

Green Office Space for Lease



Views overlooking the Schuylkill River



2401 WALNUT STREET

GATEWAY TO UNIVERSITY CITY

2401 is in a prime location boasting a diverse portfolio of tenants, with scenic views overlooking the Schuylkill River and Center City Philadelphia. Among the many benefits of being at 2401 is being in a Gold LEED Certified Building with a Green Roof. 2401 has onsite parking and easy access to I-76, I-676, I-95 and the running and bike paths along the Schuylkill River.

FEATURED TENANTS

FREEDOM.PAY

VMA
VOITH & MACTAVISH ARCHITECTS

kw
KELLERWILLIAMS.

UTILITY
INFRASTRUCTURE
SOLUTIONS
hbk
ENGINEERING

CityCoHo
The PHILLY NEXUS

SPREAD
BAGELRY



STOCKTON
REAL ESTATE ADVISORS

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LEASING OPPORTUNITIES AVAILABLE AT 2401 WALNUT

Building Highlights and Amenities

Spread Bagelry "Spreadquarters" located within the Building

On-site parking, Zipcar, and Indego bike share available on the Premises

~10,000 SF coworking space

Polished concrete floors with exposed ceilings and ductwork

Green roof

7' high clear glass and low-E windows

Greywater system

22,500 CFM air-intake/energy recovery wheel

Energy management system with CO2 Sensors

New Safety Protocols at 2401 Walnut

Fresh air is filtered with MERV 13 filtration

Hand sanitation stations installed at all entries and elevator landings

Bathrooms have touch-free/motion sensor toilets, faucets, soap, and hand dryers

Touch-free temperature scanner located in the lobby

Electrostatic disinfection cleaning of common areas and tenant spaces, as requested

Building Availabilities

Suite 101 | 5,114 SF

Suite 201 | 5,927 SF

Suite 203 | 4,570 SF

Suite 301 | 5,415 SF

Suite 501 | 8,828 SF

Suite 800 | 19,613 SF



Transit Score

100



Walk Score

98



Bike Score

99

CONTACT INFORMATION

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