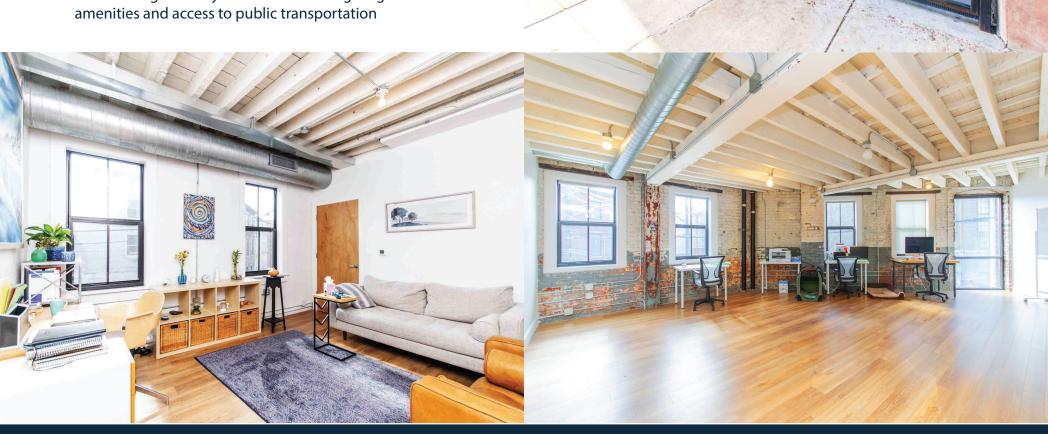


PROPERTY INFORMATION

- 972 1,246 sq ft spaces available, perfect for office users and service providers
- Sunlit filled office spaces with flexible floorplans
- Unique features include high exposed beam ceilings, exposed brick walls, wood floors, and original details
- The building is ideally located with strong neighborhood amenities and access to public transportation

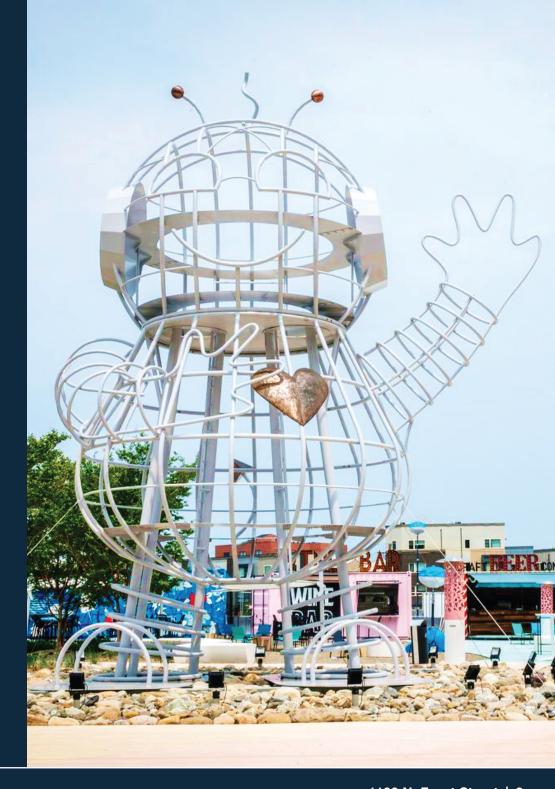


LOCATION INFORMATION

- Conveniently situated between the lively Northern Liberties and Fishtown neighborhoods, major hubs for young professionals, artists, established restaurants, and businesses
- Immediate area includes numerous restaurants, bars, and coffee shops, as well as many shops and services
- Direct access to public transportation, located nearby to subway line only a few stops from Center City, Philadelphia
- Area features a Walk Score of 95 and a Bike Score of 98

AREA DEMOGRAPHICS **QUARTER MILE RADIUS**

Total Population	40,694
Total Households	17,820
Average Age	33.2
Total Retail Demand	\$883,568,409





AREA AMENITIES

FOOD & RESTAURANTS

1. ReAnimator Coffee

2. Helm

3. Mammoth Coffee

4. Las Cazuelas

5. Cafe La Maude

6. Urban Village

7. 1 Shot Cafe

8. D'Oliva Pizza & Grill

9. Bardot Cafe

10. Honey's Sit N Eat

11. Green Eggs Cafe

13. Starbucks

12. Streetside

14. El Camino Real

15. Cheu Fishtown

16. Pizzeria Beddia

17. Front Street Cafe

18. La Colombe

19. Slice Pizza

20. Frankford Hall

21. Joe's Steaks + Soda Shop

22. Fette Sau

23. Garage

24. Barcade Philly

25.. Milkcrate Cafe

STORES, RETAIL & SHOPS

1. ACME

2. [solidcore]

3. North Bowl

4. The Fillmore

5. Philadelphia Distilling 6. Punch Line Philly

7. Tuck Barre & Yoga

8. Orange Theory Fitness

9. Giant Heirloom Market

10. DGX

11. City Fitness

12. Rivers Casino

TRANSPORTATION

1. Private Paid Parking Garage

3. Indego Stop

2. SEPTA Subway Stop







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