>
<td>7,411</td>
<td>Contiguous</td>
</tr>
<tr>
<td>4th Floor</td>
<td>3,582</td>
<td>Entire Floor</td>
</tr>
</tbody>
</table>

Features

- $26.50 net of electric
- Granite exterior
- Natural light from windows on three sides
- Steps away from Jefferson Hospital and mass transit
- Turn-key buildout at competitive rates
- Dramatic 2nd and 3rd floor available with connecting stairway
- Exposed ceilings, beautiful outside terrace
- Significant signage opportunity
- New Starbucks opening October 2019
- Tenant concessions inclusive of free rent

For more information:

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215 568 1590

Dana Wilber
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215 701 3266

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4th Floor: 3,582 RSF

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New lobby renderings - renovations currently underway

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