



# 2146 CATHARINE STREET

1,900 SF NEW CONSTRUCTION RESTAURANT SPACE





Graduate Hospital, Philadelphia, PA

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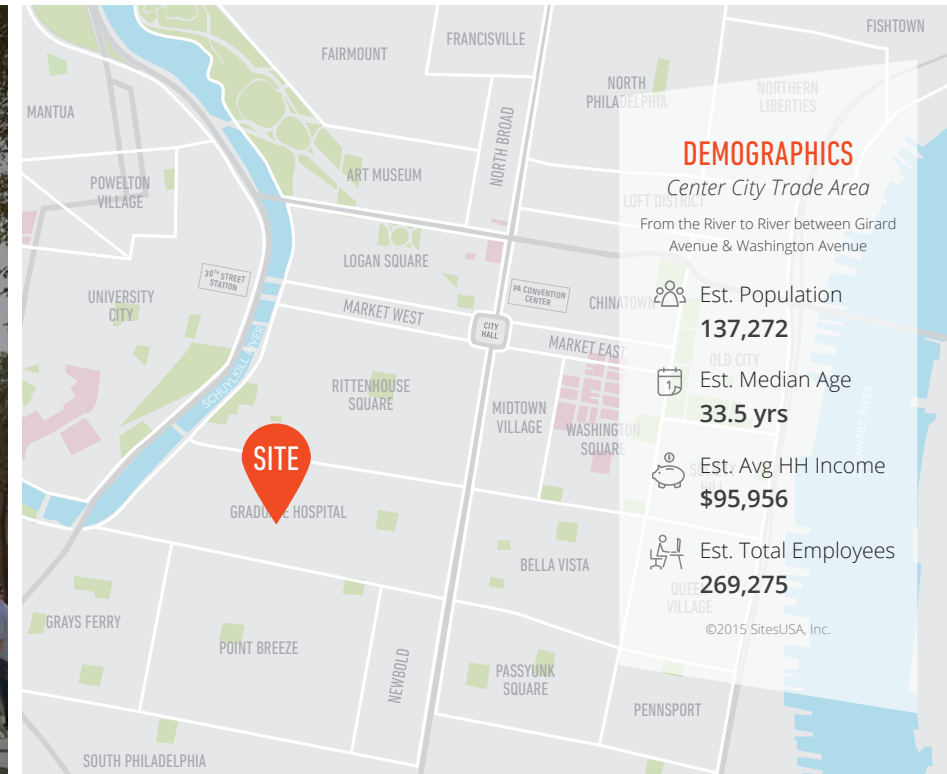
For more info, please contact:

**VINCENT STIPO**

vstipo@MSCretail.com  
215.568.2600 x745

**JACOB COOPER**

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215.568.2600 x714



## PROPERTY DETAILS

- ▶ Outstanding new construction restaurant project in vibrant, underserved Graduate Hospital neighborhood
- ▶ Rare build-to-suit opportunity with passionate local developer
- ▶ Project to offer full-height, functional basement and 2<sup>nd</sup> floor commercial space for potential test kitchen, office headquarters or additional restaurant capacity
- ▶ Corner visibility with opportunity for outdoor seating

- ▶ Winter 2016 delivery

## JOIN THESE AREA TENANTS





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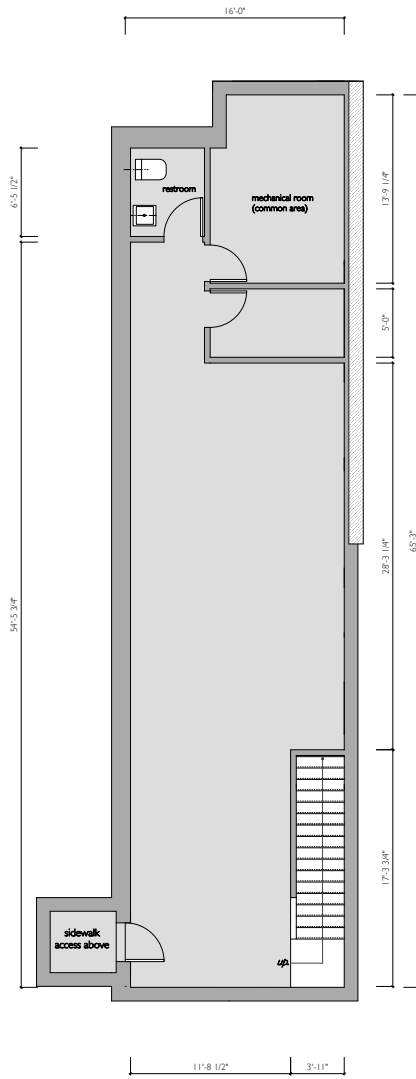
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## FLOOR PLAN

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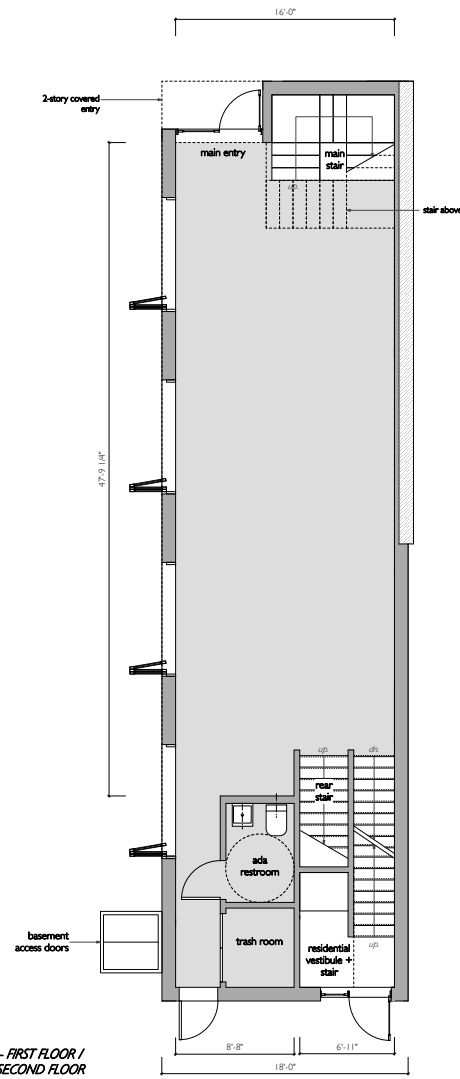
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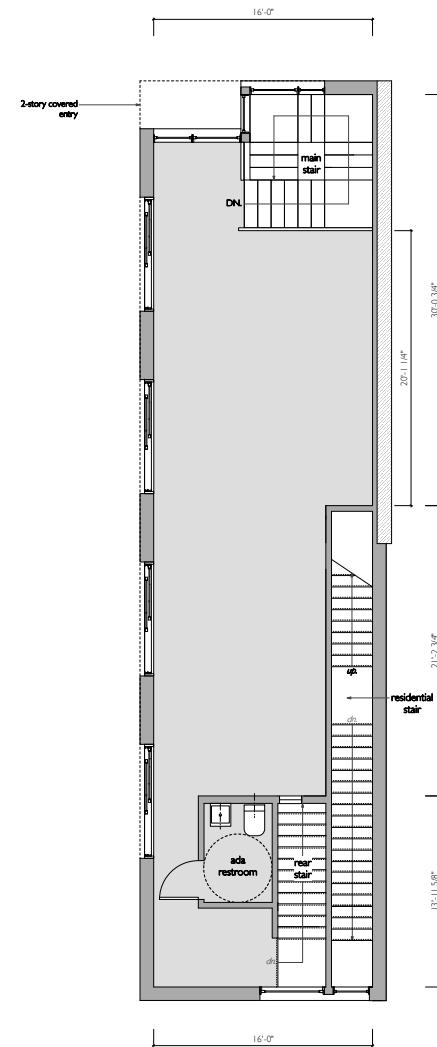
Basement

(950 SQ.FT - FIRST FLOOR /  
900 SQ.FT - SECOND FLOOR  
950 SQ.FT BASEMENT)



First Floor

(950 SQ.FT - FIRST FLOOR /  
900 SQ.FT - SECOND FLOOR  
950 SQ.FT BASEMENT)



Second Floor (optional)



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## SITE PLAN

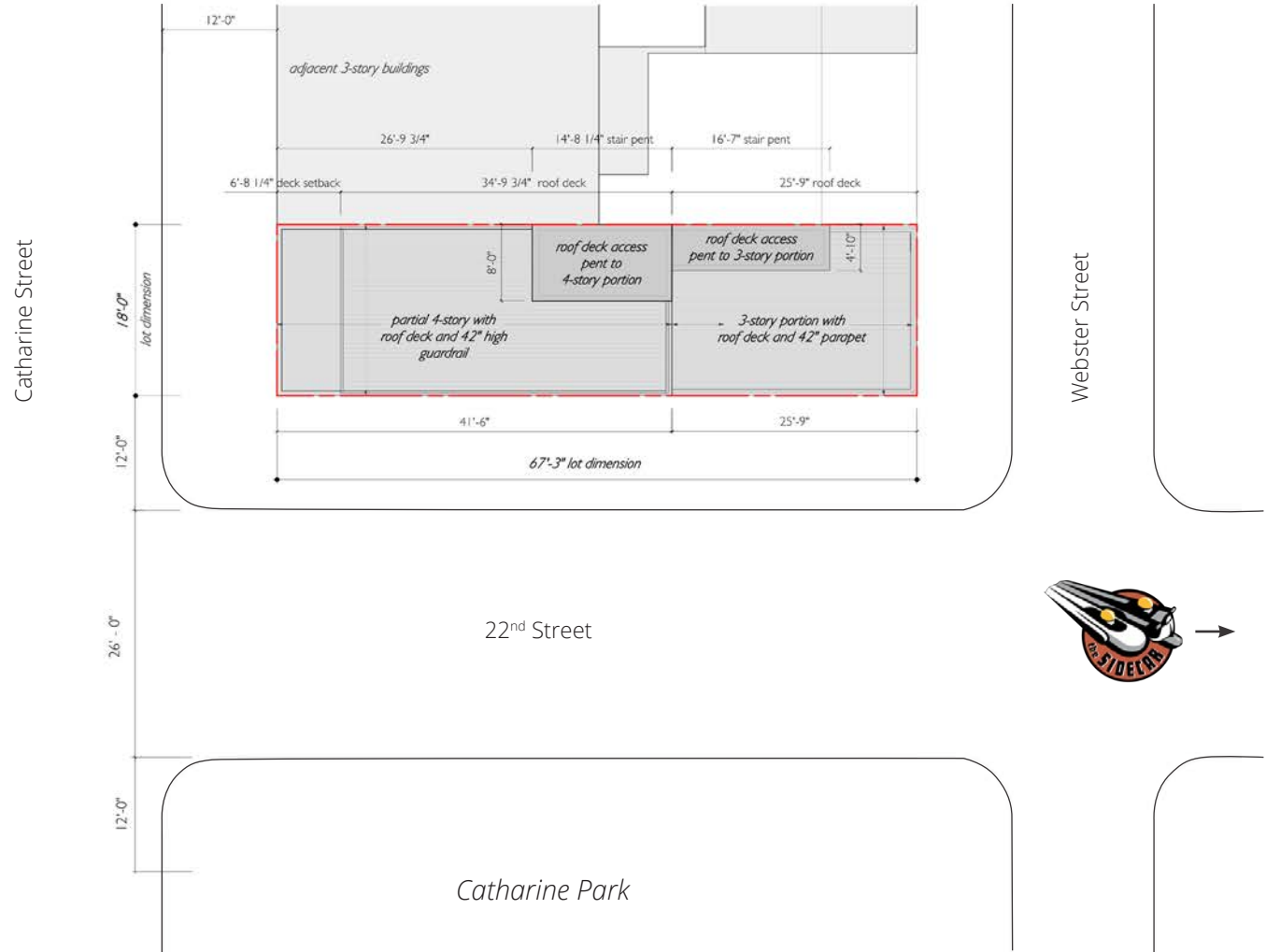
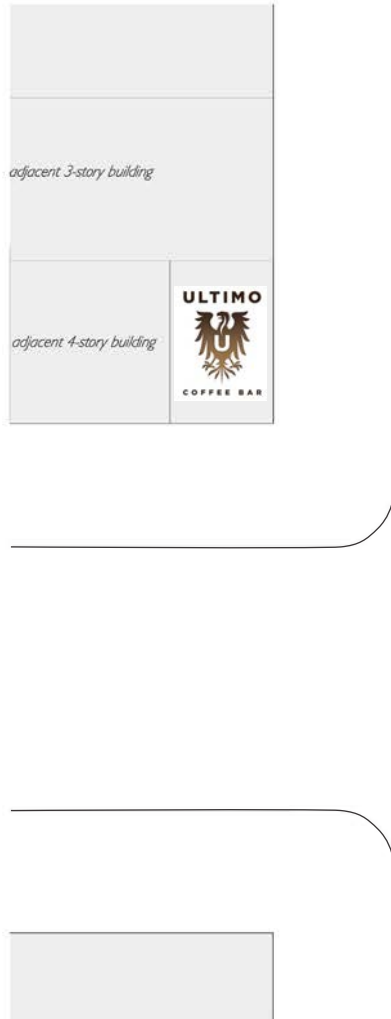
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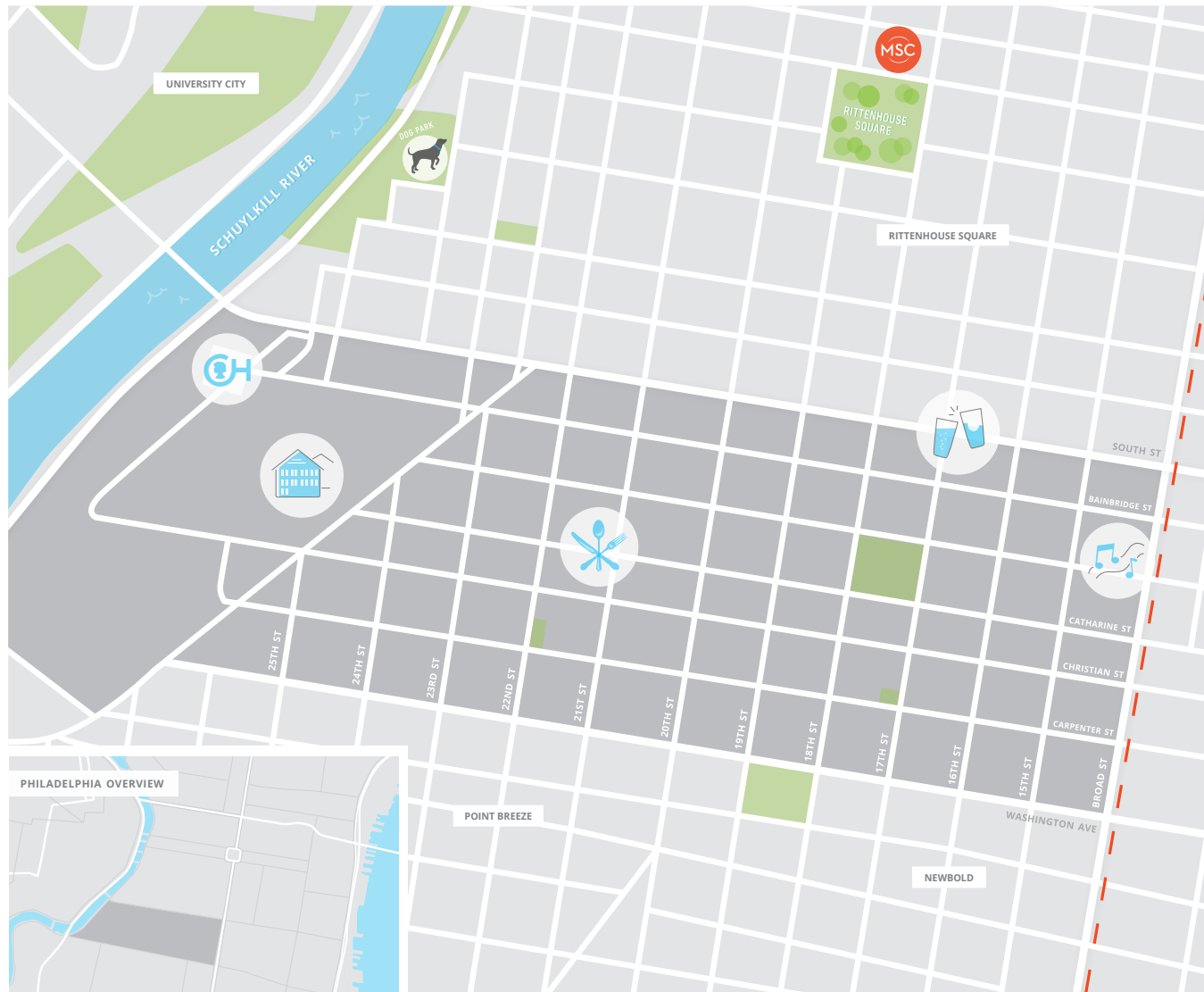
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## NEIGHBORHOOD OVERVIEW

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### NEIGHBORHOOD 411

Looking for a more residential urban corridor with easy access to all the downtown amenities? Graduate Hospital has you covered. Located just to the south of Rittenhouse, stretching from the Schuylkill to Broad Street, new developments are increasingly popping up, making this destination more desirable than ever. Strong access to dense residential affluence coupled with an incomparable neighborhood feel.

### NOTABLE BRANDS



### THE DEETS



An eco-friendly corridor, with a local organization committed to planting trees



Ample bike lanes and flat streets make this spot a chief choice for cyclists



Hub for young families with strong public & private schools plus stroller-friendly sidewalks



Blend of seasoned and nouveau bars, pubs & restaurants sit on lively South St. West