

RD+
ROTHBERG
DUBROW

601 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

FULL FLOOR
CREATIVE
OFFICE SUITES
FOR LEASE




RD+ 601 Spring Garden St | Property

- 3,794 - 7,588sf of visually stunning, creative office space available
- Turnkey, private, bi-level suite with direct elevator access and minimal common areas
- En-suite bathrooms, showers, full-size kitchen, multiple offices, phone rooms, and conference rooms
- High ceilings with brand-new operable windows on two elevations that provide fresh air, tons of natural light, and panoramic skyline views
- Multiple parking spaces available in adjacent parking lot



 24/7 controlled building access with Brivo

 Private and secured, direct-to-suite elevator access

 Brand-new tenant operated HVAC



RD+ 601 Spring Garden St | Location

- Located in the Spring Arts neighborhood of Philadelphia, which has experienced a significant development boom with thousands of apartment units coming online, over \$1B in private capital invested, and retail activation from nationally recognized brands
- High level of visibility from N. 6th Street, a main thoroughfare for commuters to/from New Jersey via the Ben Franklin Bridge
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous music venues, restaurants, and breweries including Roy Pitz Barrel House, Yards, Love City Brewing Co., Triple Bottom Brewing, Silk City, and Juno
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs, with multiple SEPTA bus routes nearby
- Spring Garden Greenway Project and Connector Trail currently under design review

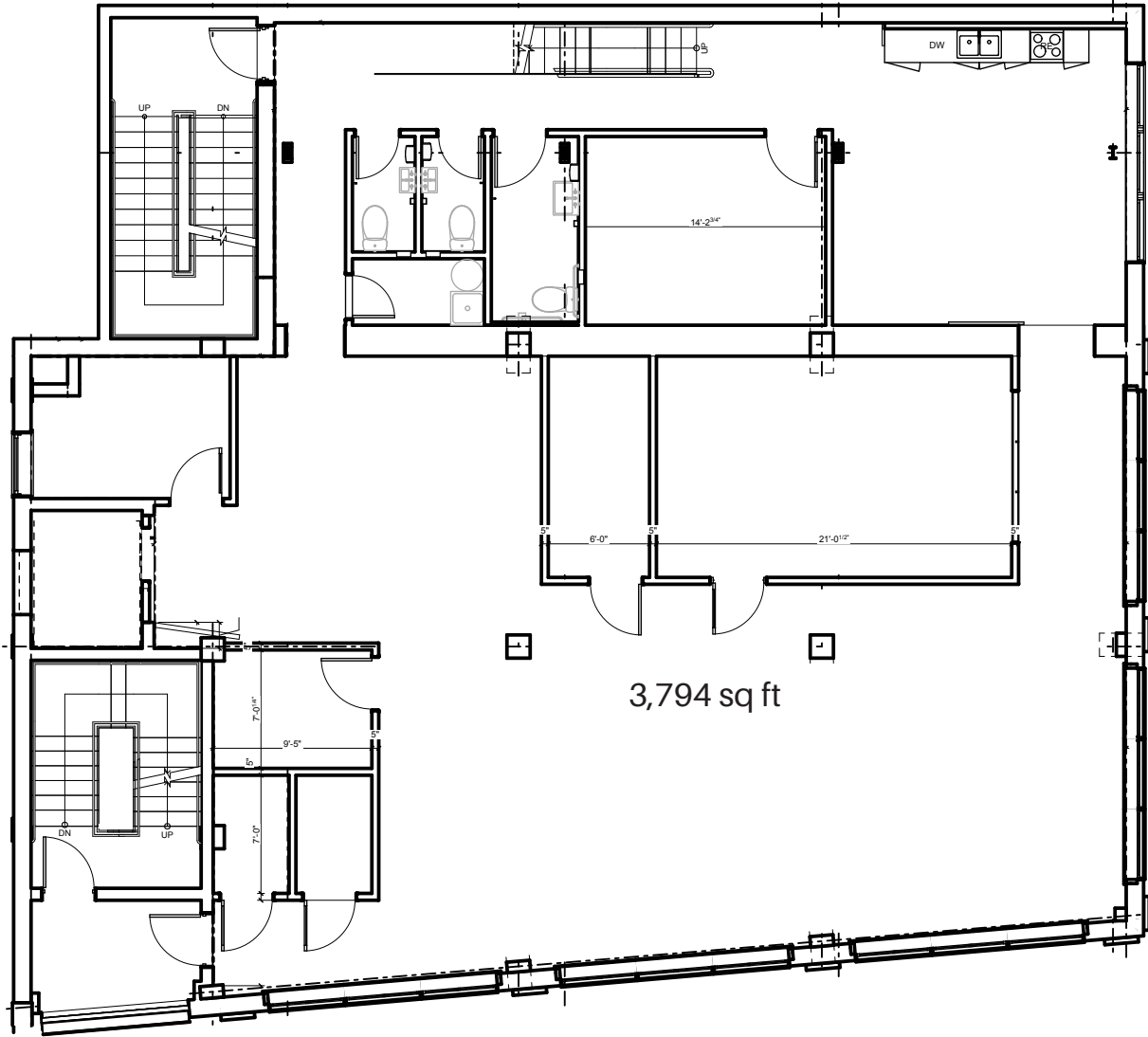
Join exciting neighboring businesses:

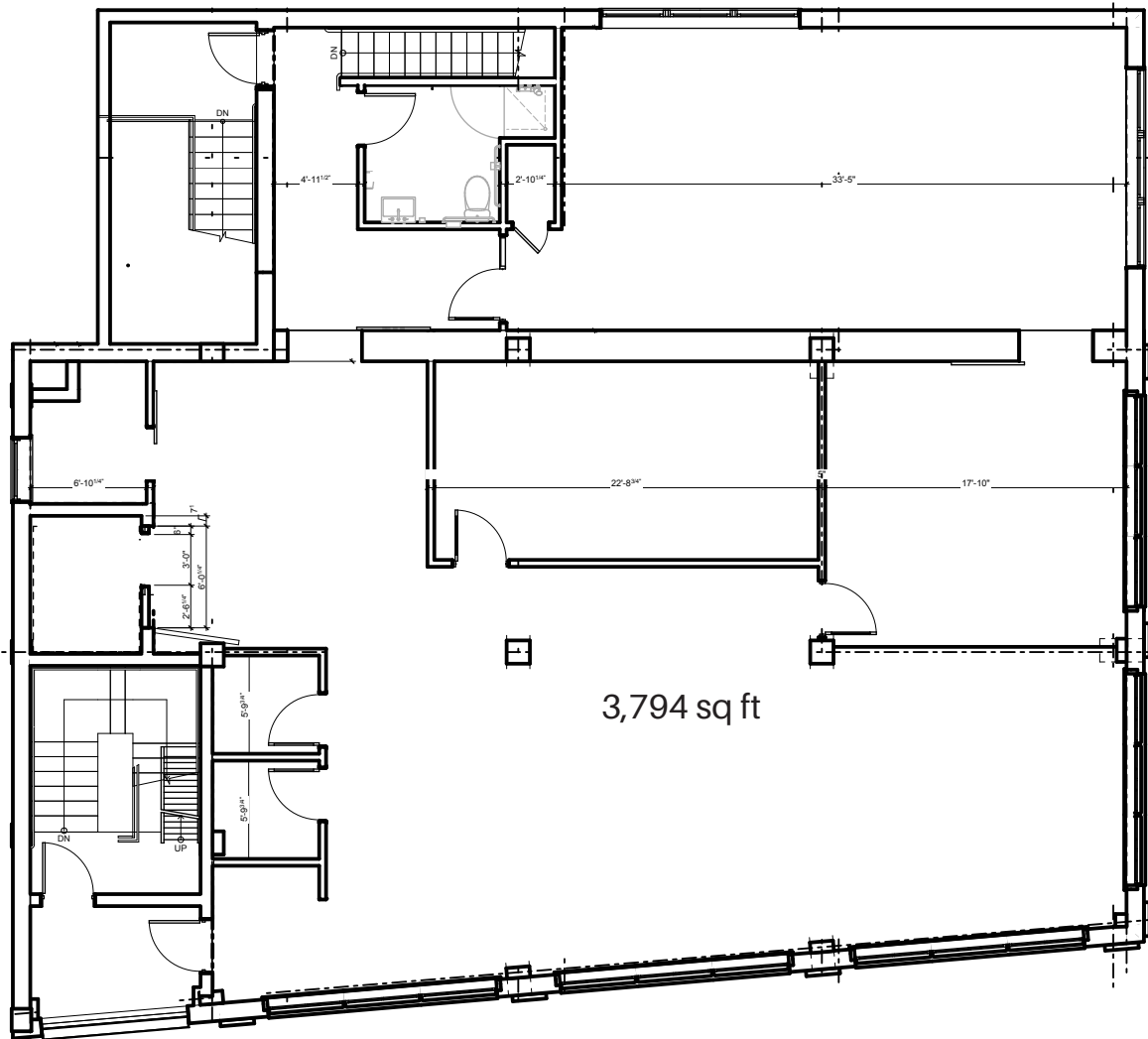


AREA DEMOGRAPHICS	
RIVER TO RIVER, BETWEEN GIRARD AVE. AND TASKER AVE.	
Total Population	188,131
Median Age	35
Average Household Income	\$99,150

*Based on information provided by third party sources and deemed to be reliable







RD+ 601 Spring Garden St | Retail Map

FOOD & RESTAURANTS

- | | |
|--------------------------------------|---------------------------|
| 1. Federal Donuts | 12. Juno |
| 2. La Chinesca | 13. Radicchio Cafe |
| 3. Darnel's Cakes | 14. Starbucks |
| 4. The Lucky Well | 15. Yards Brewing |
| 5. Kaiseki | 16. Silk City |
| 6. Love City Brewing | 17. Cafe La Maude |
| 7. Cafe Lift | 18. Honey's Sit 'n' Eat |
| 8. Trestle Inn | 19. Del Rossi's |
| 9. Dim Sum Garden | 20. North Third |
| 10. David's Mai Lai Wah | 21. Square Burger |
| 11. Nan Zhou Hand Drawn Noodle House | 22. The Winston |
| | 23. Triple Bottom Brewing |

STORES, RETAIL & FITNESS

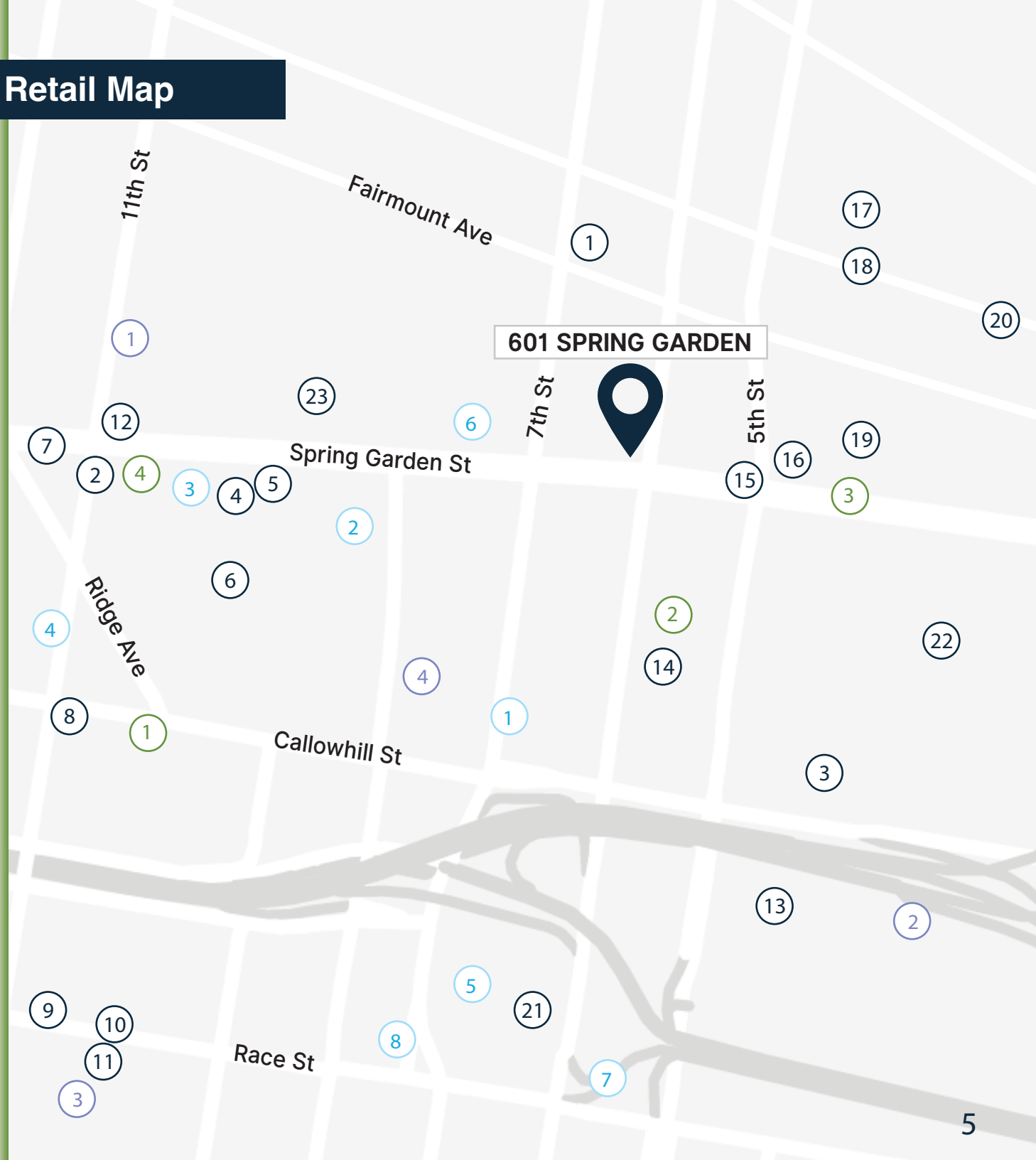
- | | |
|-------------------------|----------------|
| 1. Cliffs at Callowhill | 3. CVS |
| 2. Target | 4. Russo Music |

AREA ATTRACTIONS

- | | |
|------------------------|----------------------------------|
| 1. Franklin Music Hall | 6. Edgar Allan Poe Historic Site |
| 2. Phield House | 7. National Constitution Center |
| 3. Union Transfer | 8. African American Museum |
| 4. The Rail Park | |
| 5. Franklin Square | |

HOTELS






- | | |
|----------------------------------|--------------------------|
| 1. SoSuite at Independence Lofts | 3. Sleep Inn Center City |
| 2. Majestic Penthouse | |



RD+ 601 Spring Garden St | Transit Map



		
Walk Score	Transit Score	Bike Score
93	100	94

	Market-Frankford Line
	SEPTA Bus Routes
	Indego Bike Station
	PATCO Station
	PARKING



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