IRONSTONE
REAL ESTATE PARTNERS

RD+
ROTHBERG
DUBROW

231 N Broad Street, Philadelphia PA 19107

MEDICAL OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

- Newly acquired multi-tenant medical office building offering 5,000-10,000sf over 2 floors of efficiently laid out clinical office space
- Existing configurations are conducive to a variety of medical uses. There is also an opportunity for build-to-suit spaces meeting specific needs
- This facility offers convenient access to a **covered parking garage**, providing direct access for physicians, staff and patients
- Each full-floor suite offers patient-friendly direct elevator access and wayfinding from the building's ground floor lobby
- Situated prominently on the N. Broad Street key artery

LOCATION INFORMATION

- Centrally located in the North Broad Corridor adjacent to Center City Philadelphia, just blocks away from City Hall
- The population of Center City has increased by 38.7% since 2000- more than double the national average rate
- Surrounded by prestigious medical facilities including Pennsylvania Hospital, Jefferson University Hospital, Magee Rehabilitation Hospital and Drexel University College of Medicine
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage

Transit Score

100

Walking Score

95

AREA DEMOGRAPHICS
LOGAN SQUARE NEIGHBORHOOD

Average Household Income	$91,317
Healthcare Spending within 1 mile	$68,351,800
Average Age	33.4

AREA AMENITIES

AREA MEDICAL FACILITIES

1. Jefferson University Hospital
2. Drexel University College of Medicine
3. Magee Rehabilitation Hospital
4. Pennsylvania Hospital

FOOD & RESTAURANTS

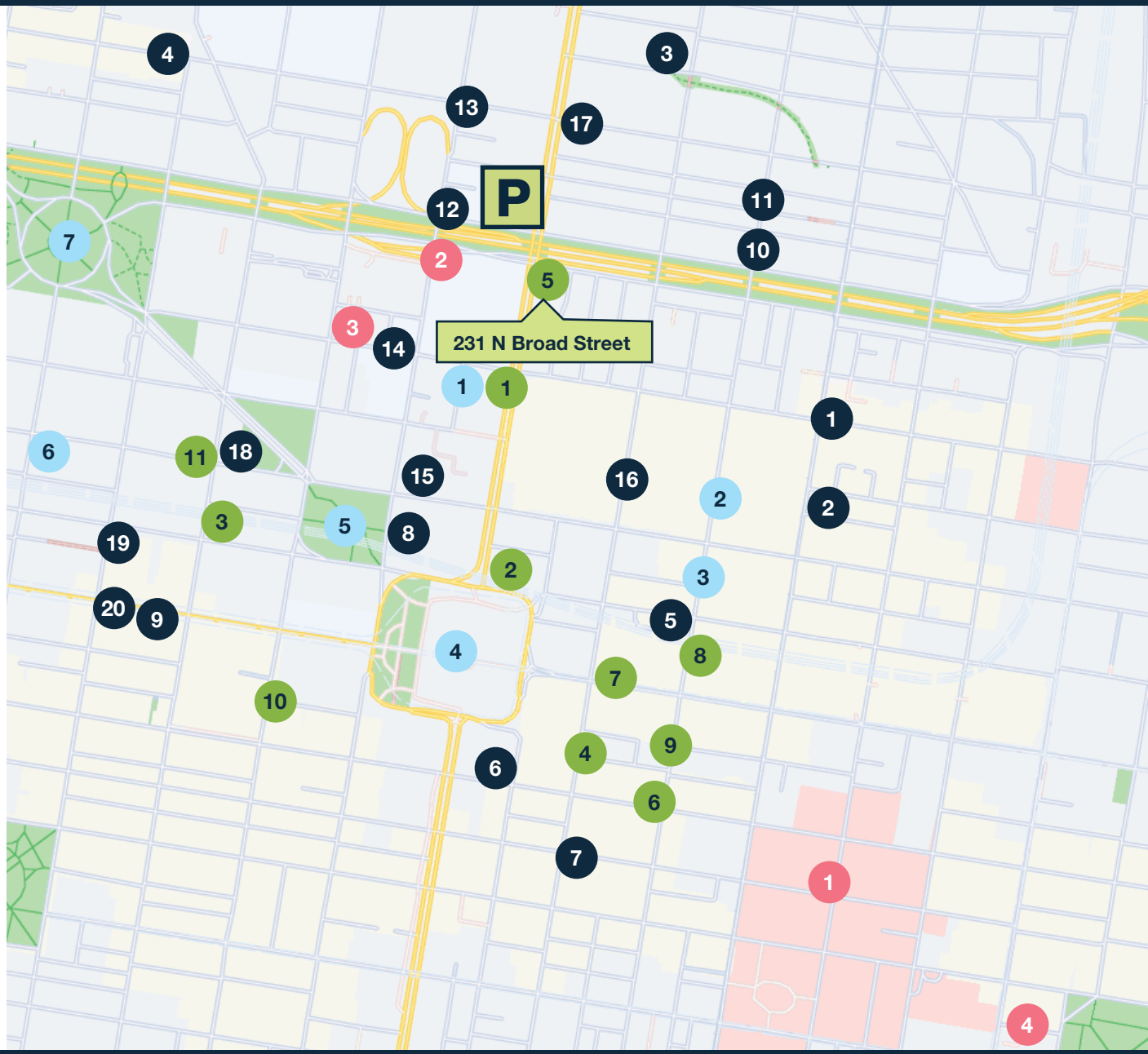
1. Dim Sum Garden
2. Bon Chon Philadelphia
3. Cafe Lift
4. Sabrina's Cafe
5. Maggiano's Little Italy
6. Fogo de Chao
7. El Vez
8. Parc
9. Gran Caffe L'Aquila
10. Elixr Coffee Roasters
11. Wood Street Pizza
12. Turbo Thai
13. Westy's Tavern
14. Rex Pizza & Beer
15. Food's on First Diner
16. Nom Wah
17. Cafe Gabi
18. Animo Juice and Burrito Bar
19. Good Day Eatery
20. Green Eggs Cafe

STORES, RETAIL & SHOPS

1. 7-Eleven
2. Trader Joe's
3. Walgreens
4. Old Nelson Food Co.
5. Walgreens
6. Target
7. Starbucks
8. Fine Wine & Good Spirits
9. City Fitness
10. Wawa
11. Wawa

AREA ATTRACTIONS

1. Pennsylvania Academy of the Fine Arts
2. Pennsylvania Convention Center
3. Reading Terminal Market
4. Philadelphia City Hall
5. Love Park
6. The Four Seasons Hotel
7. Logan Square



TRANSPORTATION MAP

SEPTA SUBWAY STOPS

1. **Race-Vine Station:**
   1-minute walk
2. **City Hall Station:**
   6-minute walk
   2-minute bike
3. **13th Street Station:**
   8-minute walk
   2-minute bike
4. **11th Street Station:**
   13-minute walk
   5-minute bike
5. **8th Street Station**
   18-minute walk
   7-minute bike

TROLLEY STOPS

6. **13th Street Trolley:**
   8-minute walk
   2-minute bike

REGIONAL RAIL STOPS

7. **Suburban Station:**
   9-minute walk
   4-minute bike
8. **Jefferson Station:**
   13-minute walk
   6-minute bike

PATCO STOPS

9. **8th Street Station:**
   18-minute walk
   7-minute bike

SEPTA BUS ROUTES

10. **Bus route #47**
11. **Bus routes #400, #401, #402, #406, #410, #412**
12. **Bus routes #4, #16 #27, #400, #401, #402, #404, #406 #410, #412**
13. **Bus routes #23, #45**
14. **Bus route #27**
15. **Bus routes #23, #61**

231 N. Broad St

Parking Garage

SEPTA, which operates in the five county Philadelphia metropolitan area, provides more than 1,000,000 passenger trips each day. Recently, an extension to the Norristown High-Speed Line was approved, which will provide direct services to King of Prussia from Center City Philadelphia.

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