RD+
ROTHBERG DUBROW

CREATIVE OFFICE SUITE AVAILABLE FOR LEASE

1025 HAMILTON STREET
PHILADELPHIA, PA 19123

PROPERTY INFORMATION

- 1,661 - 1,833 SF available with direct street access
- The space has ample natural light, multiple breakout rooms, a mix of hardwood and polished concrete floors, a kitchenette, and creative elements such as exposed rafters and a lofted office space
- Located in a boutique creative office building with a brewery on the ground floor
- Owned by Arts + Crafts Holdings as a part of their significant office building portfolio within the Spring Arts area

AREA DEMOGRAPHICS
QUARTER MILE RADIUS

Total Population	49,856
Daytime Population	197,999
Average Household Income	$88,665
Average Age	32.4

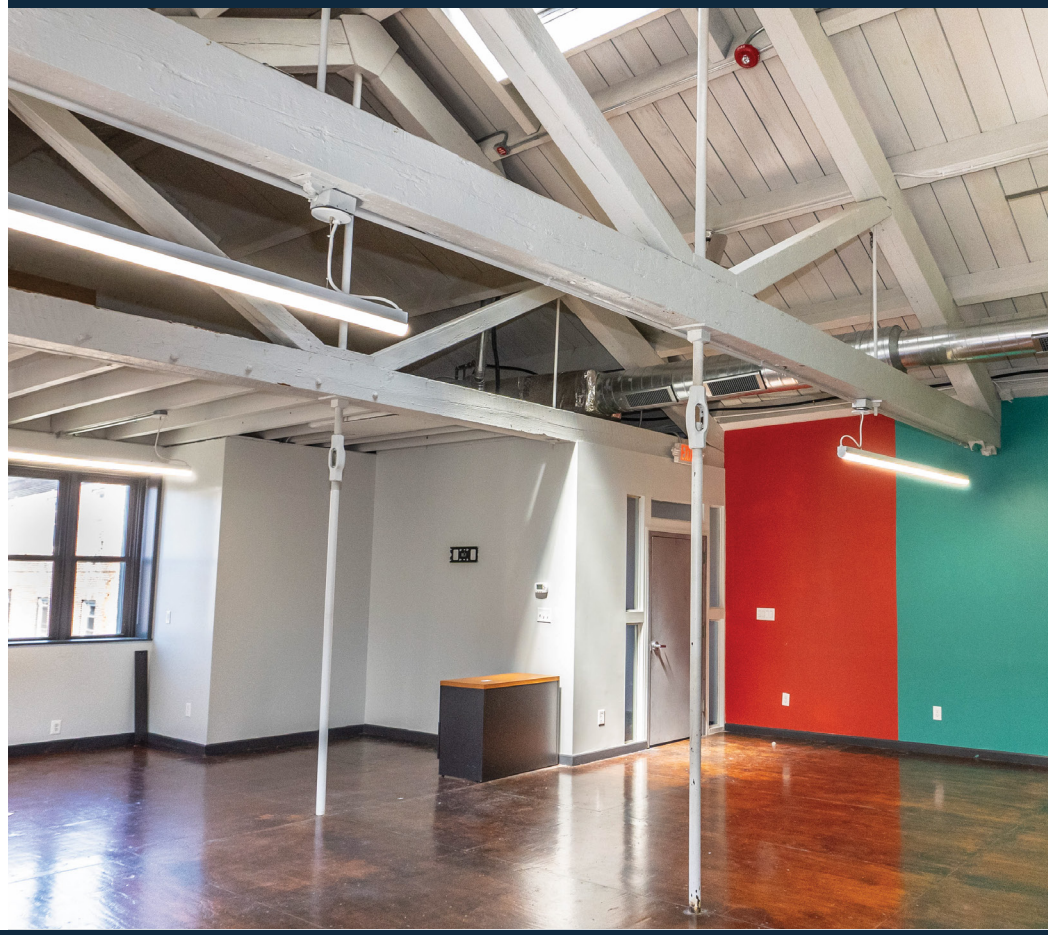
LOCATION INFORMATION

- Located in the Spring Arts District, a rapidly growing neighborhood known for its creative offices and trendy restaurant and retail mix
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous restaurants and breweries including Roy Pitz Barrel house, Yards, Love City Brewing Co., and the brand new Triple Bottom Brewing
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad-Ridge Spur Street subway lines and brand new bike lanes throughout the area.
- Phase One of the Rail Park is now open and the Spring Garden Greenway Project and Connector Trail are currently under design

Walk Score of 94

Bike Score of 94

Transit Score of 98



AREA HIGHLIGHTS

I-676
Direct access to I-676 quickly links 1022 Buttonwood Street to Center City and New Jersey

The Rail Park
Phase One of the Rail Park is open a few block away

The Viaduct
This section of the Rail Park is plannted to extend nearby 1022 Buttonwood Street

Reading Terminal Market
One of America's largest public markets with a huge variety of produce, meats, fish, and baked goods

The Philadelphia Convention Center
A 5 minute drive or 7 minute bike ride away with ever-changing programs

Spring Garden Street
Spring Garden Street is an arterial cutting across the entirety of Philadelphia

AREA AMENITIES

FOOD & RESTAURANTS

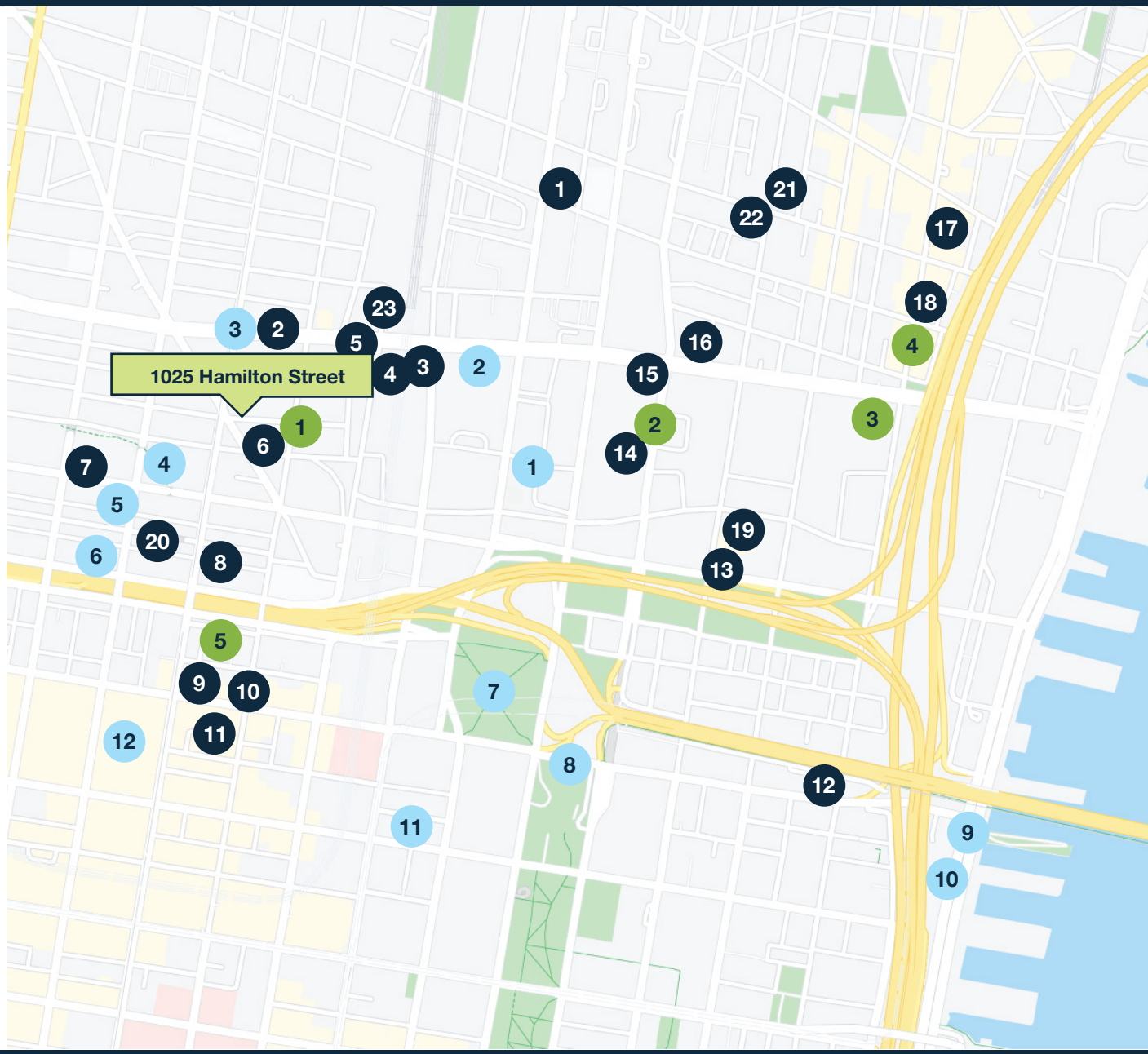
1. Federal Donuts
2. W/N W/N Coffee Bar
3. Roy Pitz Barrel House
4. The Lucky Well
5. Kaiseki
6. Love City Brewing
7. Cafe Lift
8. Trestle Inn
9. Dim Sum Garden
10. David's Mai Lai Wah
11. Nan Zhou Hand Drawn Noodle House
12. United by Blue
13. Radicchio Cafe
14. Starbucks
15. Yards Brewing
16. Silk City
17. Green Eggs Cafe
18. Bourbon & Branch
19. Darnel's Cakes
20. El Purpecha
21. Cafe La Maude
22. Honey's Sit N Eat
23. Triple Bottom Brewing

STORES, RETAIL & SHOPS

1. Roots Philly Yoga
2. Target
3. City Fitness
4. The Duke Barber Co.
5. Good Good Comedy Club

AREA ATTRACTIONS

1. Franklin Music Hall
2. Phield House
3. Union Transfer
4. The Rail Park
5. Underround Arts
6. Asian Arts Initiative
7. Franklin Square
8. National Constitution Center
9. Race Street Pier
10. Cherry Street Pier
11. The African American Museum in Philadelphia
12. Philadelphia Convention Center



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