

# 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

CityGoHo  
The PHILLY NEXUS

SPREAD  
BAGELRY



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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

<b>Suite 101</b>	<b> </b>	<b>5,114 SF</b>
<b>Suite 201</b>	<b> </b>	<b>5,927 SF</b>
<b>Suite 202</b>	<b> </b>	<b>2,254 SF</b>
<b>Suite 301</b>	<b> </b>	<b>5,284 SF</b>
<b>Suite 302</b>	<b> </b>	<b>7,525 SF</b>
<b>Suite 501</b>	<b> </b>	<b>8,828 SF</b>



Transit Score

**100**



Walk Score

**98**



Bike Score

**99**

## CONTACT INFORMATION

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