

THE *Lets Building*



I'M GOOD AT,  
IT'S GATHERING  
PEOPLE  
TOGETHER  
TO DO  
SOMETHING  
FLIN.  
-BAVE G

OFFICE LEASING

701 Market Street | Philadelphia, PA



# 701 MARKET ST

Located a stones throw from the Independence Mall where Market East begins, the iconic former Lit Brothers Department store has been redeveloped into a 718,085 SF mixed-use office & retail building home to some of Philadelphia's most renowned companies, including the world HQ of Five Below. Built in 1893 and originally restored in 1989. Ownership continues to modernize the building with a series of capital investments including streetscaping, common area upgrades, and tenant amenities.

**AVAILABLE FOR LEASE**

**4,100 SF – 140,000 SF**

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## BUILDING FEATURES

### CONVENIENT TRANSPORT ACCESS

- Direct transit access to MFL, PATCO, BSL Spur, Regional Rail
- Direct access via 7th & 8th Street to I-676, I-76, I-95, and the Ben Franklin Bridge
- 1,222 PPA Parking Garage adjacent to the site

### SECURITY + AMENITIES

- 24/7 Security team on-site
- On-site ownership & property management by Brickstone Realty's affiliate Stonebrick1234 Corp.
- Recently completed tenant amenities including tenant lounge w/ conference rooms, bike storage, fitness center
- Highly visible rooftop signage and facade lighting
- Multiple PECO & PWD service connections for redundancy



# OFFICE

Authentic & creative office space for lease  
in the heart of Philadelphia's historic core.



agenda

WELCOME Q4 & FY 2022 EARNINGS

Q4 & FY 2022 GUIDANCE GROWTH VISION

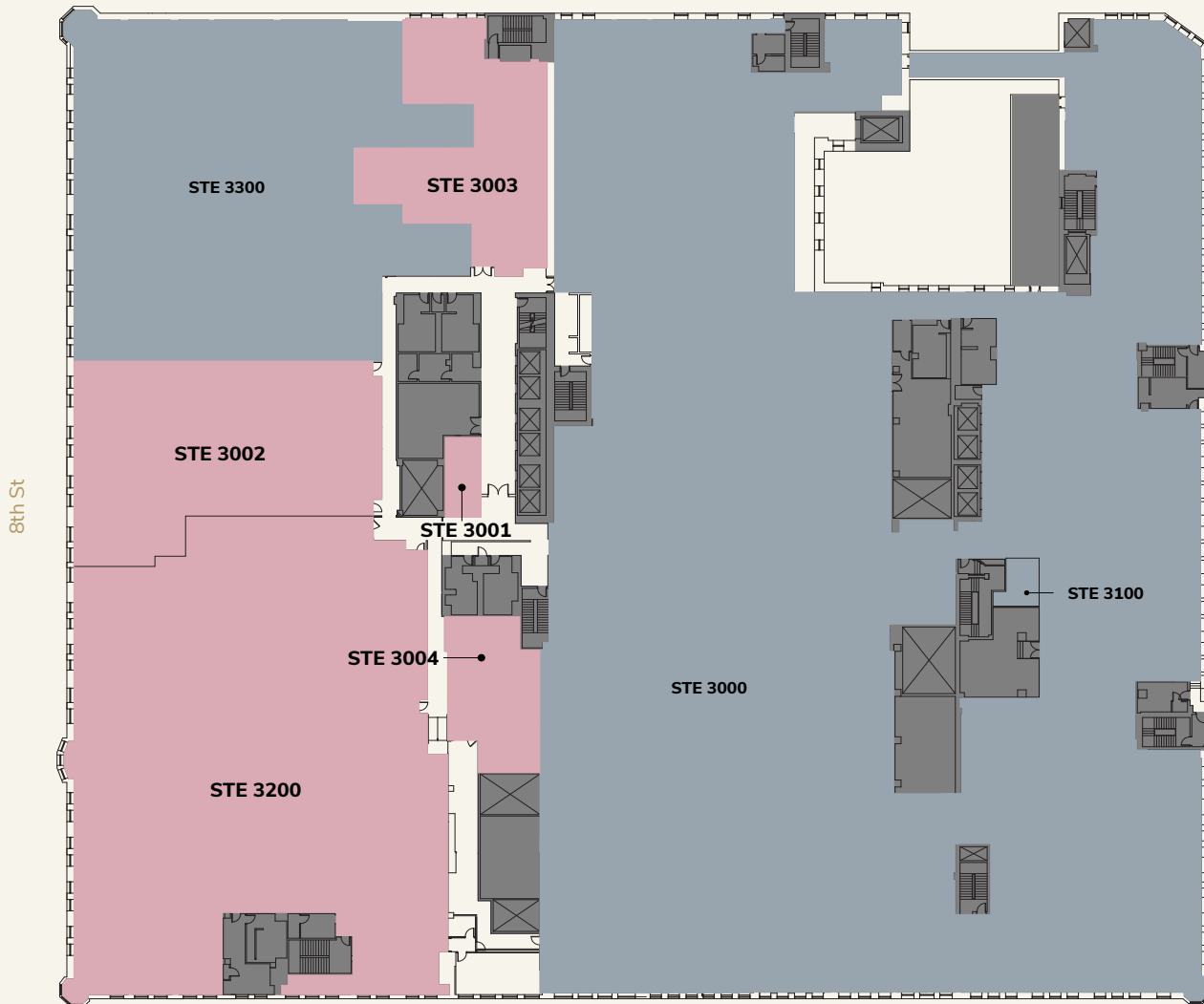
Q&A LUNCH/STUDIO TOUR

FY20 BEVW





Filbert St



Market St

# LEASING DIAGRAM

- AVAILABLE
- OCCUPIED
- AMENITY



## AVAILABLE SUITES

**STE 3200**  
24,528 SF

**STE 3001**  
380 SF

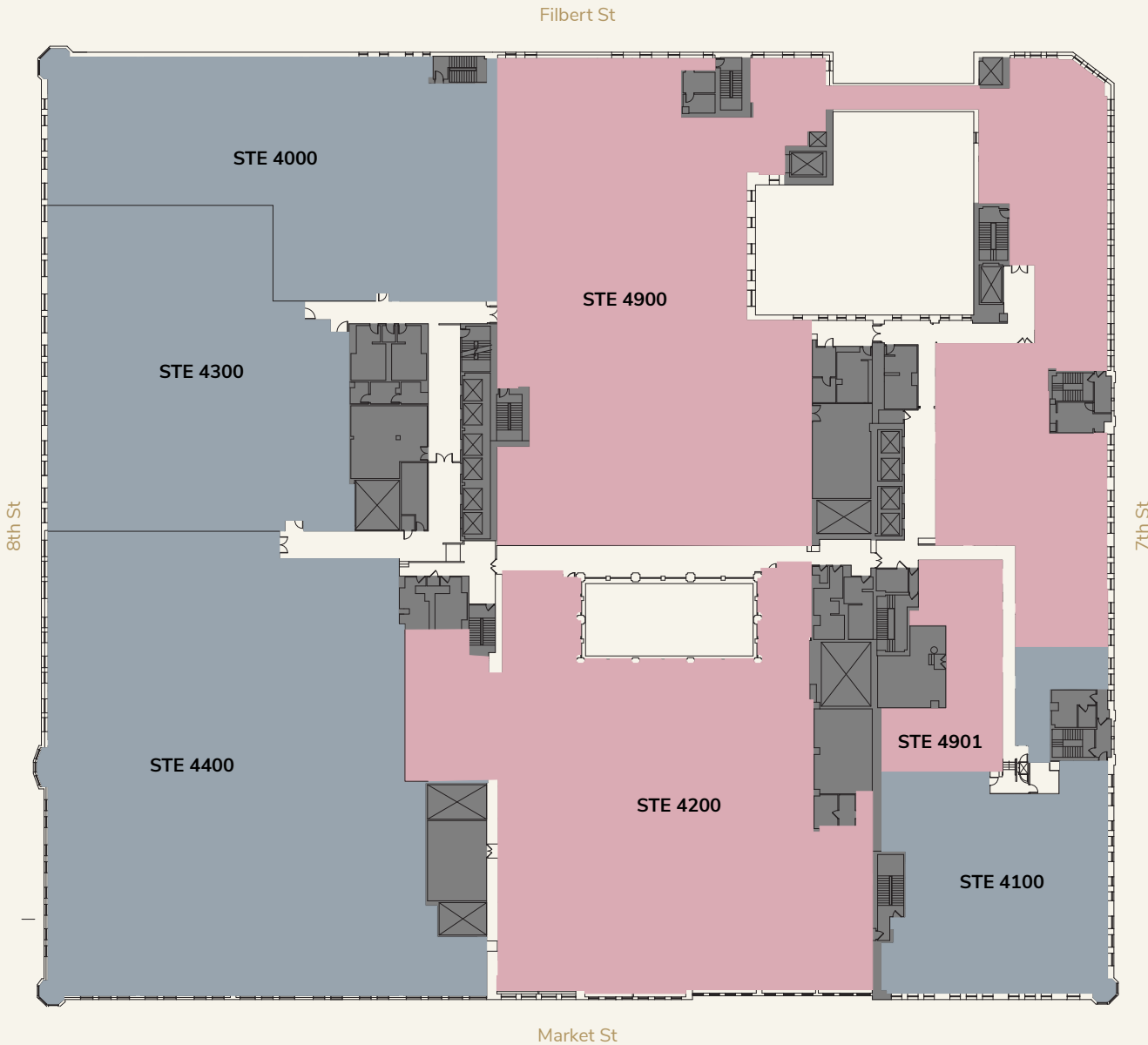
**STE 3004**  
1,830 SF

**STE 3003**  
4,431 SF

**STE 3002**  
7,738 SF

# LEVEL 3

# LEASING DIAGRAM



-  AVAILABLE
-  OCCUPIED
-  BUILDING CORE



## AVAILABLE SUITES

**STE 4900**  
33,315 SF

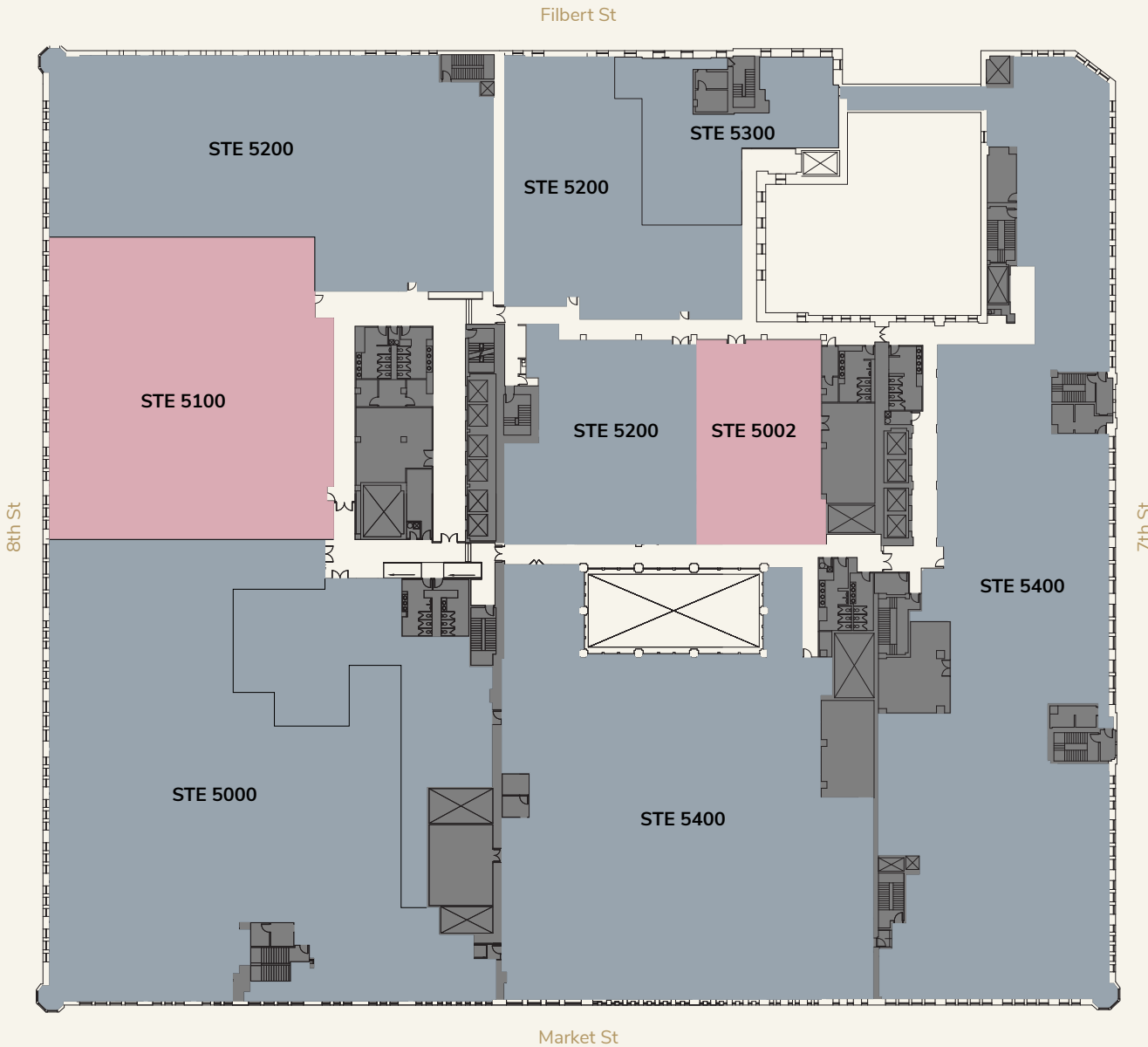
**STE 4901**  
2,872 SF

**STE 4200**  
21,858 SF

# LEVEL 4

*THE LITS Building*

# LEASING DIAGRAM



- AVAILABLE
- OCCUPIED
- BUILDING CORE



## AVAILABLE SUITES

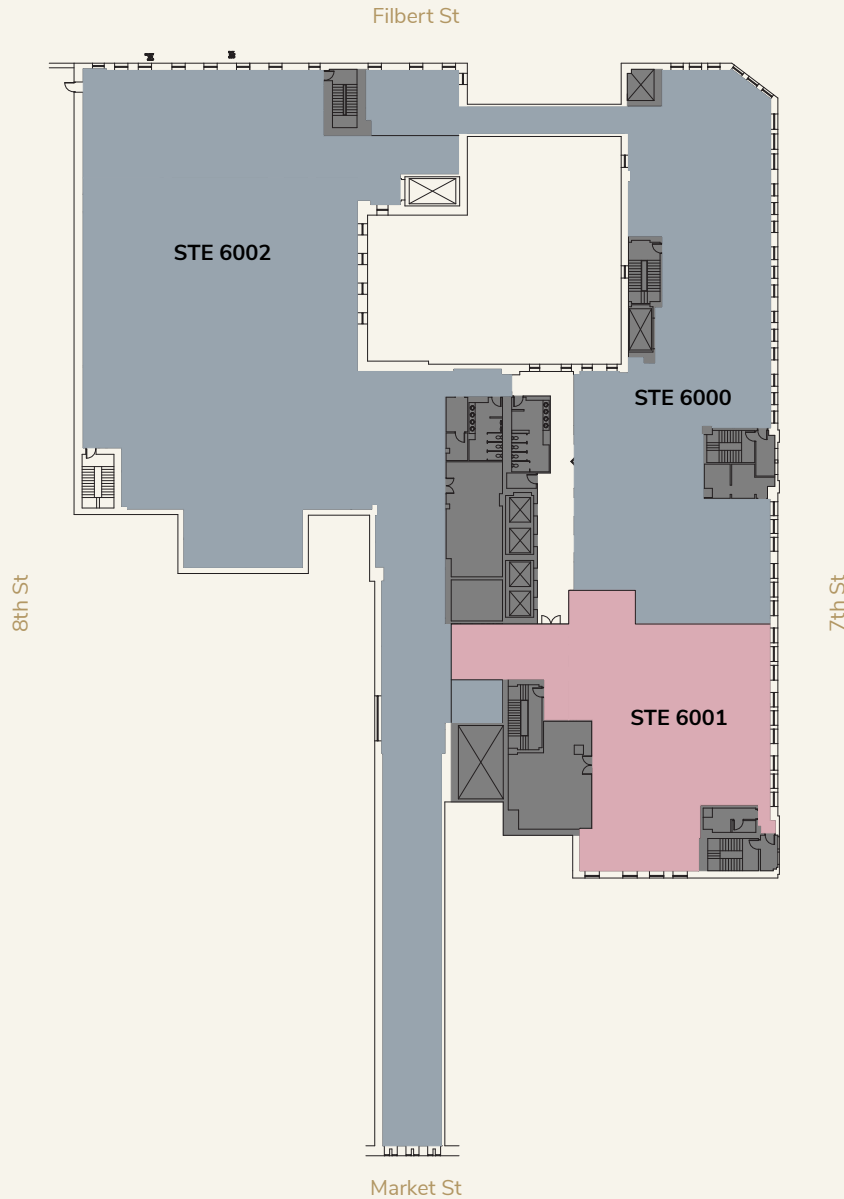
**STE 5100**  
13,450 SF

**STE 5002**  
4,337 SF

# LEVEL 5

THE *Lits Building*

# LEASING DIAGRAM



- AVAILABLE
- OCCUPIED
- BUILDING CORE



## AVAILABLE SUITES

**STE 6001**  
6,740 SF

# LEVEL 6

THE *Lits Building*

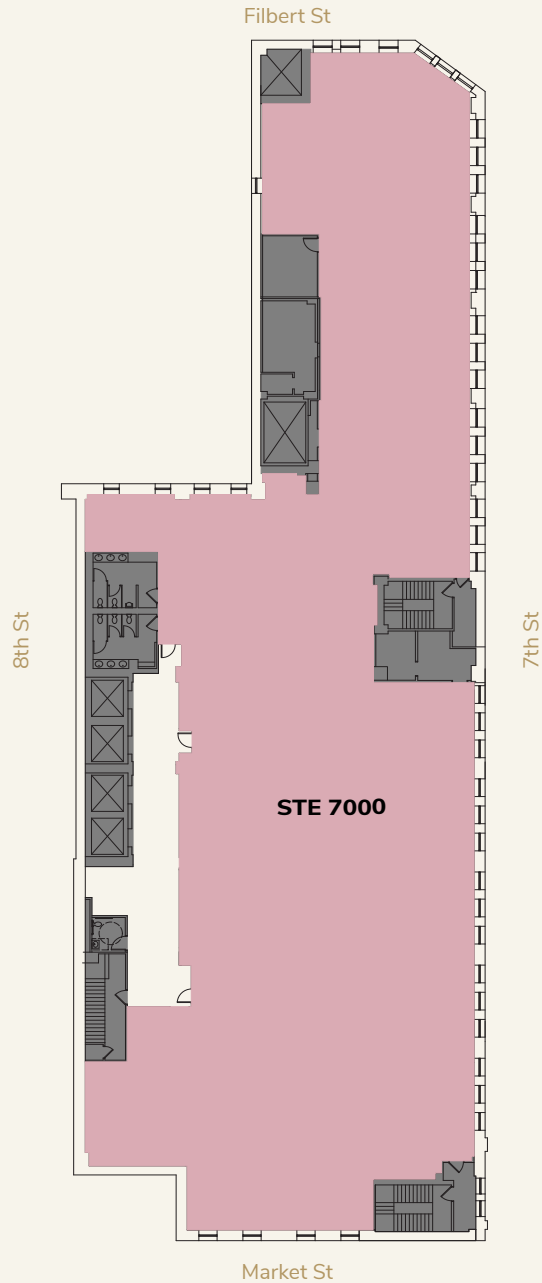
# LEASING DIAGRAM

- AVAILABLE
- OCCUPIED
- BUILDING CORE



## AVAILABLE SUITES

**STE 7000**  
17,510 SF

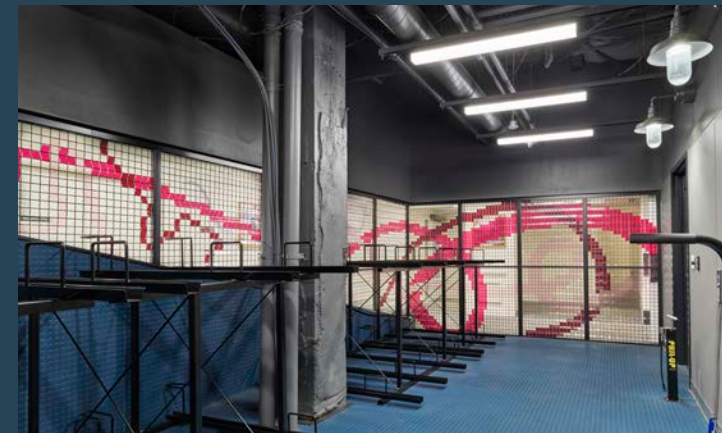


# LEVEL 7

THE *Lits Building*

# AMENITIES

Enjoy a suite of amenities at the Lits, including a tenant lounge with games and a coffee bar, a newly renovated bike room, fitness center and shower areas, and 24/7 secure building access.



# COMMUNITY

Sitting at the nexus of Independence Mall, Washington Square, and Franklin Square, where Market East begins.



## Location

On the corner of 8th and Market, the Lits Building offers a convenient location where Market East meets Independence Mall.

## Amenities

In building experiences include retail, convenient parking, a newly renovated tenant lounge, and a secure bike room and fitness center.

## Transit

Situated directly on top of major transit infrastructure, including MFL, BSL Spur, & PATCO with Regional rail 2 blocks west

## Tradition

Become a part of rewriting the Lits' next chapter, while enjoying one of the city's most storied and iconic buildings.



# LOCATION

## Attractions

- 1 Independence Hall
- 2 Liberty Bell
- 3 Constitution Center
- 4 Washington Square
- 5 Franklin Square
- 6 Convention Center
- 7 Museum of American Revolution
- 8 AMC Theatre
- 9 City Winery

## Dining

- 10 LaScala's Fire
- 11 High Street Restaurant & Bar
- 12 Talula's Garden
- 13 PJ Clarke's
- 14 Independence Beer Garden
- 15 La Colombe
- 16 EMei
- 17 Craftsman Row Saloon
- 18 Reading Terminal Market

## Shopping

- 19 Primark
- 20 TJ Maxx
- 21 Ulta Beauty
- 22 Jeweler's Row
- 23 Burlington Coat Factory
- 24 Nike Factory Store
- 25 Levi's Factory Store

# AN ENDURING LEGACY



## 1890

Founded in 1890 by Rachel Lit Wedell, Lit Brothers rose from a humble hat shop to an iconic Market Street landmark, celebrated for its cast-iron façade, subway entrance, and enduring legacy of style and access.



## 1986

Lit Brothers Building acquired by Brickstone affiliate Independence Center Realty which executed an award-winning, certified historic rehabilitation, and adaptive reuse project.



## Present Day

The Lits Building continues to stand as a mixed-use complex, anchoring the continued evolution of Philadelphia's Market East District.



# CONTACT



## Leasing

**MARK MERLINI**

mmerlini@brickstoneco.com

## Building

701 Market Street

Philadelphia PA 19106

215-972-1550

## [brickstoneco.com](http://brickstoneco.com)

Brickstone is a full-service real estate development & management company focused on large-scale historic restoration and mixed-use development projects