

EST. THE 1895
BOURSE

THE
**INDEPENDENCE
PORTFOLIO**



Built in 1895, *The Bourse* holds an integral place in Philadelphia's history. Designed by master architectural firm G.W. & W.D. Hewitt, *The Bourse's* Beaux-arts style makes it one of the most recognizable structures in the city.

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EST. THE 1895

BOURSE

Situated in an unparalleled Philadelphia location, *The Bourse* boasts second-to-none connections to national heritage, world class amenities, and easy commuter access.



Walk Score

99



Transit Score

100



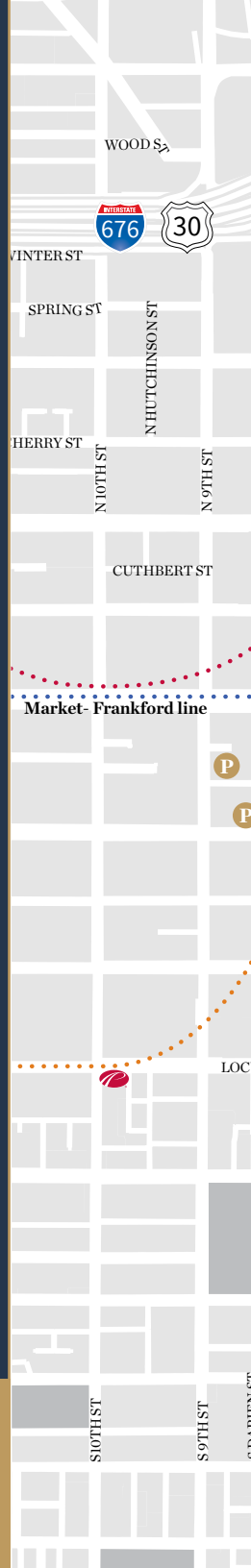
Bike Score

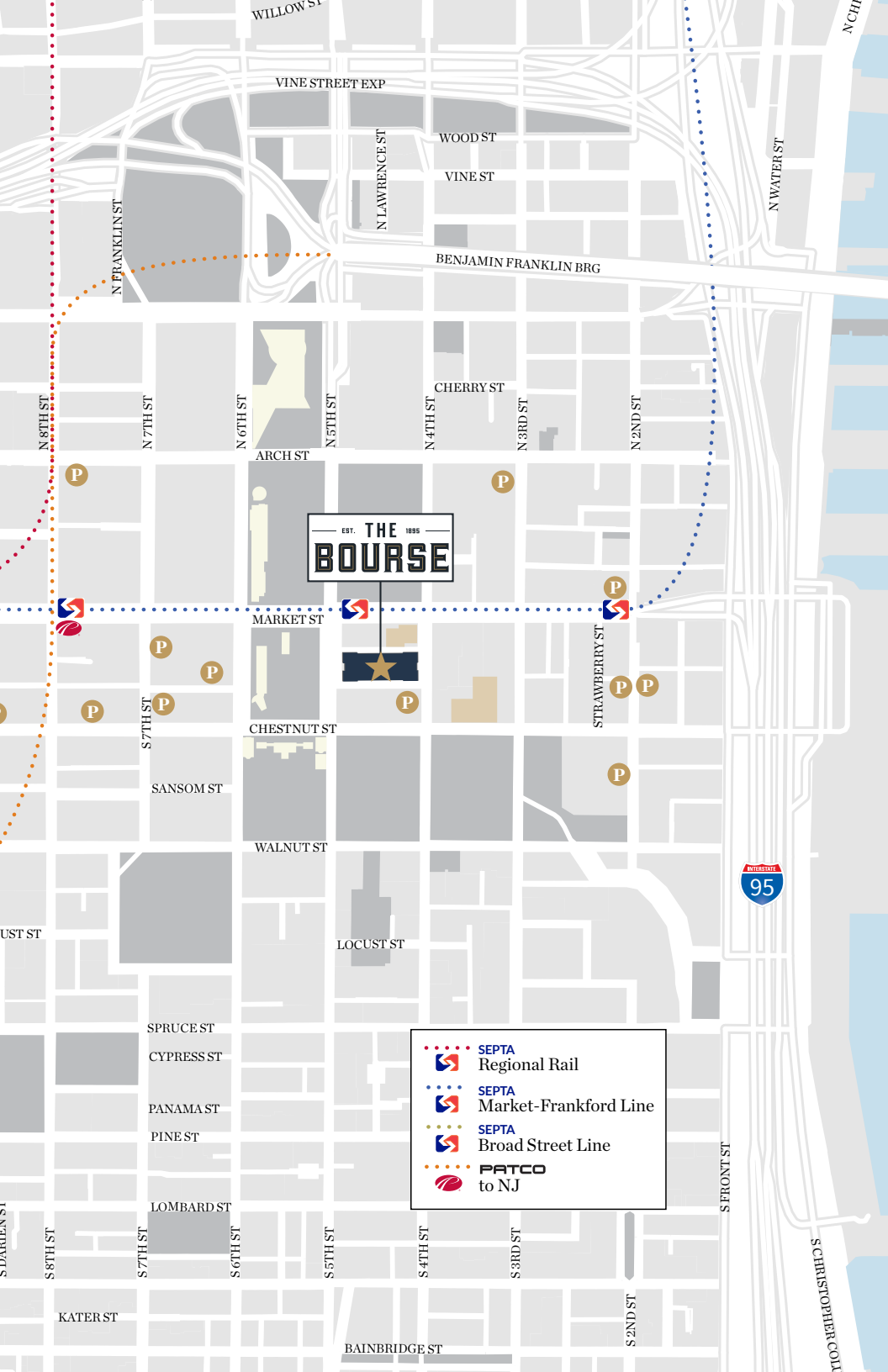
97



50+

Places to eat & drink
within three blocks





EST. 1895
THE BOURSE



-  SEPTA Regional Rail
-  SEPTA Market-Frankford Line
-  SEPTA Broad Street Line
-  PATCO to NJ



EAT
DRINK
SHOP

**30 food & drink vendors
collected under one roof**

surrounded by 300 years of history. The Bourse's artisanal food hall features an internationally-inspired collection of restaurants, bars, distilleries, stalls, shops, and cafes. It is a culinary incubator for local concepts as well as emerging and established chefs—creating a community that's united by food and inspired by the neighborhood.



Vendors include:

- #Getfried Fry Cafe
- Abunai Poke
- Baby Buns
- Barry's Buns
- Bricco Pizza Romana
- Bluebird Distilling
- Bonatsos At The Bourse
- Bronze Table By Vera Pasta
- Chocodiem
- Escape The 1980S
- Freebyrd Chicken
- Grubhouse
- Ka'moon
- Kari's Tea Bar
- Lalo
- Marino Brother's Cheesesteaks
- Menagerie Coffee
- Mighty Melt
- Penzey's Spices
- Photo Pop Philly
- Pinch Dumplings
- Prescription Chicken
- Scoop Deville
- Rebel Taco
- Rustica Rosticceria
- Takorean
- Taps Fill Station



Fitness Center



Floors 6, 7 and 8 offer flexible, fully built out spec. suites for all Tenants from 2,000 to 11,000 SF with expansion opportunities. Finishes include:

- Floor to ceiling glass on all offices and corridor walls
- Exposed ceiling & ductwork
- Premium floor and kitchenette finishes



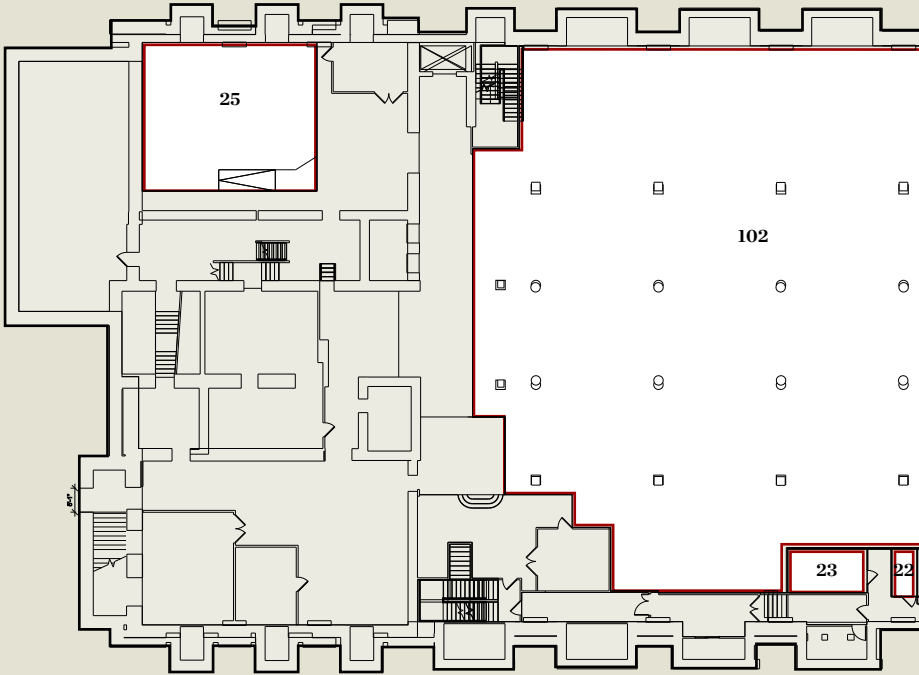
ABOVE: Open office layout with collaborative space, open seating, and private meeting rooms.
RIGHT TOP: Lobby seating areas. **RIGHT BOTTOM:** Kitchen and cafe area



AVAILABLE

Suites **Multiple**

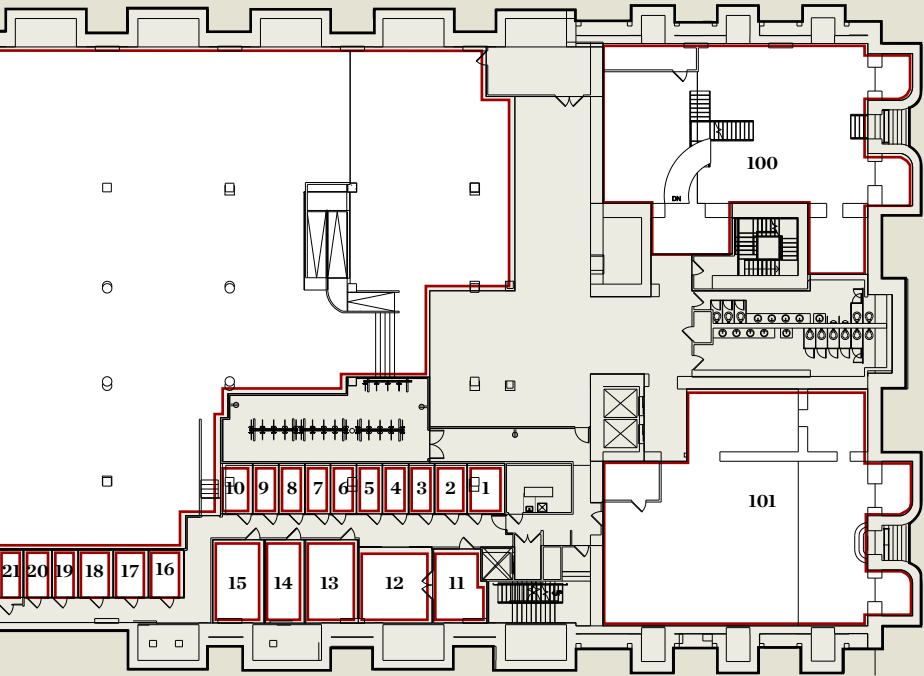
Sizes **Various**



Suite	Size (SF)
1	85
2	75
3	58
4	60
5	59
6	59
7	58
8	60

Suite	Size (SF)
9	59
10	73
11	172
12	254
13	200
14	151
15	194
16	76

Floor 1 Concourse



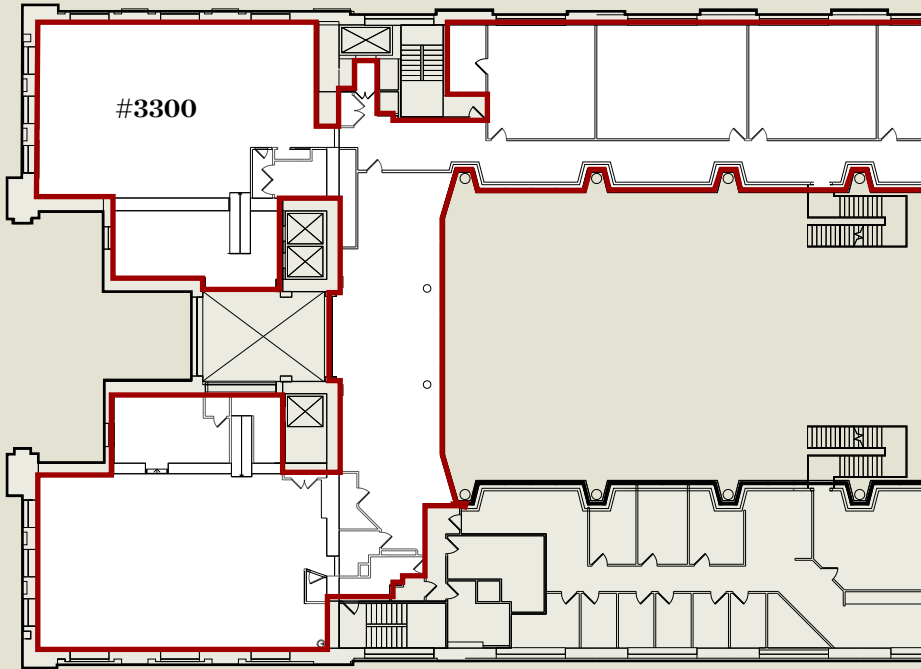
Suite	Size (SF)
17	75
18	76
19	56
20	62
21	54
22	55
23	160
25	1,168

Suite	Size (SF)
100	3,354
101	3,721
102	25,512

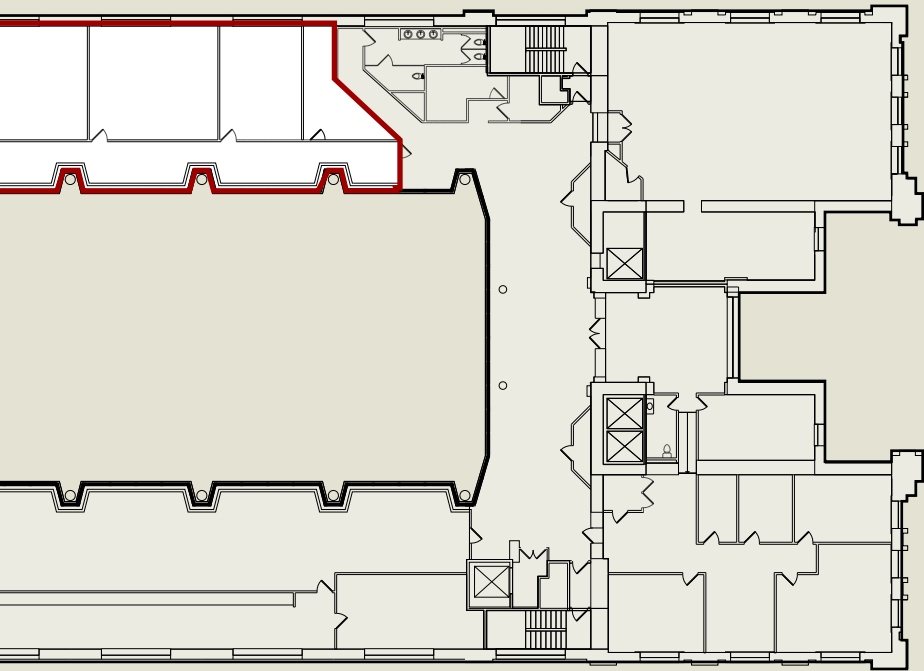
AVAILABLE

Suite **#3300**

Size **16,148 RSF**



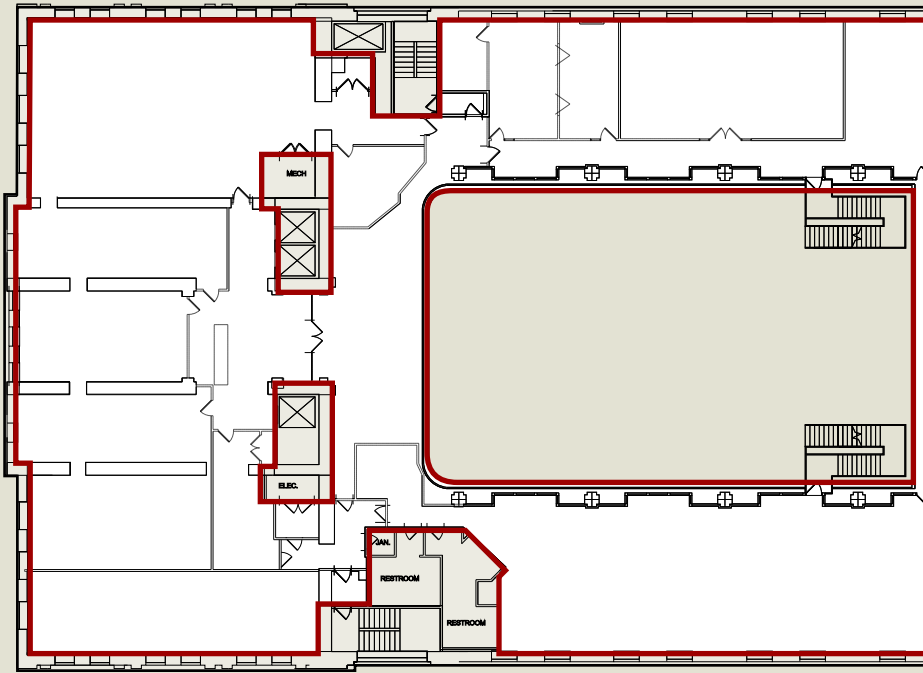
Floor 3



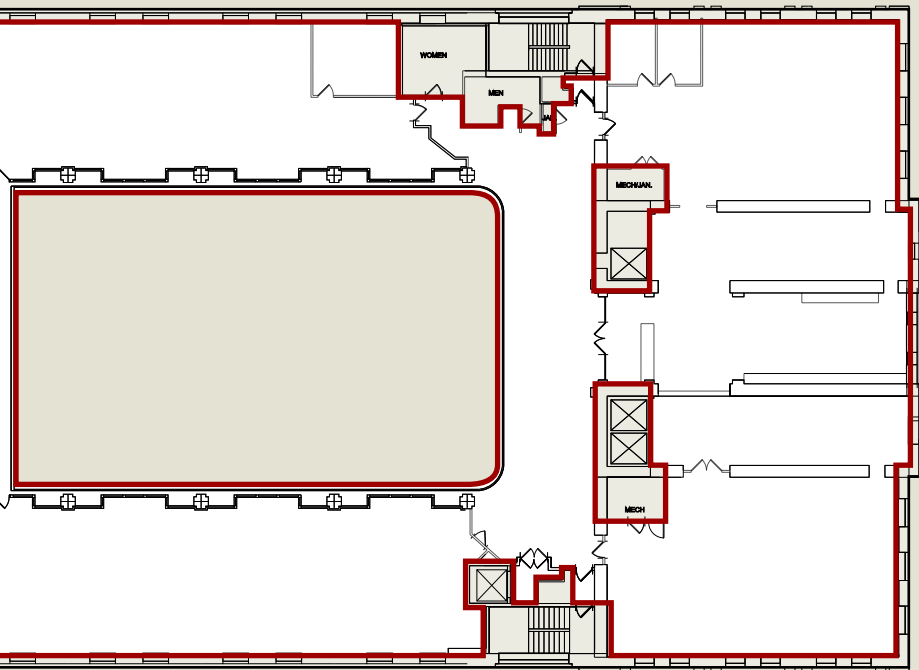
AVAILABLE

Suite **Full Floor**

Size **33,990 RSF**

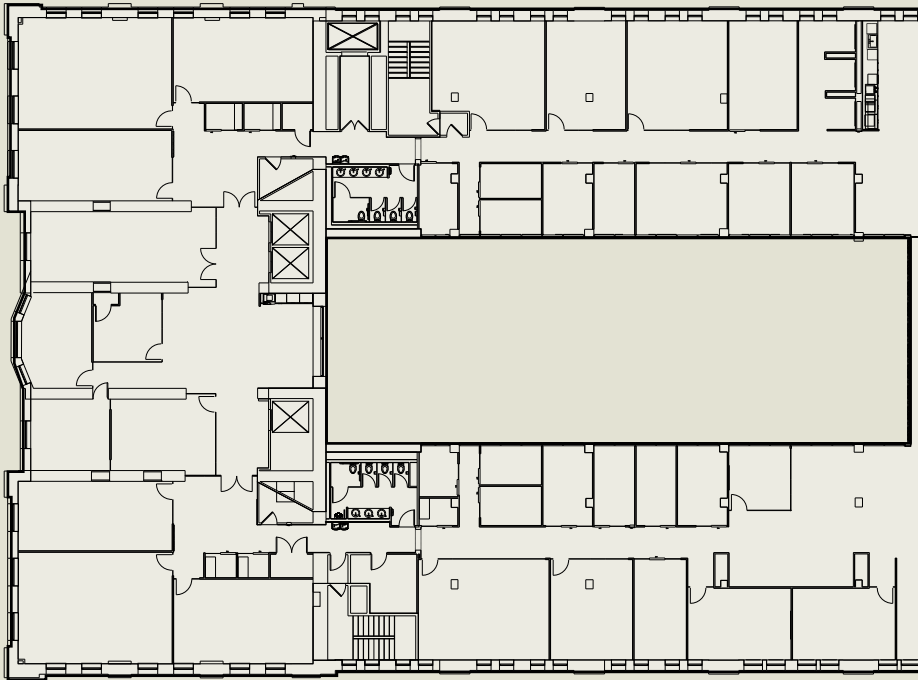


Floor 4

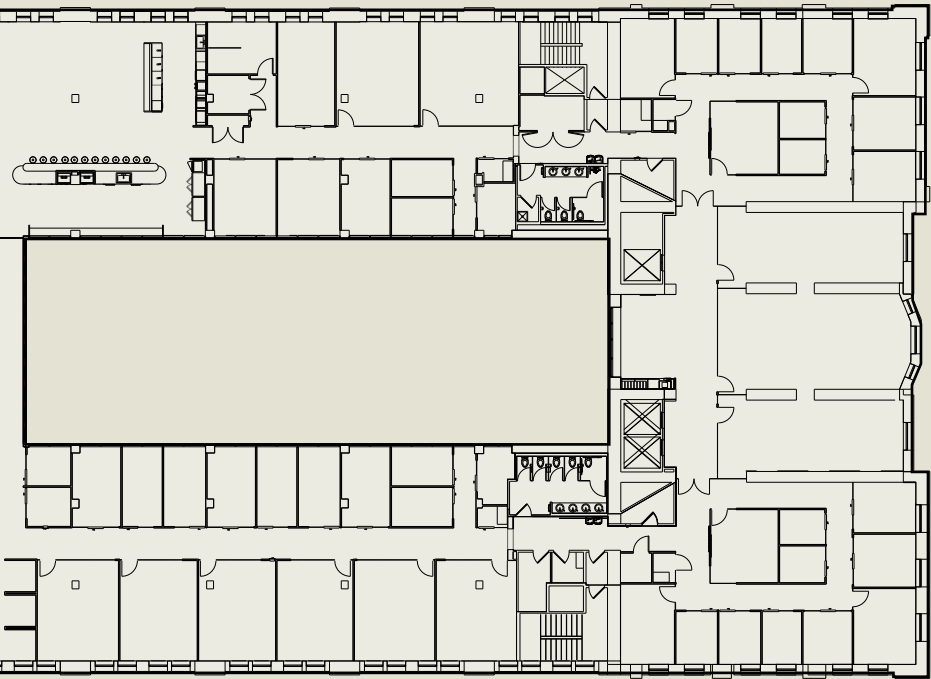




Coworking floor



Floor 5

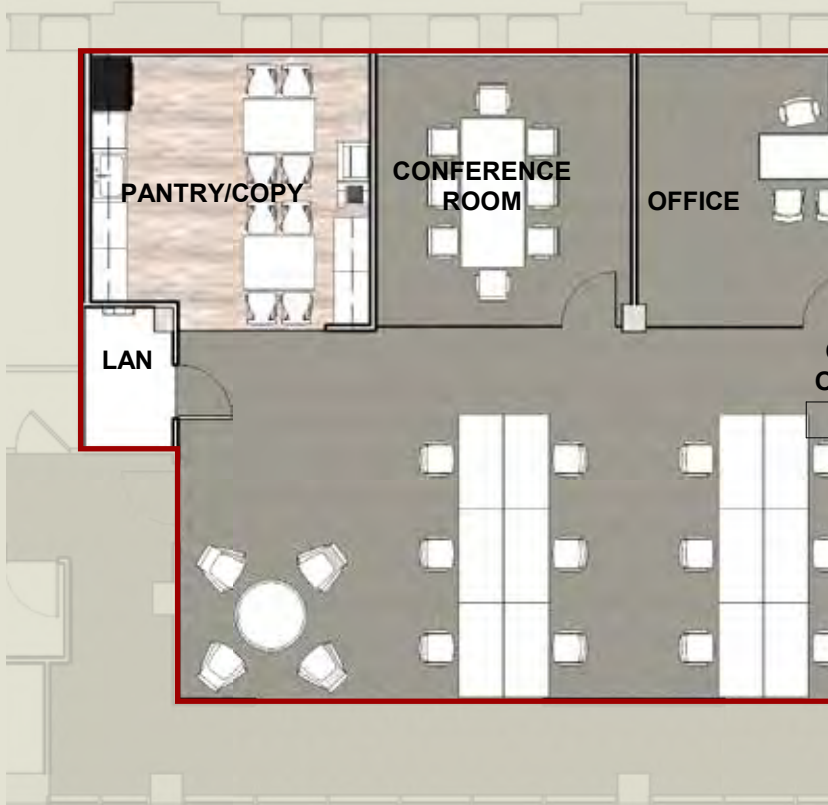
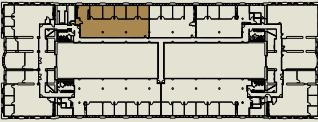


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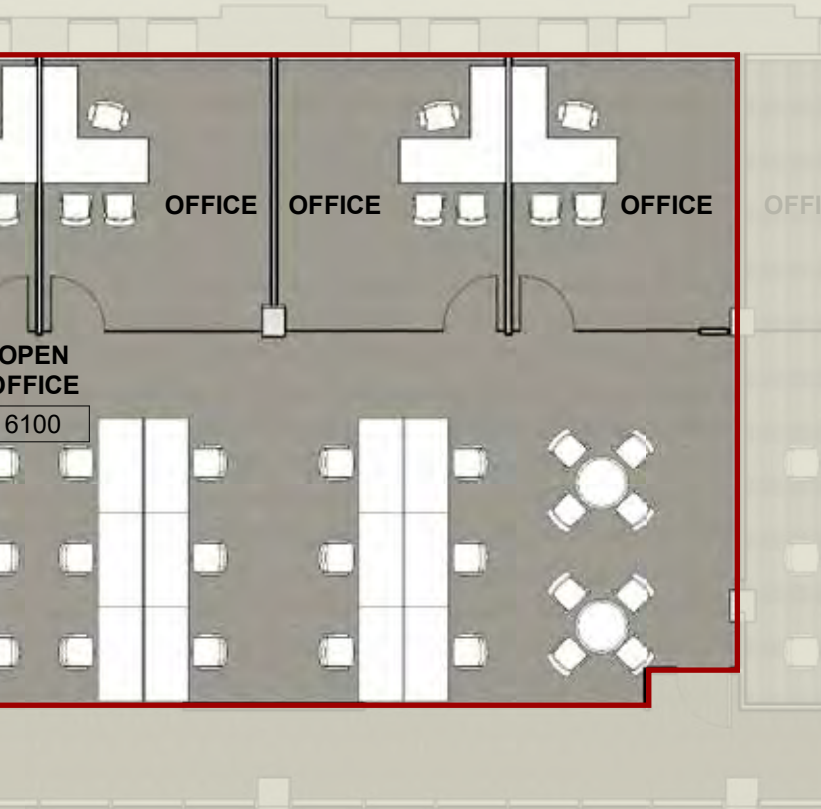
Suite #6100

Size 3,796 RSF

Spec Suite



Floor 6

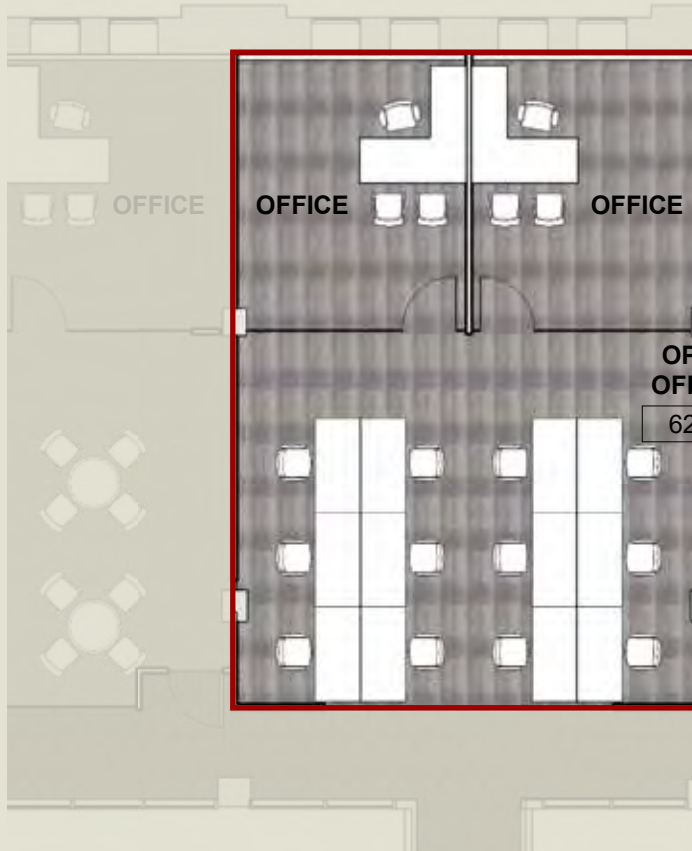
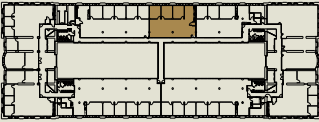


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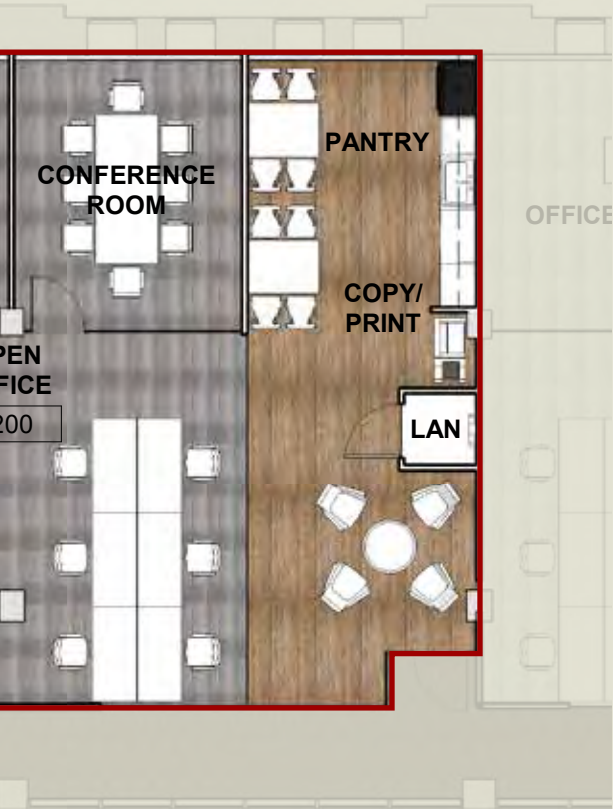
Suite #6200

Size 2,456 RSF

Spec Suite



Floor 6

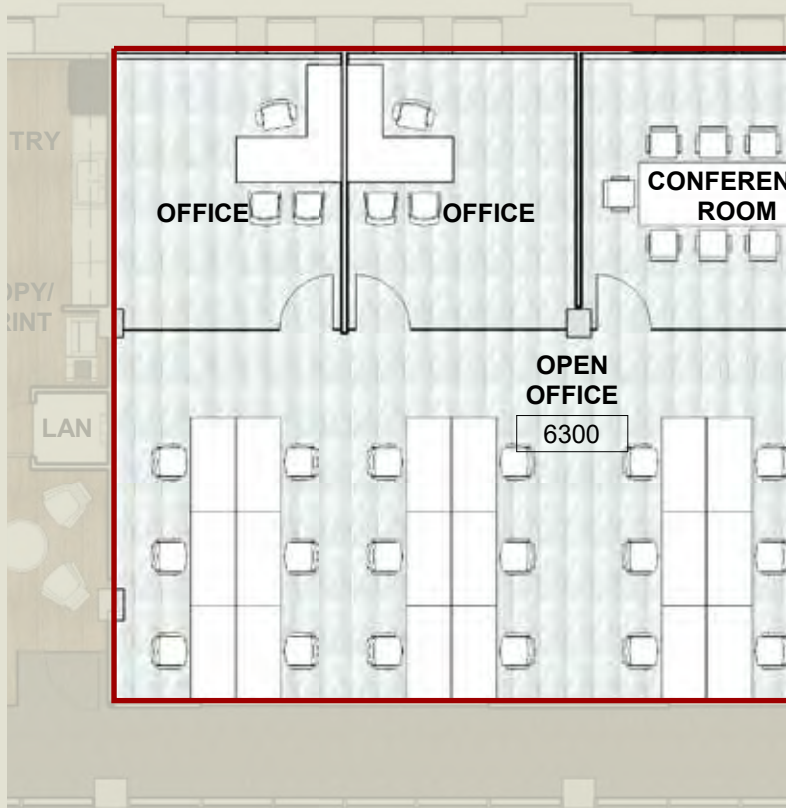
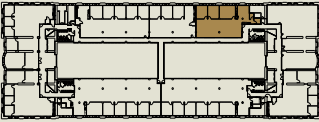


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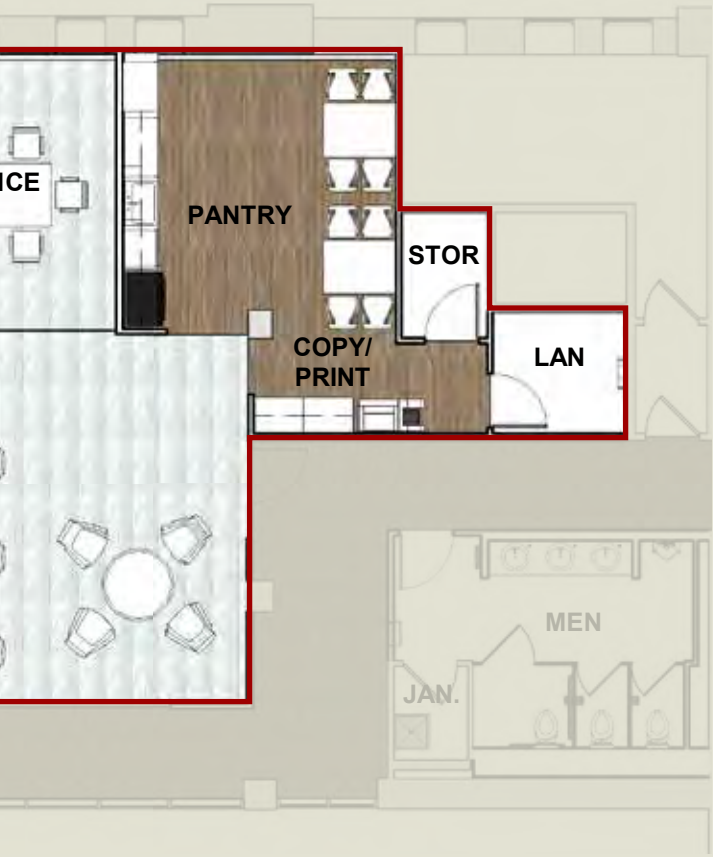
Suite #6300

Size 2,798 RSF

Spec Suite



Floor 6

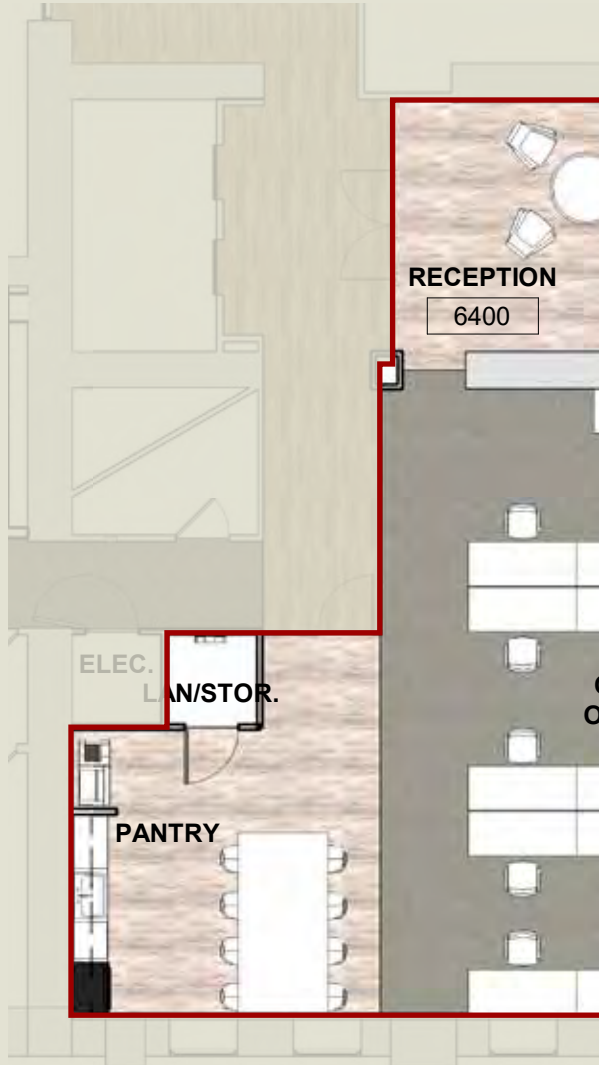
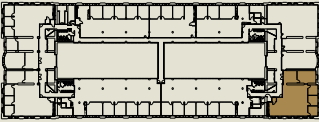


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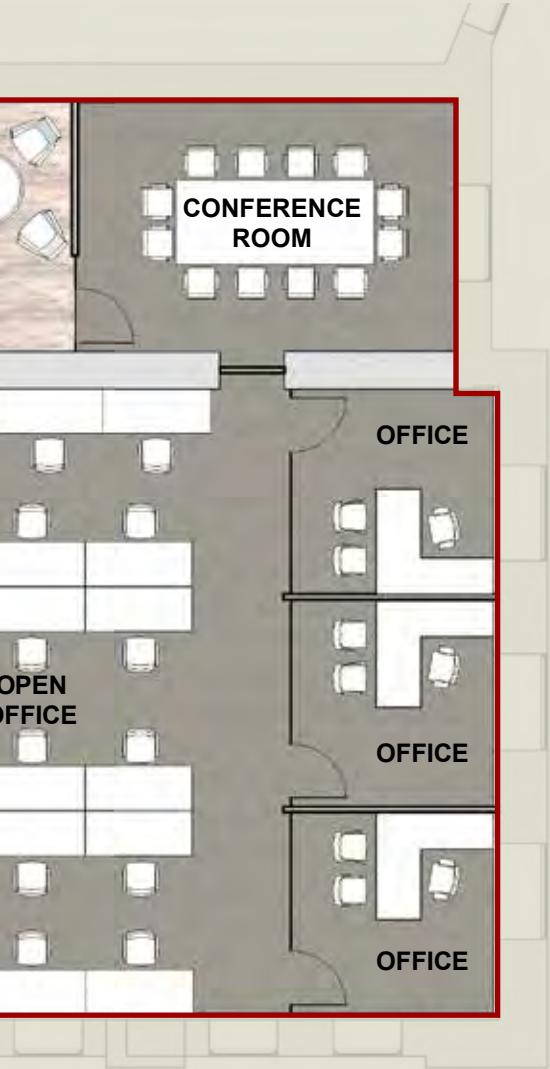
Suite #6400

Size 3,135 RSF

Spec Suite



Floor 6

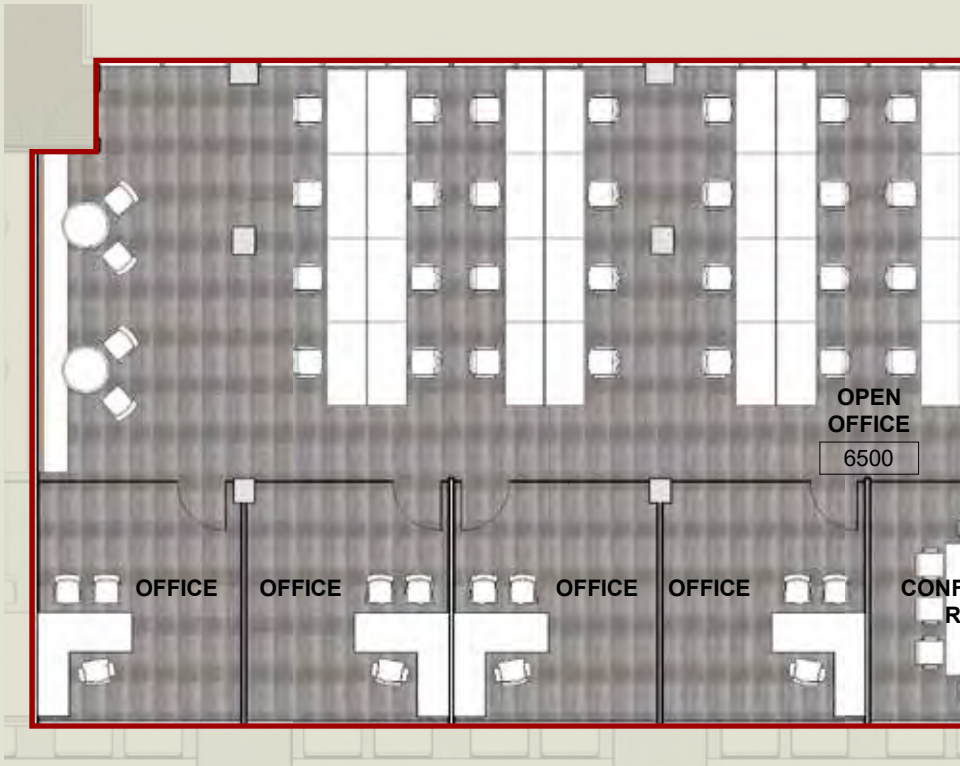
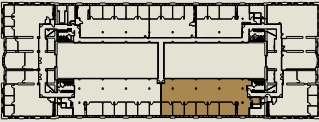


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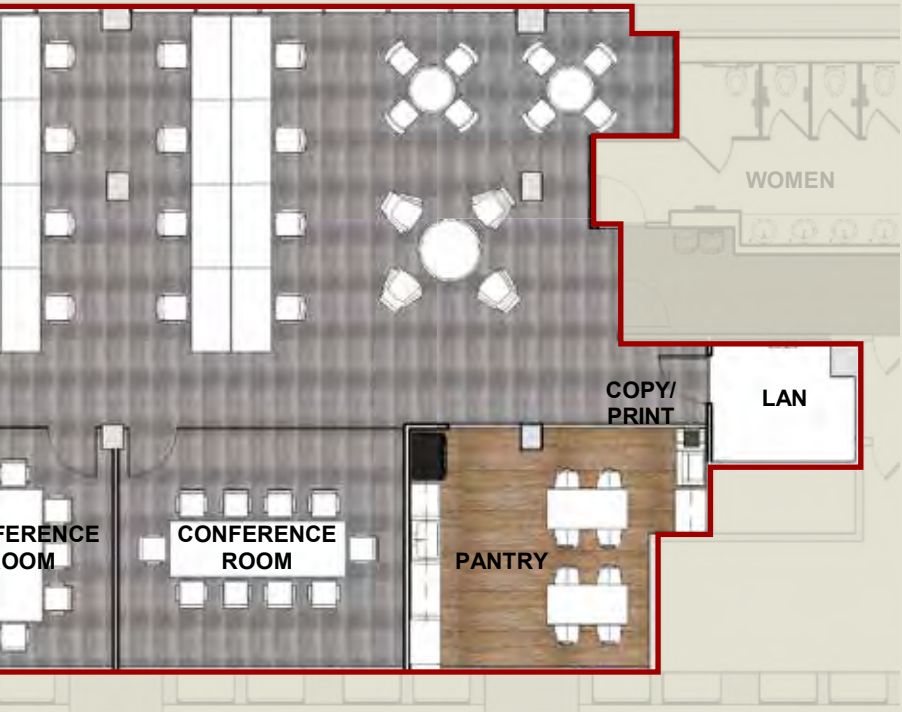
Suite #6500

Size 5,517 RSF

Spec Suite



Floor 6

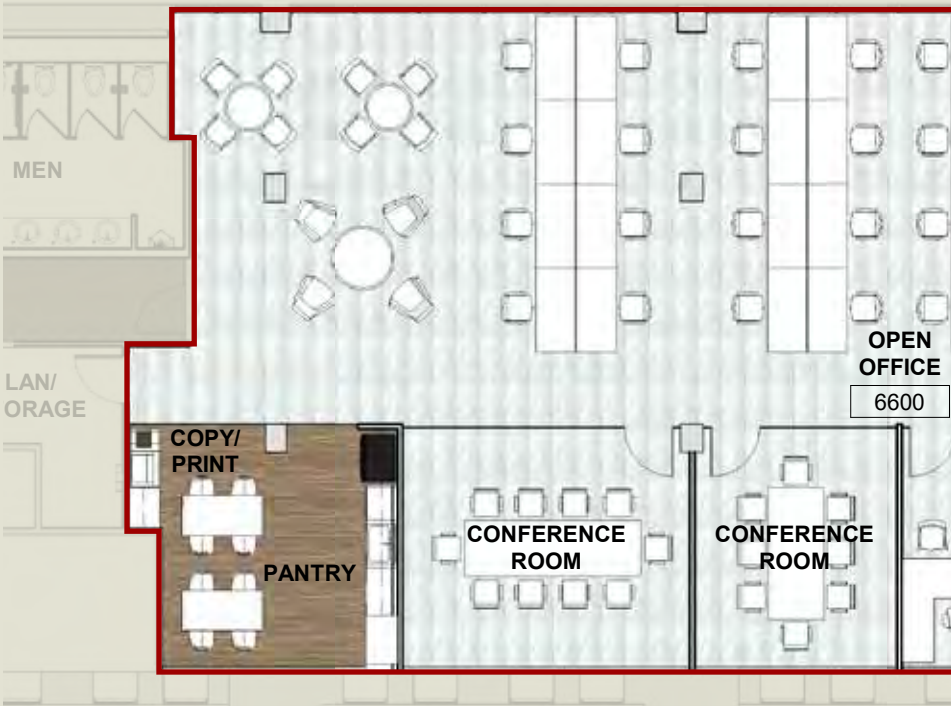
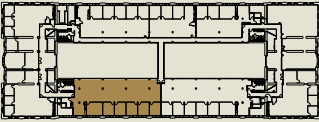


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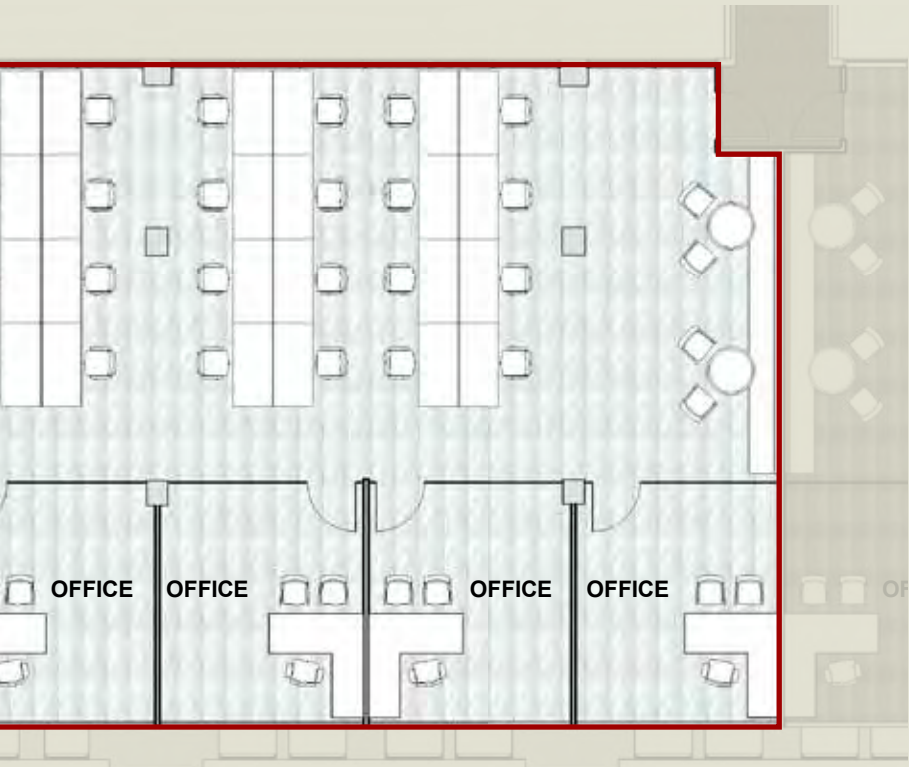
Suite #6600

Size 5,416 RSF

Spec Suite



Floor 6

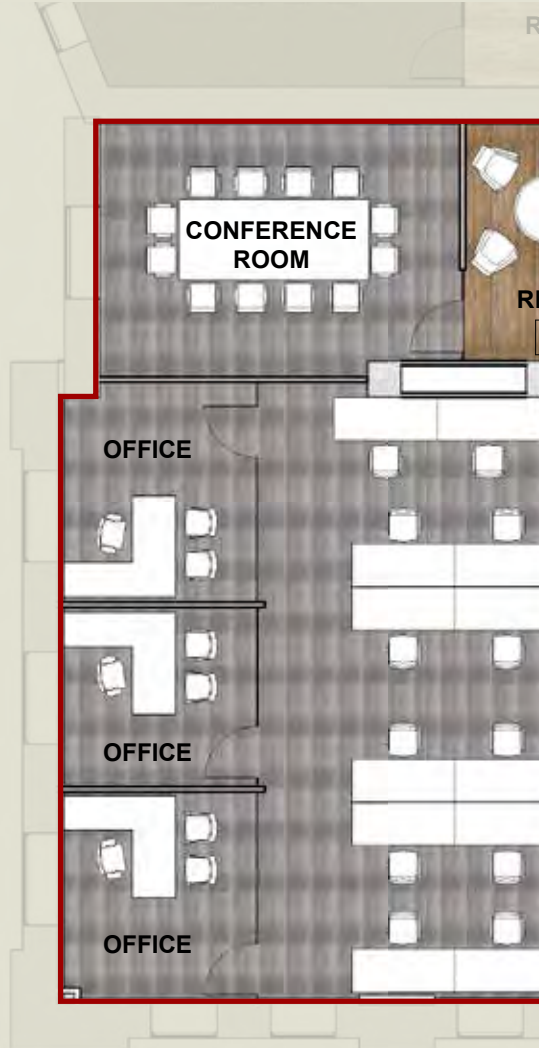
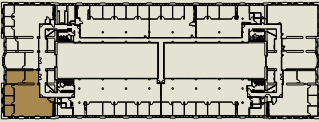


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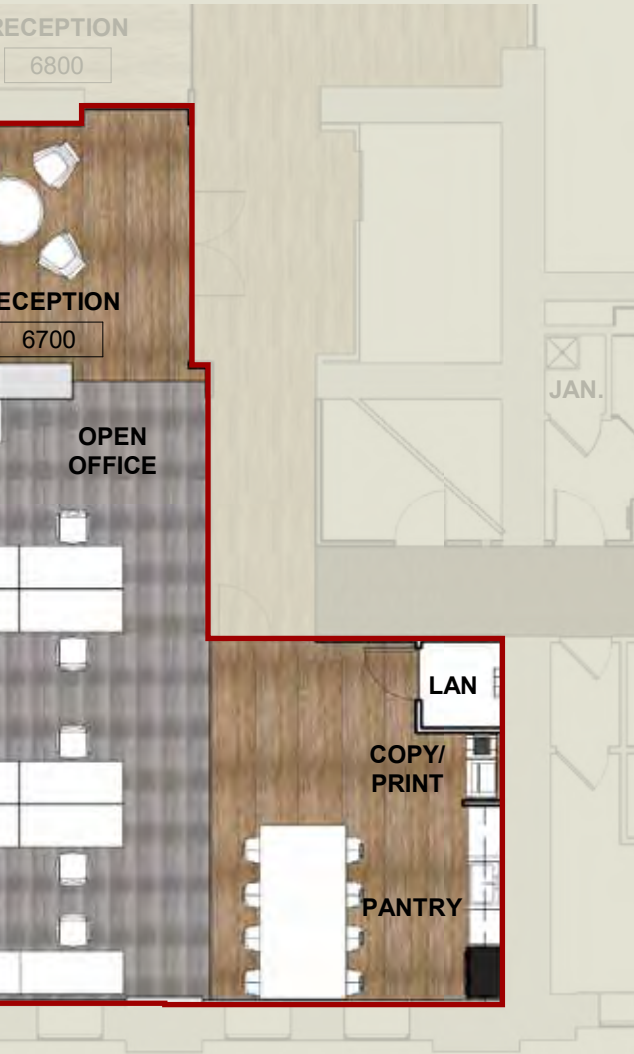
Suite #6700

Size 3,151 RSF

Spec Suite



Floor 6

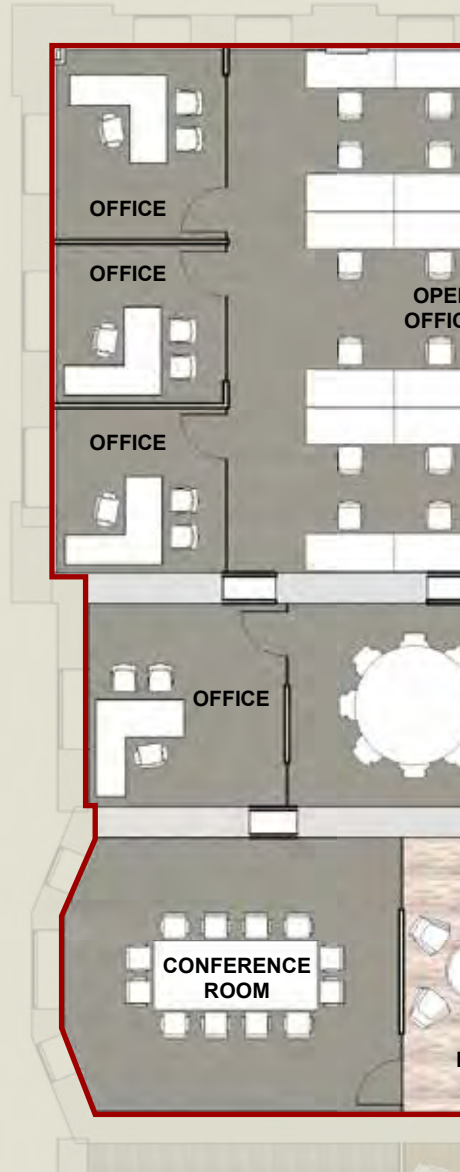
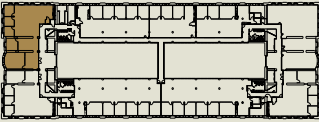


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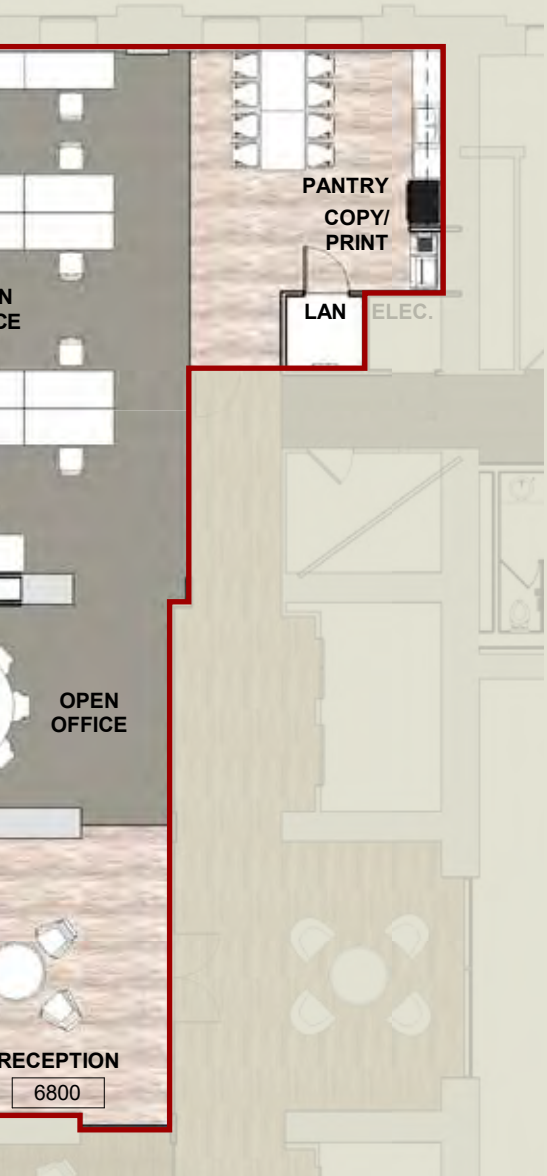
Suite #6800

Size 4,137 RSF

Spec Suite



Floor 6

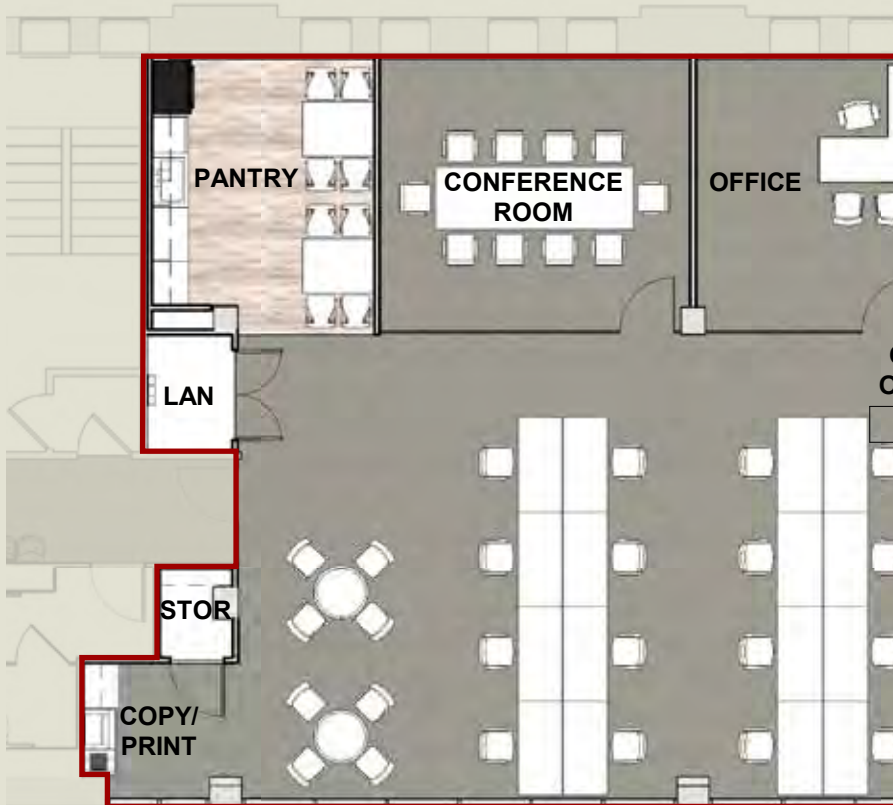
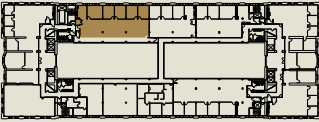


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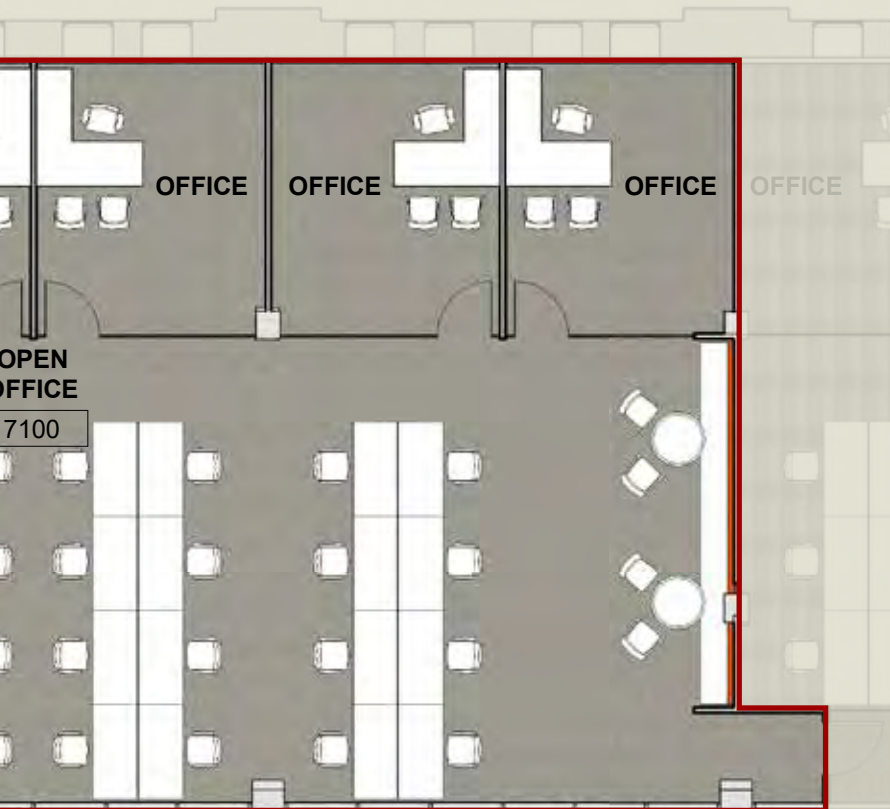
Suite #7100

Size 4,575 RSF

Spec Suite



Floor 7

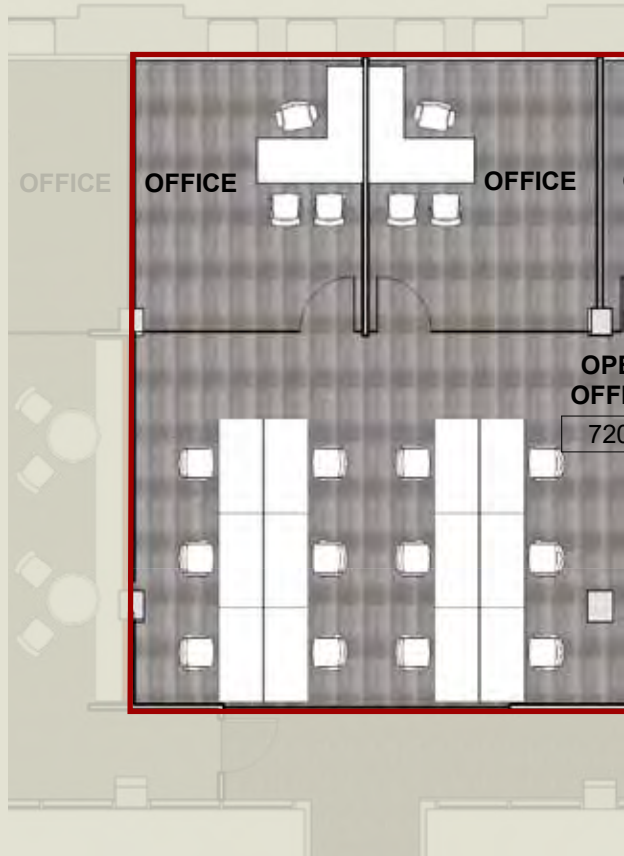
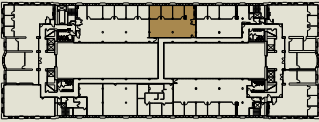


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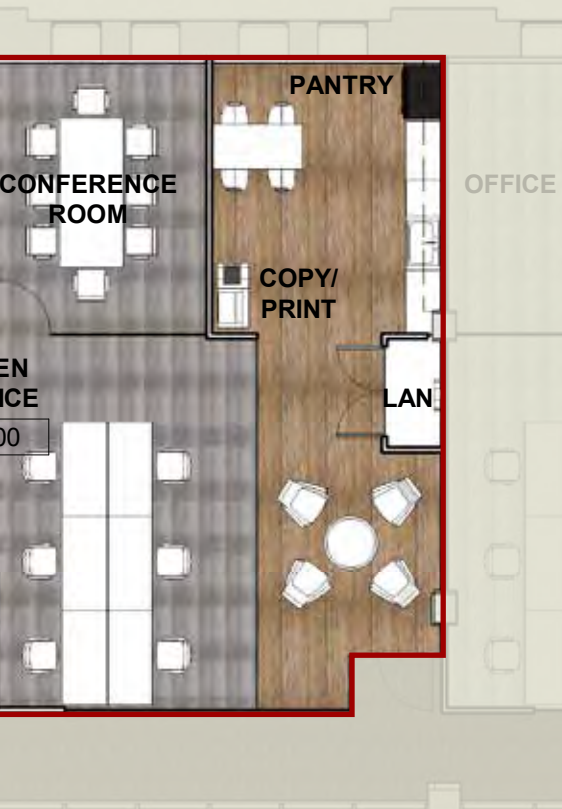
Suite #7200

Size 2,457 RSF

Spec Suite



Floor 7

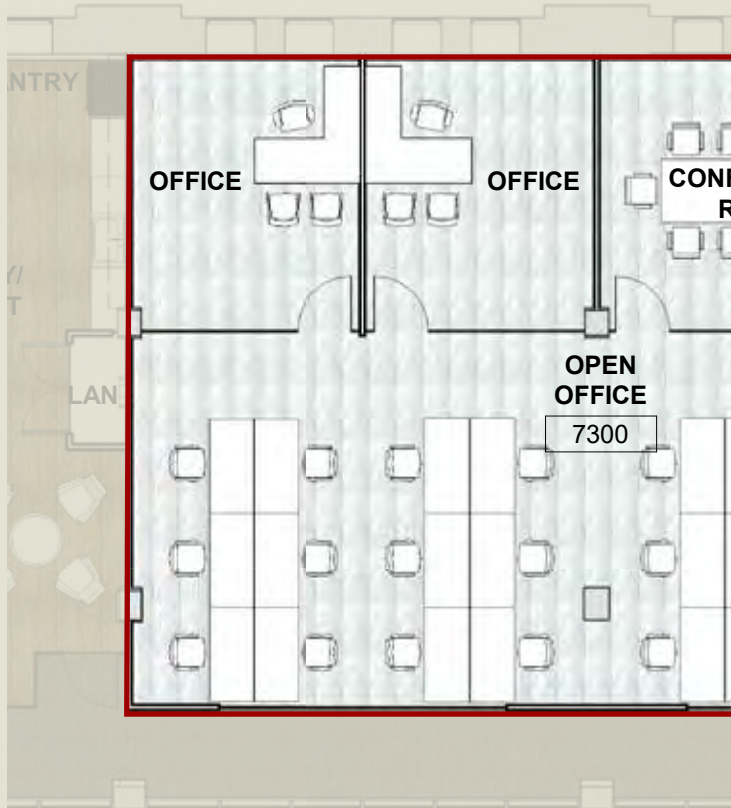
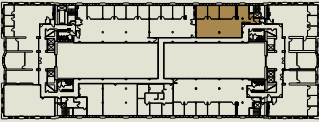


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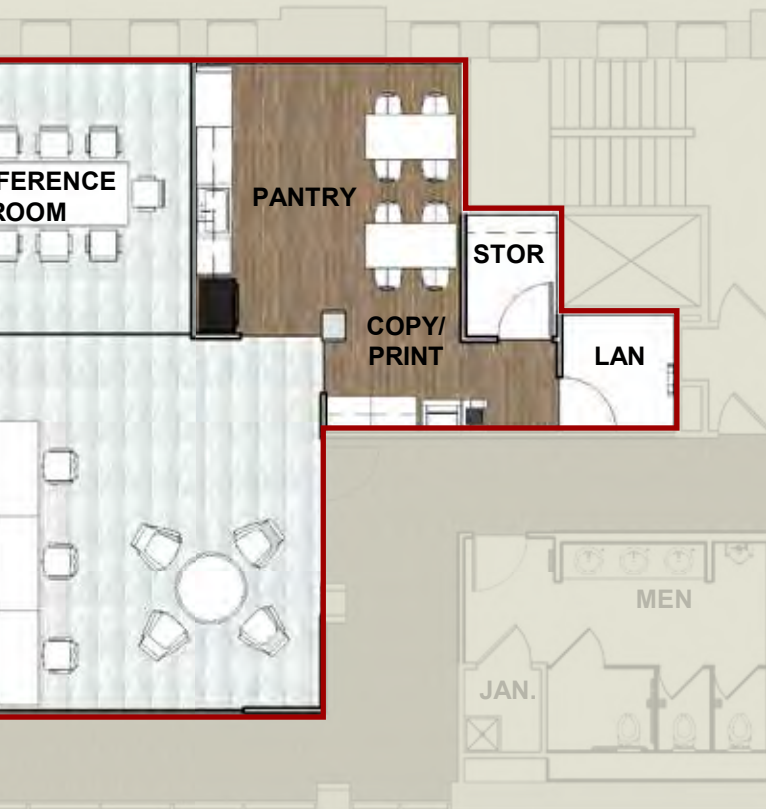
Suite #7300

Size 2,775 RSF

Spec Suite



Floor 7

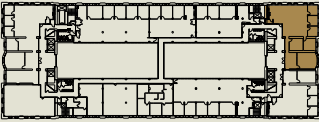


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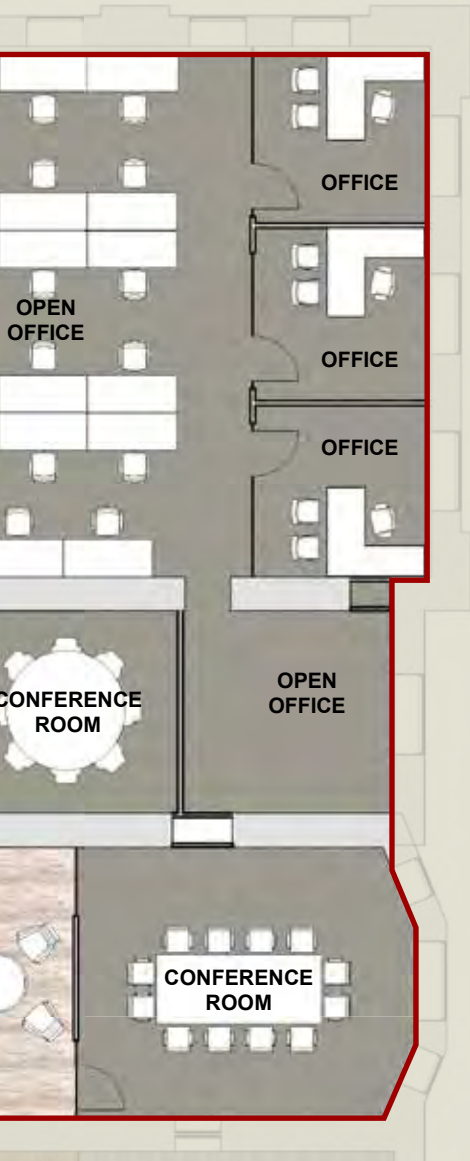
Suite #7400

Size 4,104 RSF

Spec Suite



Floor 7

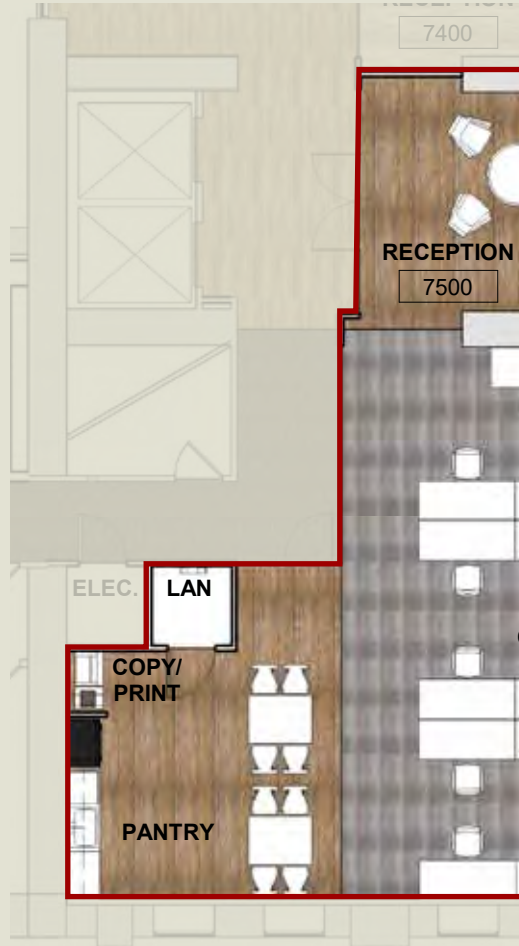
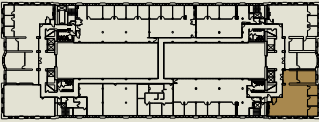


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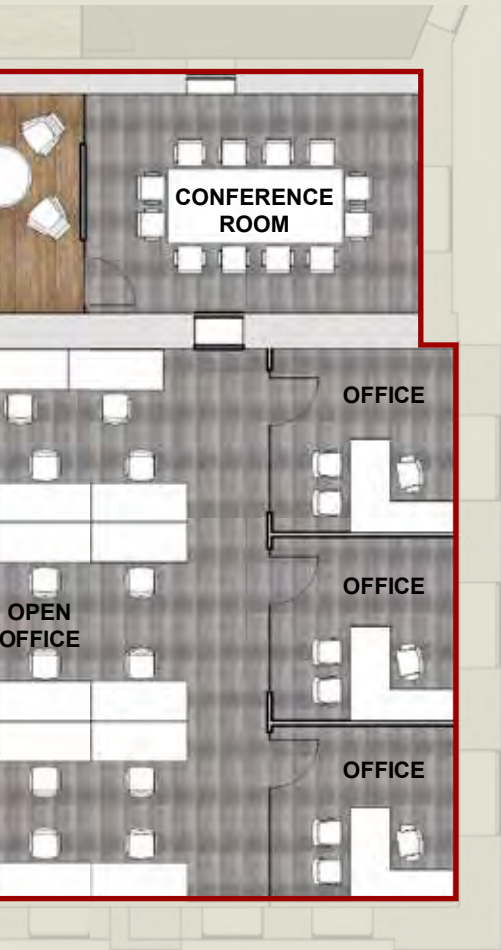
Suite #7500

Size 3,138 RSF

Spec Suite



Floor 7

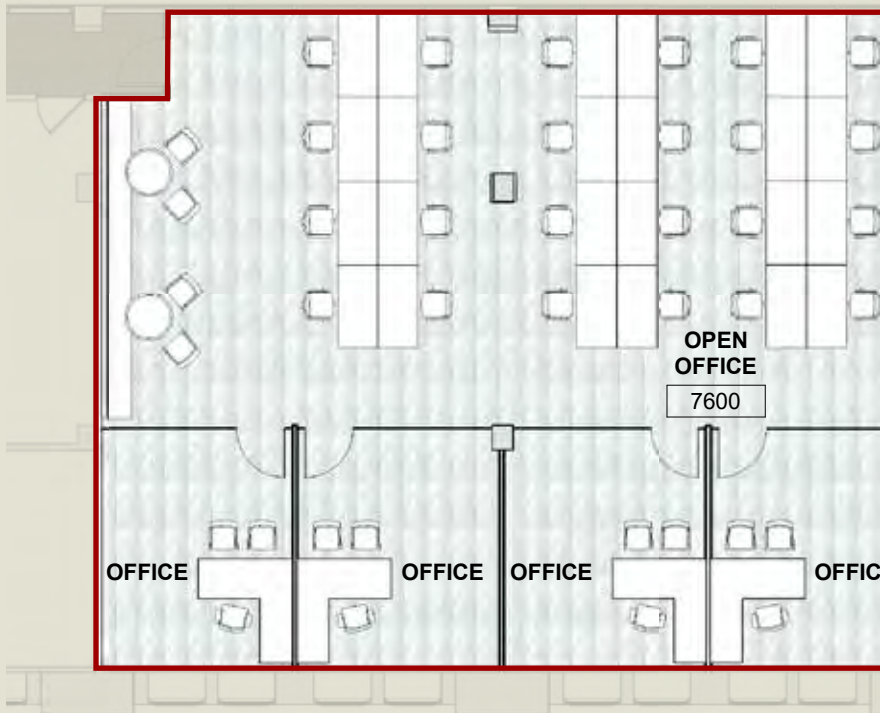
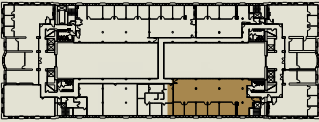


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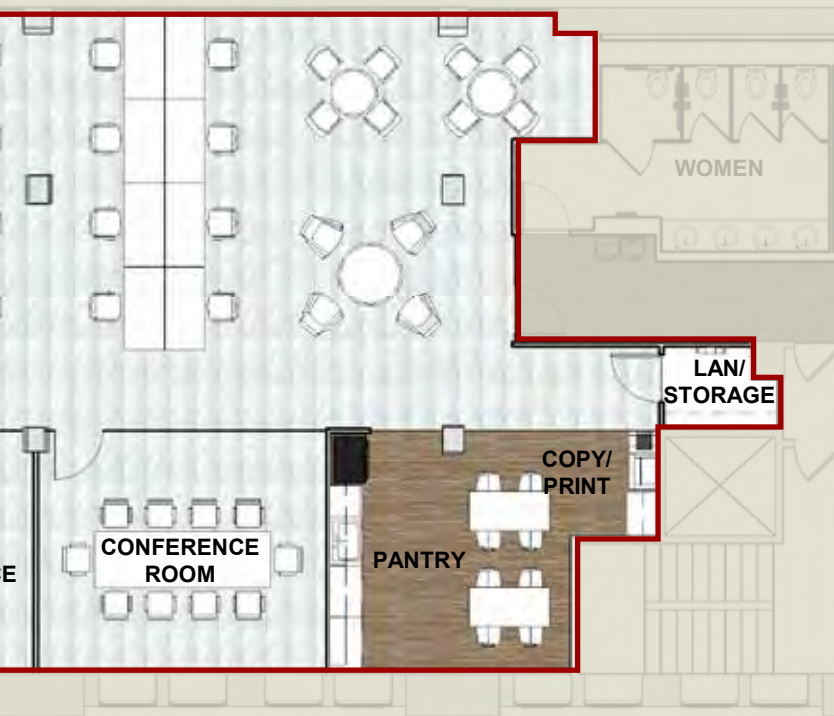
Suite #7600

Size 4,731 RSF

Spec Suite



Floor 7

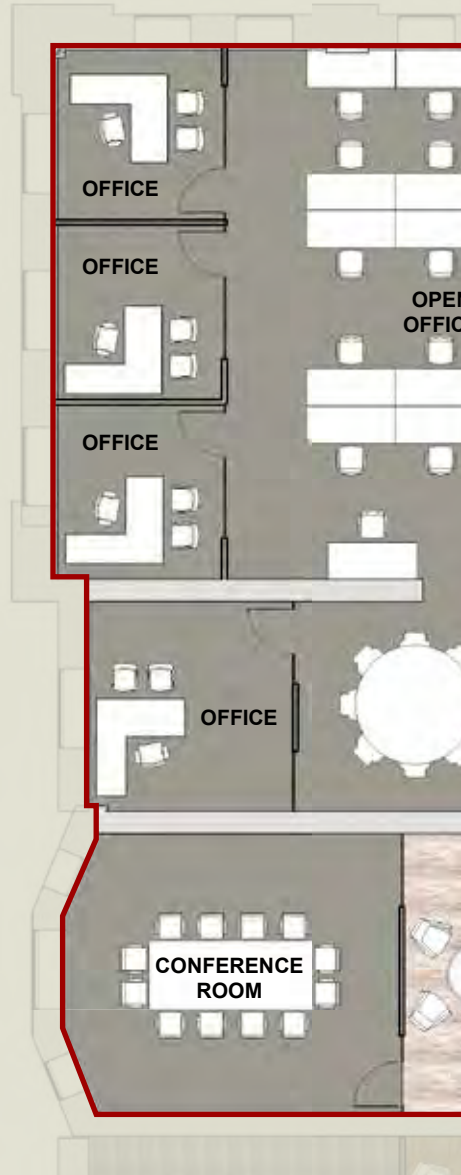
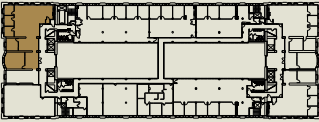


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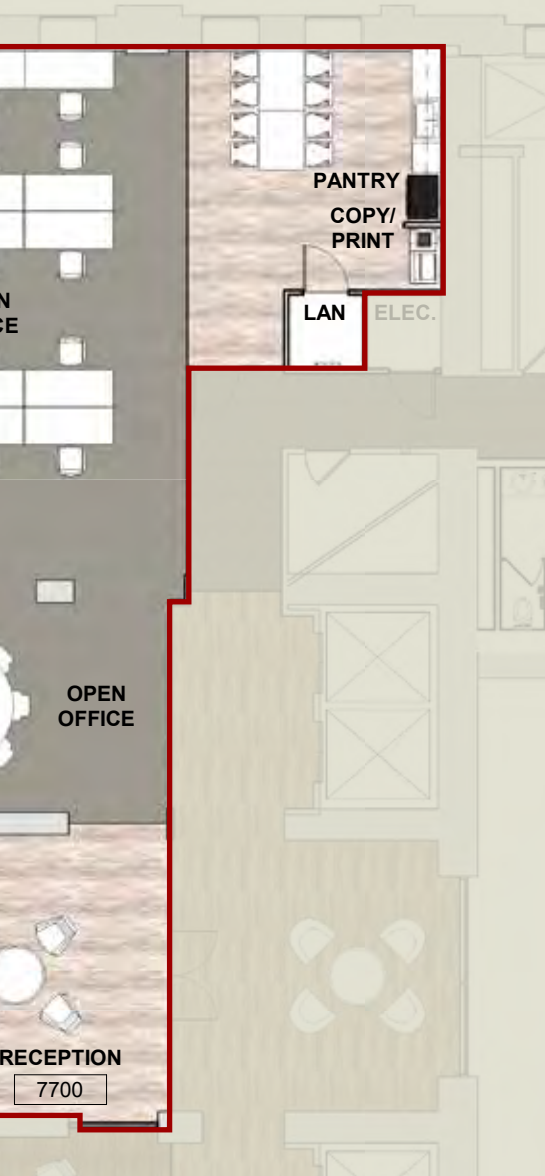
Suite #7700

Size 4,137 RSF

Spec Suite



Floor 7

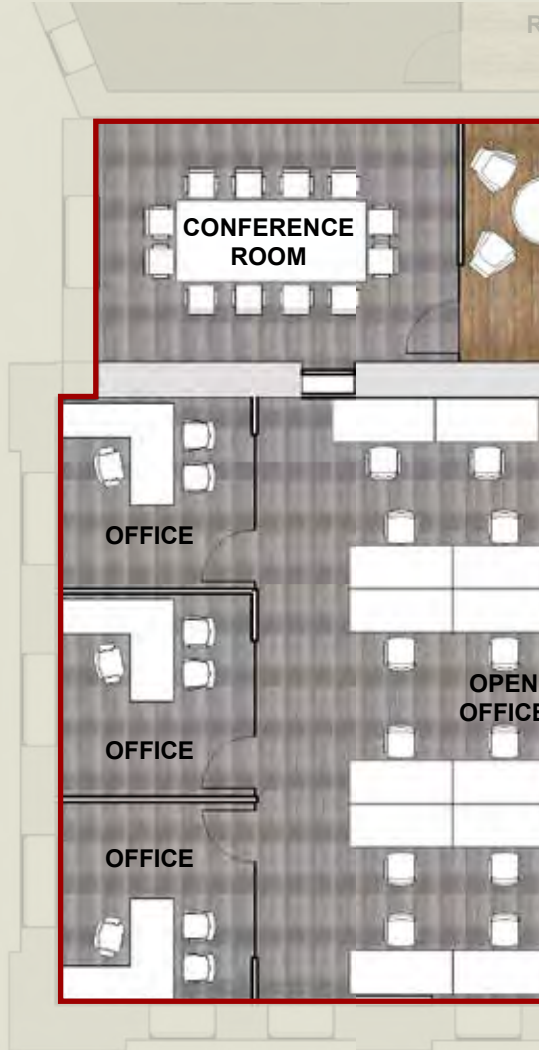
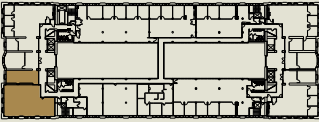


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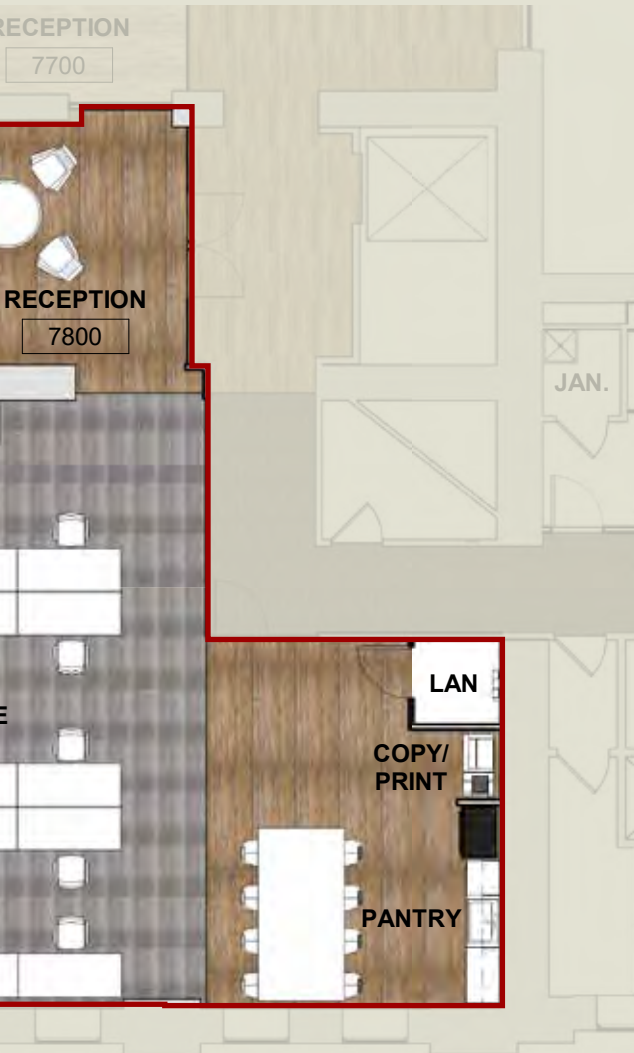
Suite #7800

Size 3,151 RSF

Spec Suite



Floor 7

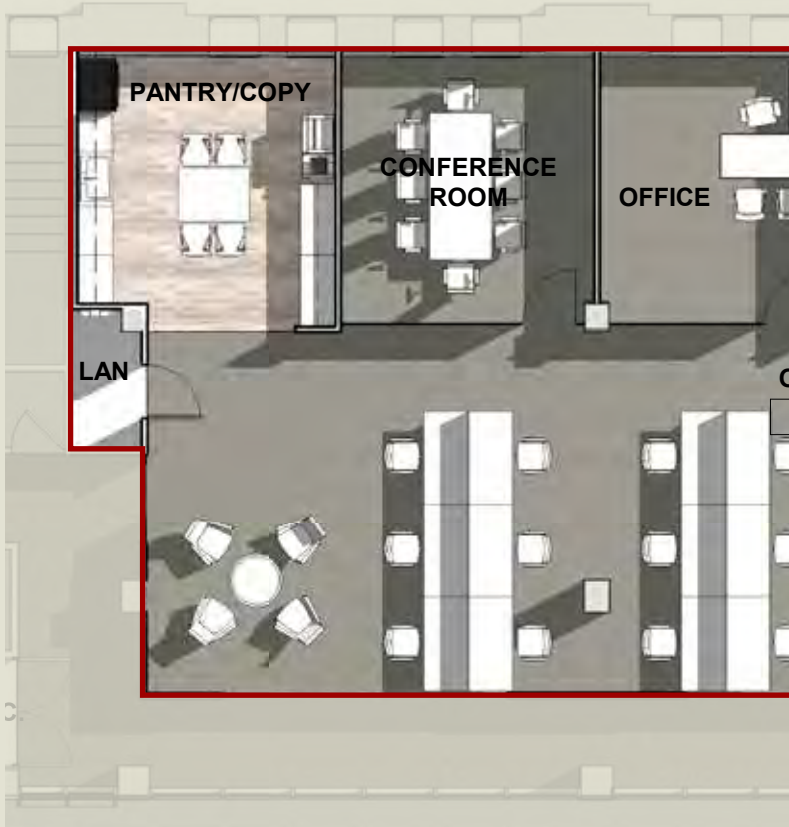
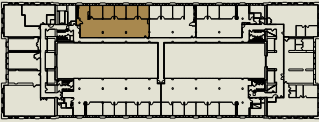


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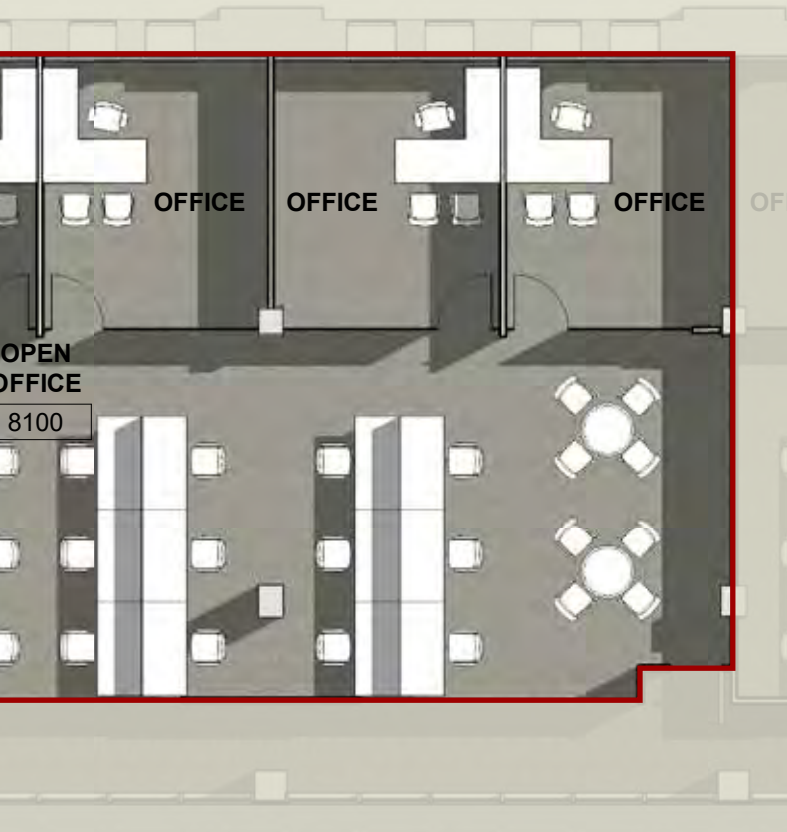
Suite #8100

Size 3,772 RSF

Spec Suite



Floor 8

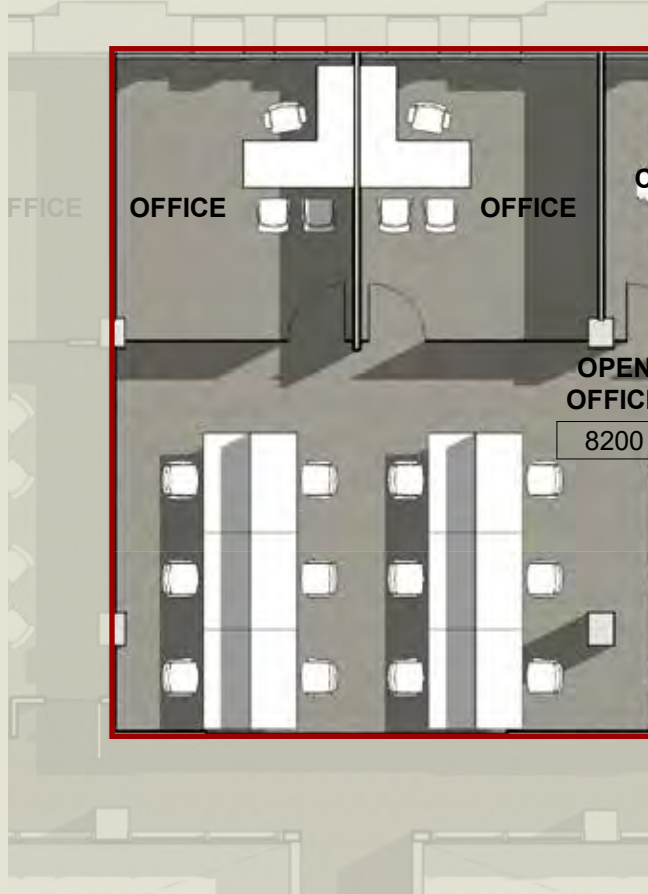
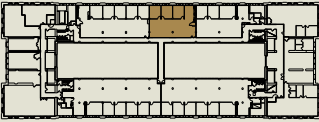


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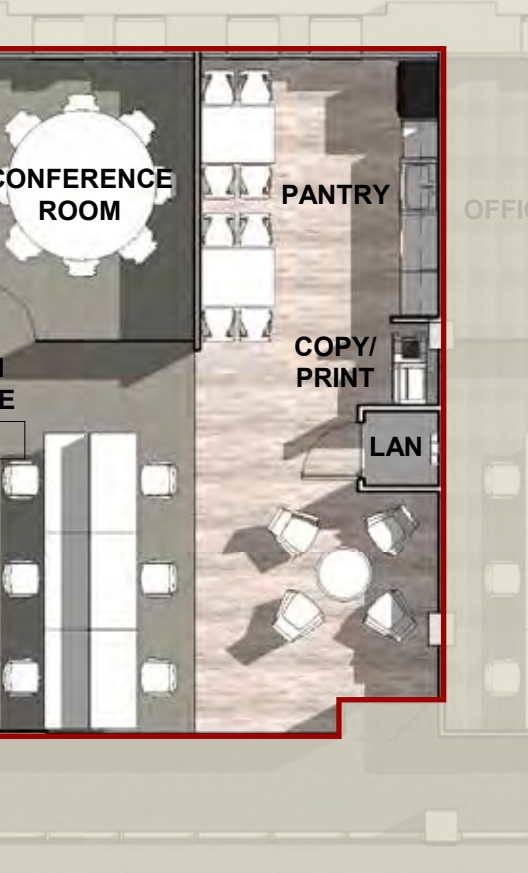
Suite #8200

Size 2,455 RSF

Spec Suite



Floor 8

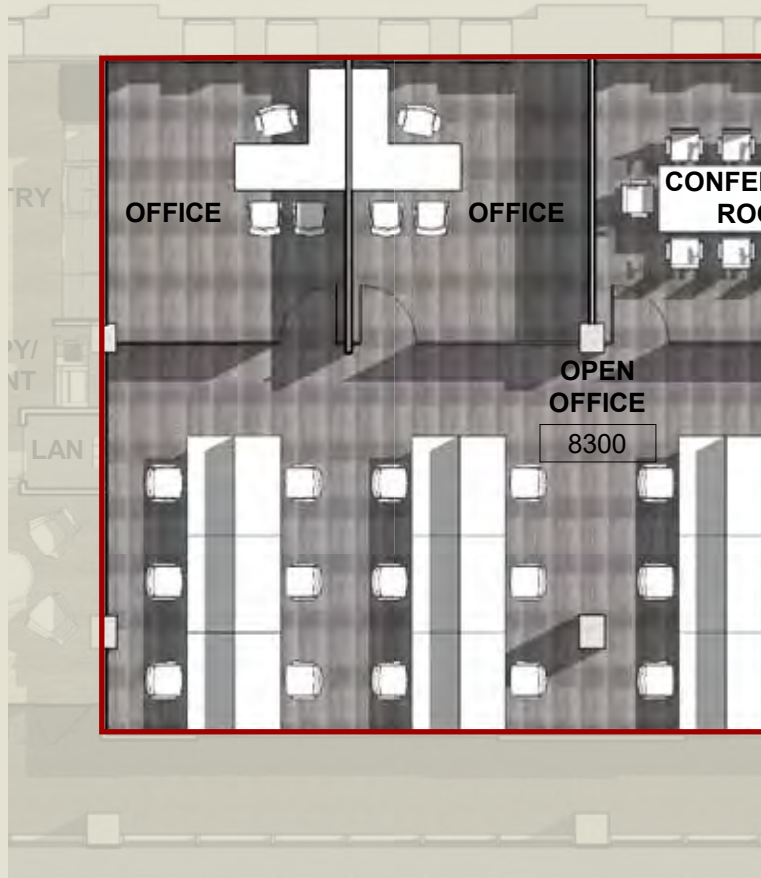
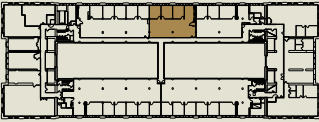


AVAILABLE

Suite #8300

Size 2,778 RSF

Spec Suite



Floor 8

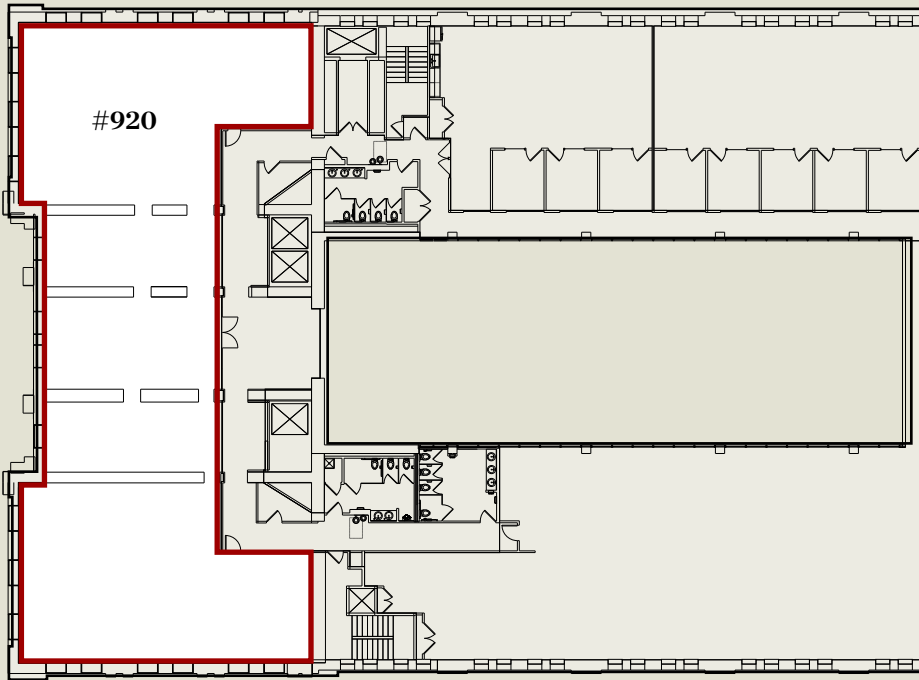


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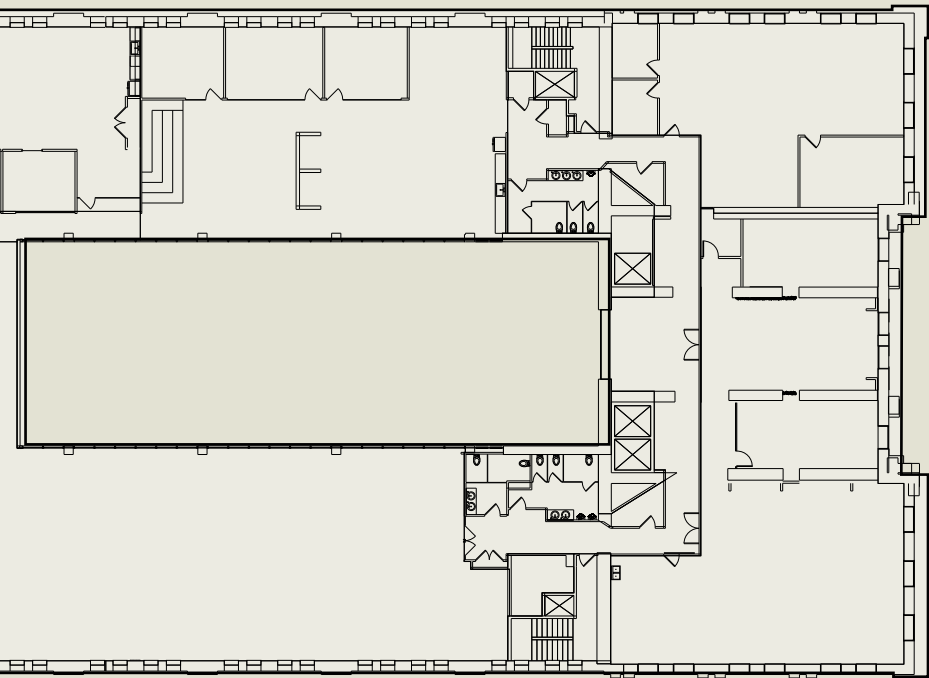
Suite **920**

Size **7,095 RSF**

17' ceiling height

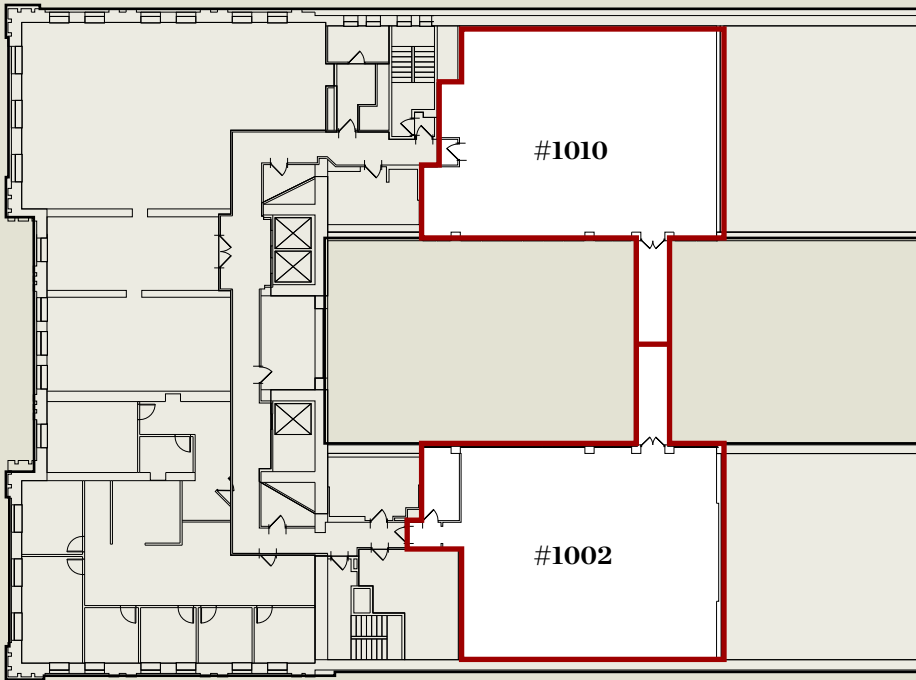


Floor 9

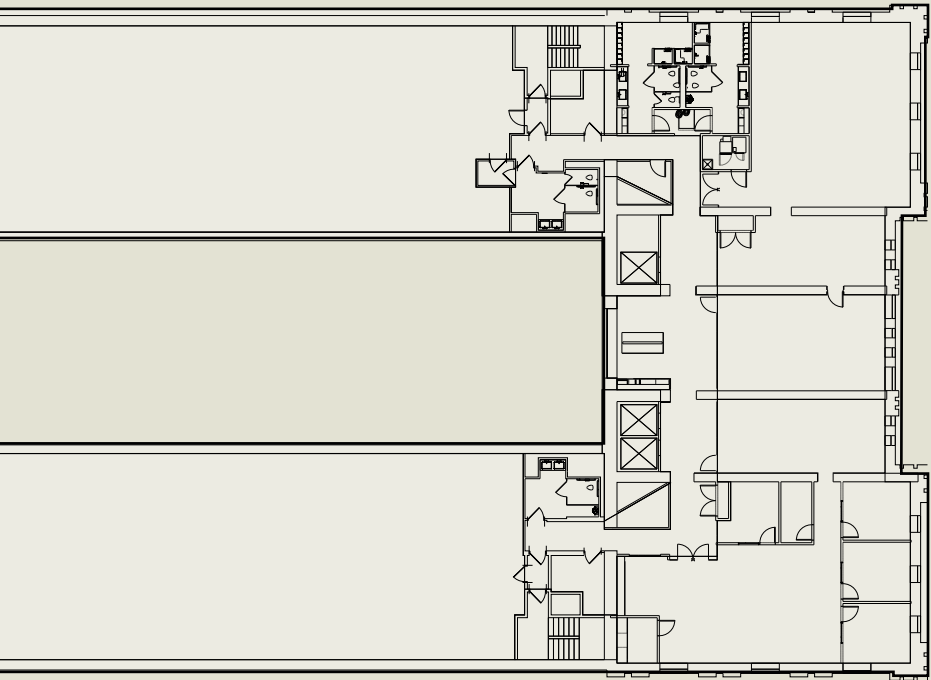


AVAILABLE

Suite	#1010	#1002
Size	3,062 RSF	3,057 RSF



Floor 10





THE
INDEPENDENCE
PORTFOLIO

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