

MAKE HISTORY.



200,000 sq. ft. with contiguous blocks.

Landmark branding opportunity.

Exclusive entrance, elevators, and floors.

Private terraces overlooking Independence Mall.

Flexible timing and room to grow.



THE WASHINGTON

ACROSS THE STREET

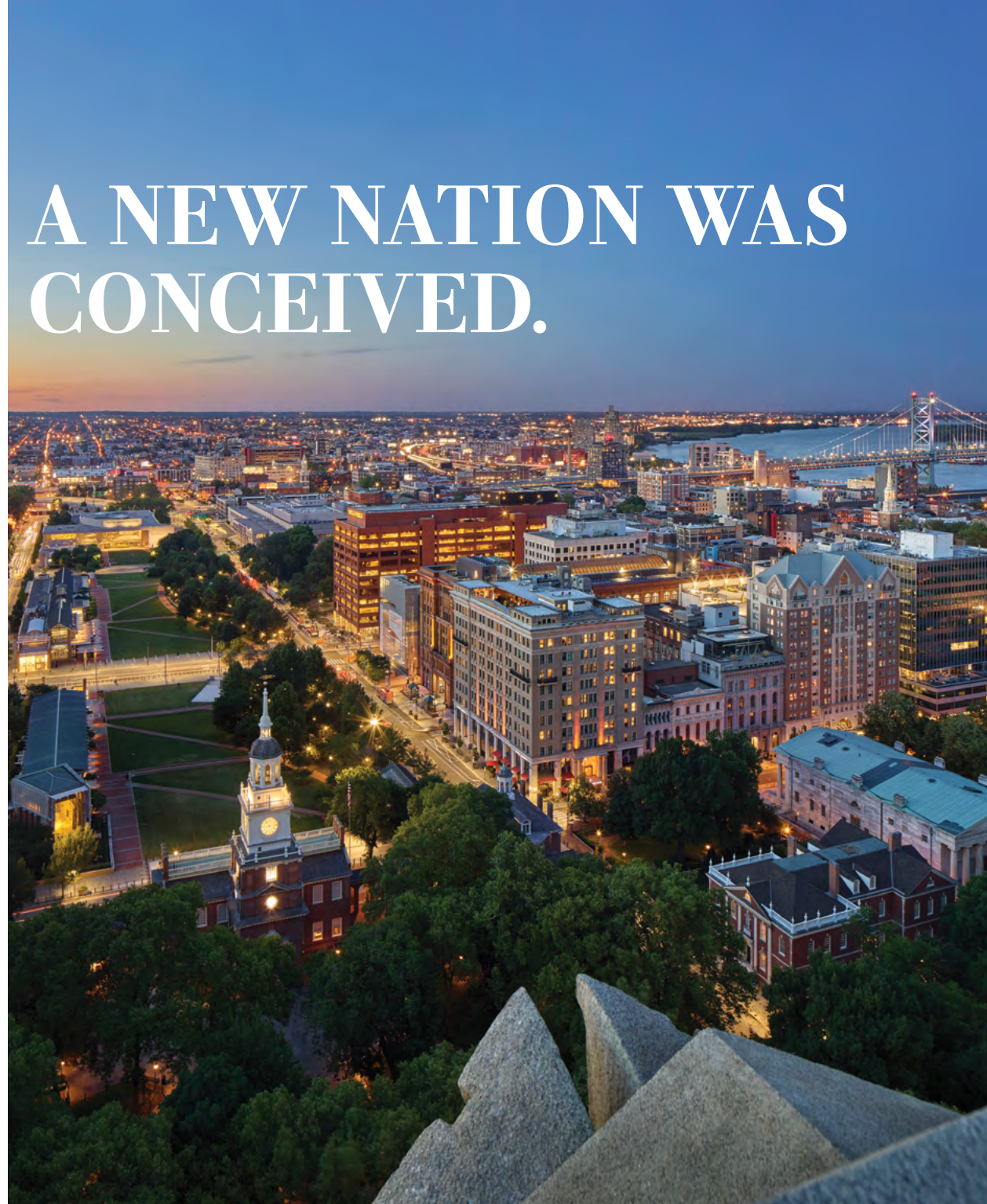
A NEW NATION WAS CONCEIVED.

And down the hall, more innovative thinking is happening. People are collaborating. Ideas are blossoming.

A critically-acclaimed architectural achievement crafted over the course of a century. Adorned with classic features. Advanced by modern amenities.

Braced by historic parks where your team can take inspiration from those who invented our nation. And centered in a vibrant neighborhood of dining, shopping, and renowned cultural institutions.

The Washington is a building unlike any other in Philadelphia.



A photograph of Independence Hall in Philadelphia at dusk. The historic brick building is illuminated from below, showing its many windows and the clock tower with its dome and weather vane. Behind it, a modern glass skyscraper is visible, with the words "YOUR BRAND HERE" displayed on its upper facade. The sky is a deep blue with some clouds.

FRONT & CENTER.

Your company logo displayed atop The Washington ensures prime visibility, reaching over four million local, national, and international visitors annually.

With Independence Hall as one of the nation's most photographed landmarks, your brand will be showcased against this iconic backdrop, featured in countless televised events.

Moreover, there are opportunities for pedestrian-level branding along Walnut and Sixth Streets, further amplifying your company's presence.

CENTER STAGE 2026.



THE 250TH!

As the birthplace of America, Philadelphia will be the epicenter of a year-long celebration.

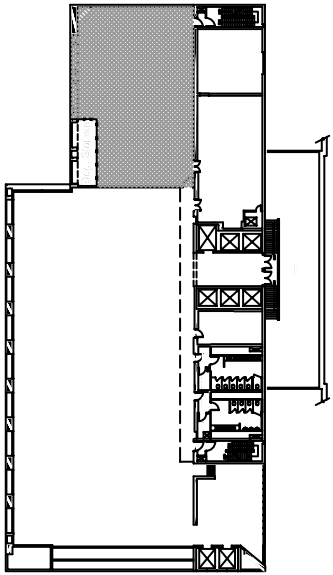
FIFA FEVER!

Lincoln Financial Field will host the FIFA World Cup, the biggest event in sports.

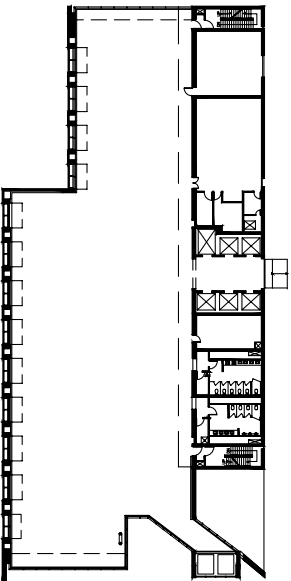
BATTER UP!

The MLB All-Star Game returns to South Philadelphia at Citizens Bank Park.

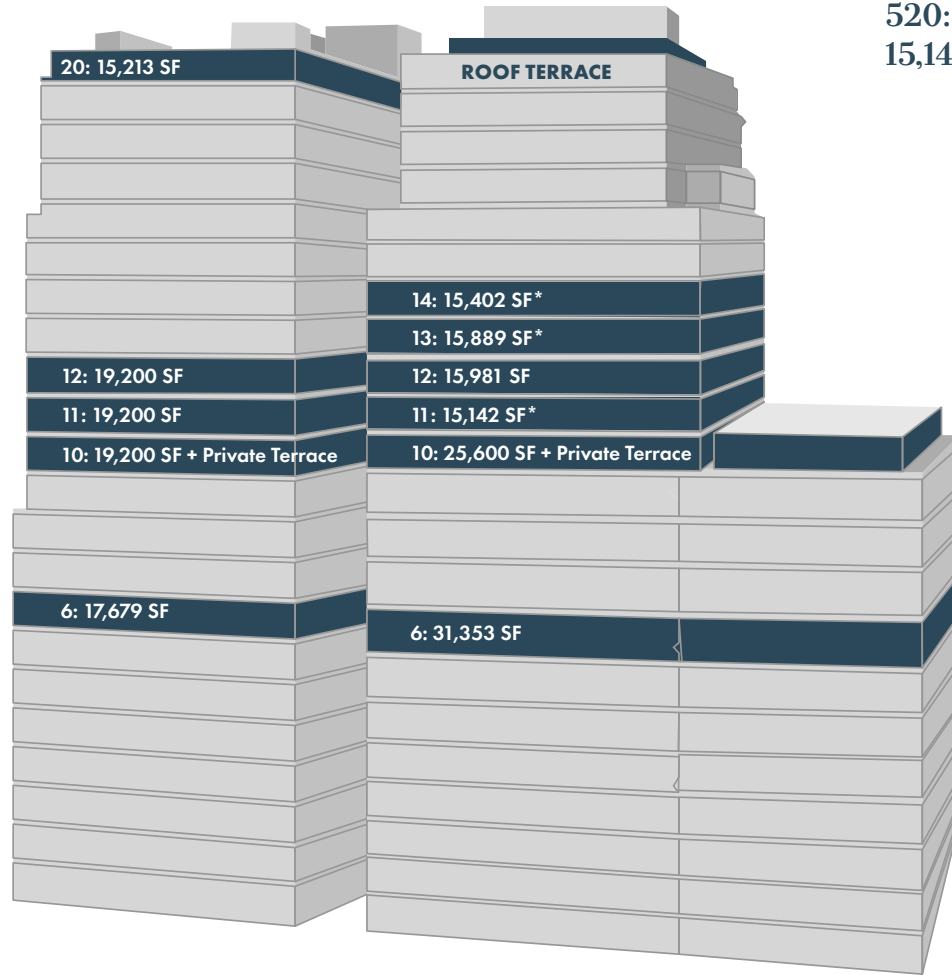
BLUEPRINTS FOR SUCCESS.



510: Flr 20
15,213 SF



510: Flrs 6, 10-12
17,679-19,200 SF

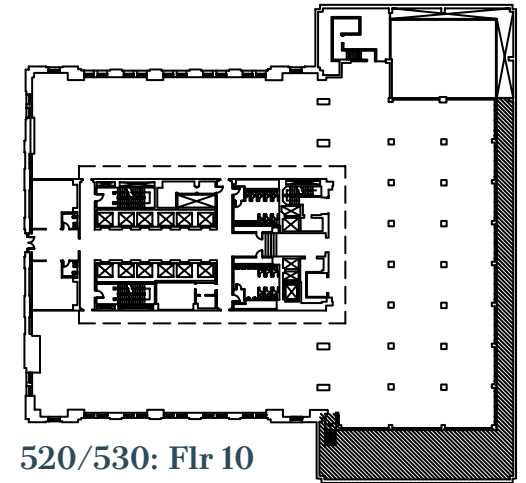
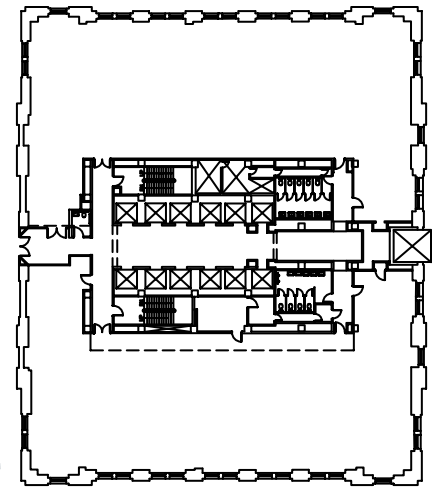


510

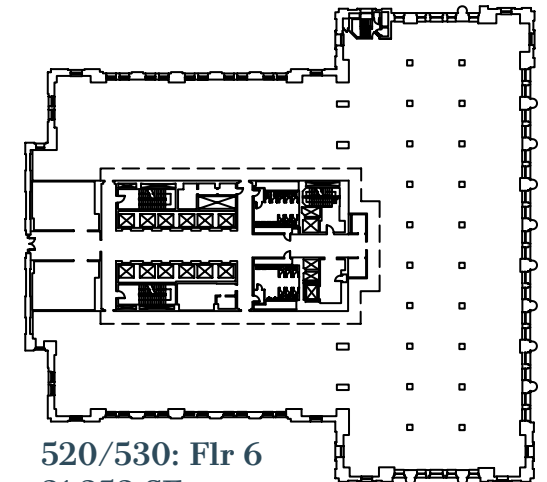
520

530

520: Flrs 11-14*
15,142-15,981 SF



520/530: Flr 10
25,600 SF

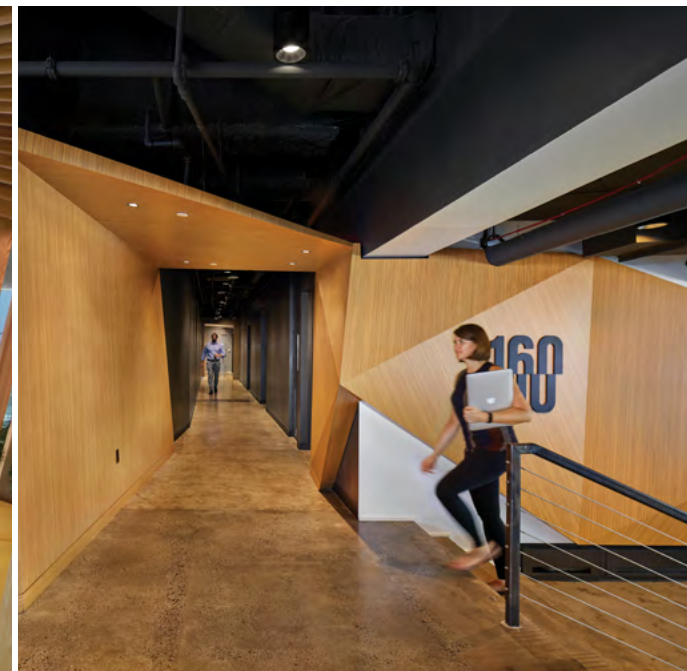
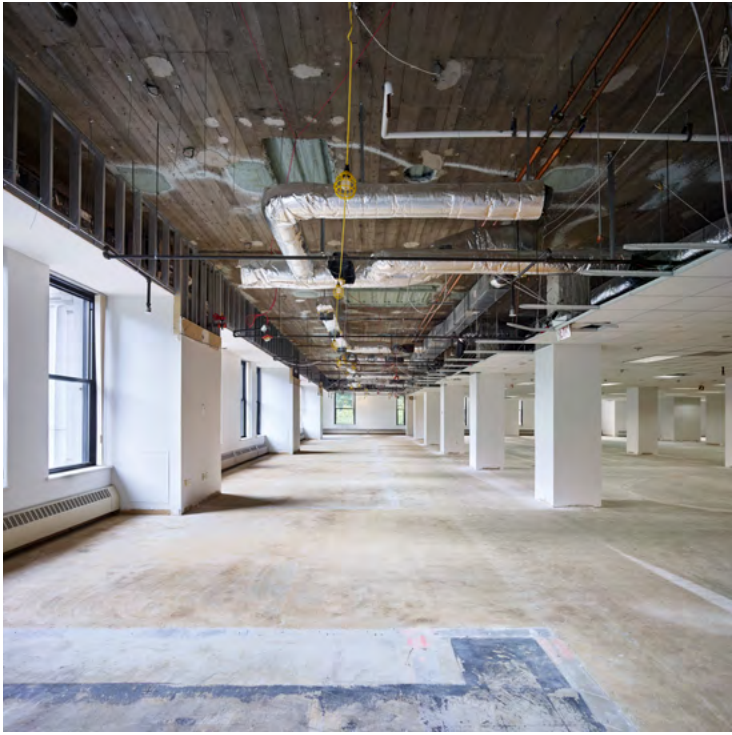


520/530: Flr 6
31,353 SF

*Floors 11, 13, and 14 are dependent on timing.

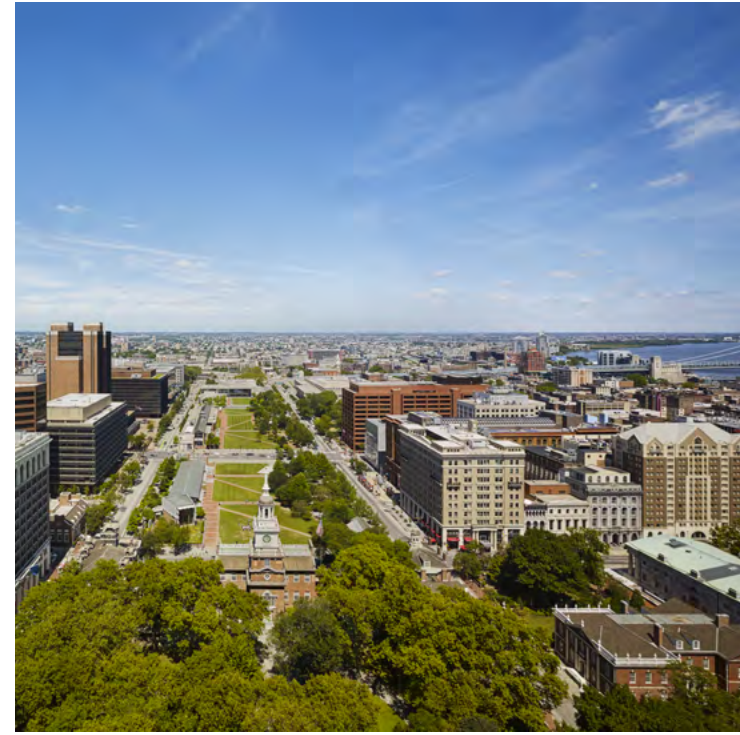
AUTHENTIC

MEETS MODERN.



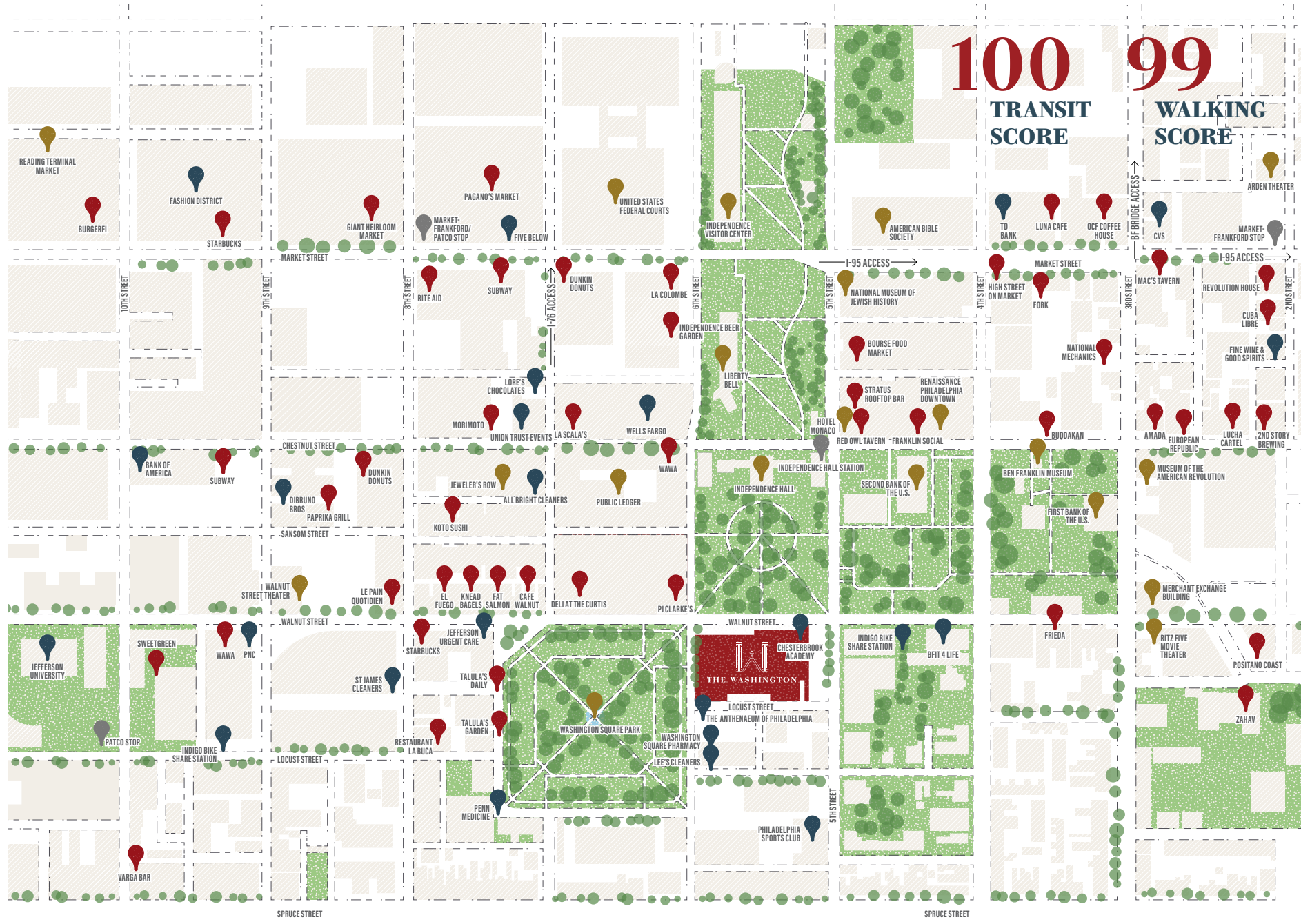
Flexible floor plates and slab-to-slab heights between 13 and 16 feet provide a wide range of design options. Modern HVAC and security systems enhance tenant comfort and safety, and a computerized lighting control system is one of many advanced energy-saving features.

TAKE IT OUTSIDE.



Access to fresh air encourages a sense of balance and rejuvenation, elevating energy levels, creativity, and focus. Enjoy three private outdoor spaces, including a rooftop terrace with 270° views and two balconies. With Independence Mall and Washington Square as your neighbors, you will never be crowded by tall buildings.

YOU ARE HERE.



RESTAURANTS & CAFÉS

In a space that's easy to get to, you won't have to travel far for high-end or casual lunch, coffee & happy hour options.



RETAIL & SERVICES

With an average of four million tourists a year, this historic neighborhood offers a robust retail community.



ATTRACTIONS & HOTELS

As the beating heart of the city, the area is culturally dense, with a variety of dining, shopping & entertainment options.



TRANSPORTATION

Proximity to major transportation hubs, including SEPTA's Jefferson Station & the PATCO Speedline, makes commuting easy.

1913

Edgar Viguers Seeler designs the original headquarters of the Penn Mutual Insurance Company at the corner of 6th and Walnut Streets.

1931

A tower that retains elements of the original building's classical features is added to meet the needs of a growing company.

1970

The renowned Mitchell|Giurgola Architects design a new addition, a glass tower that incorporates the 1838 facade of John Haviland's Pennsylvania Fire Insurance Company building. It wins the AIA Honor Award in 1977.



1970

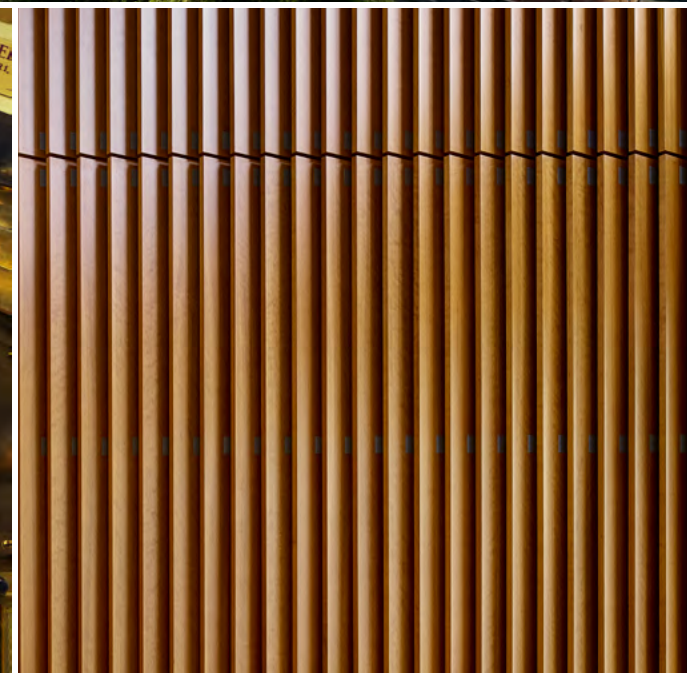
1931

1913

TODAY



Designated with landmark status by the National Register of Historic Places, multimillion-dollar renovations transform The Washington into a 21st-century office space, offering tenants a host of modern amenities. Features include a fitness center, daycare, Dodo Bakery, and conference center.





THE IMPLICATIONS ARE OBVIOUS.

When you make The Washington your company's address, you're surrounded by opportunity.



MORE INFO

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In recognition of its unique cultural and historical status, the City of Philadelphia was honored in 2015 as the first World Heritage City in the United States.