



121 S Broad Street, Philadelphia, PA 19107

CREATIVE FULL FLOOR OFFICE SPACE FOR SUBLEASE

RD+
**ROTHBERG
DUBROW**

RD+ 121 S. Broad Street | Property

- Unique, dynamic creative office space with great natural light for sublease in Midtown Village-fully transformed into comfortable work/collaborative environment
- 6,610sf full floor-plate with mostly open floor plan including:
 - 52 existing individual modulating workstations with opportunity to add additional density given open plan
 - 4 offices/breakout rooms with AV connectivity and "Zoom Room" controls
 - 1 large conference room, to accommodate ~20+ seats
 - Large kitchen/cafe area with select kitchen equipment & select seating available
 - Soundproof phone booth, IT closet and connectivity
- Subtenant can enjoy additional benefits like use of specified furniture, equipment, custom office fixtures, Sonos speakers, and IT service, at additional cost
- Unmatched prime location along South Broad Street in the heart of Philadelphia. Steps from the city's most sought after food and beverage establishments
- Convenient parking garages throughout the surrounding area





- Centrally located in Center City Philadelphia, just blocks away from City Hall
- A primary destination with more standout dining and entertainment options than any other part of the city
- The population of Center City has increased by 38.7% since 2000—more than double the national average rate
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage

AREA DEMOGRAPHICS
1 MILE RADIUS

95,765 2021 Population	36.9 Average Age
\$137,621 Average Household Income	301,394 Daytime Population

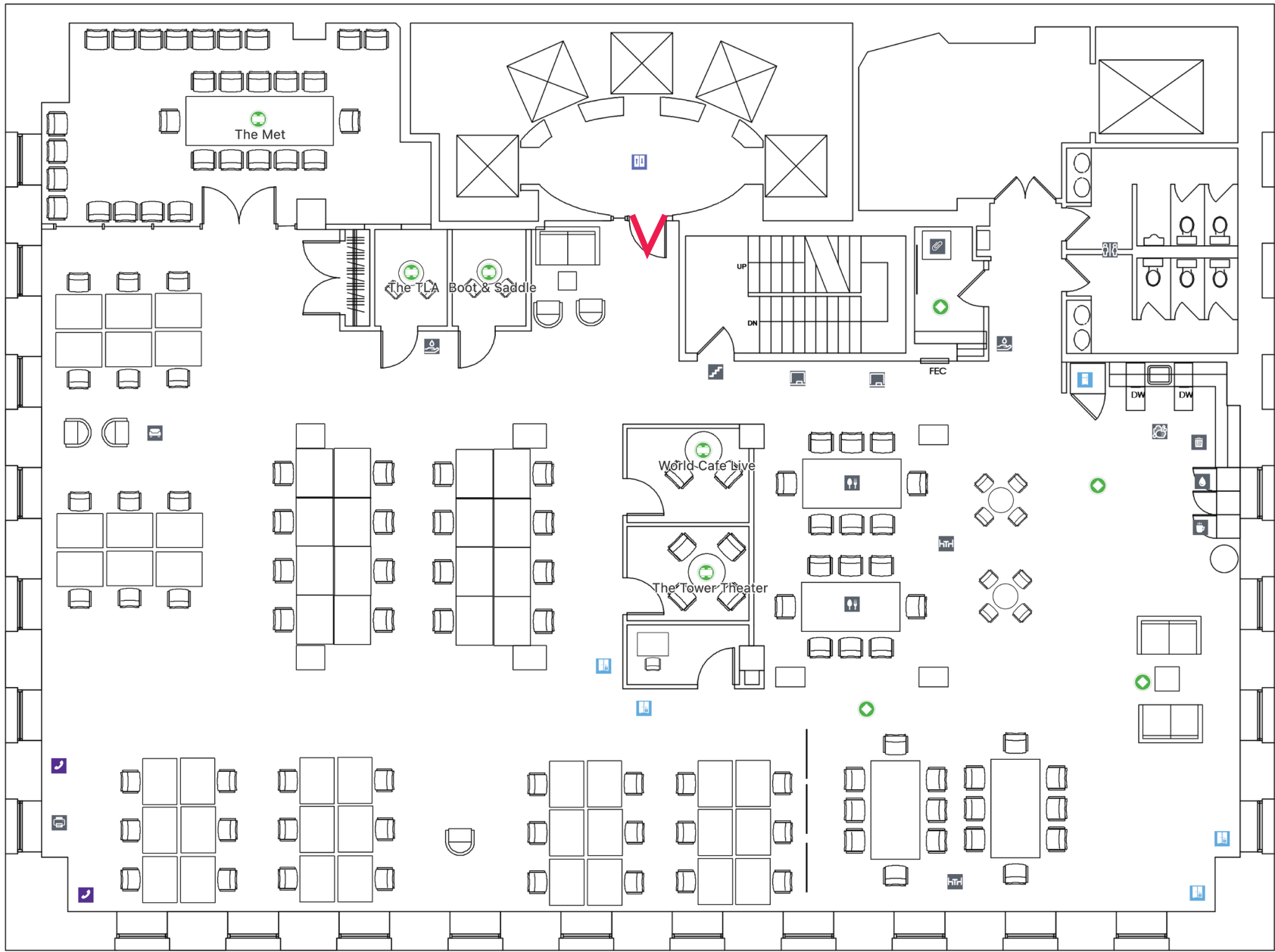


Located within Philadelphia's Keystone Innovation Zone (KIZ), 121 S Broad Street presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to \$100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
 - Life Sciences Innovation
 - Information Technology
 - Nanotechnology





RD+ 121 S Broad Street | Area Amenities

FOOD & RESTAURANTS

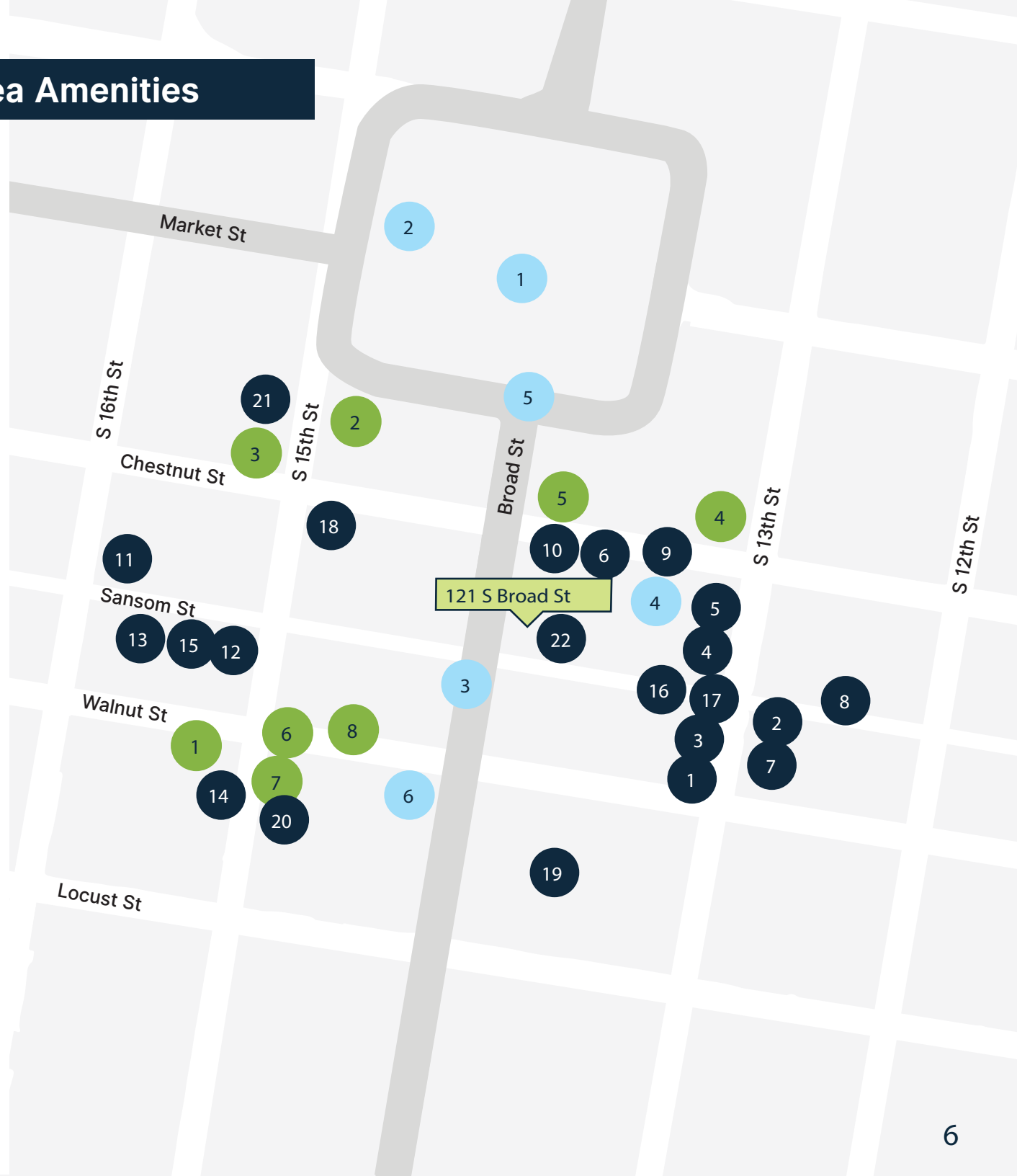
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|-------------------------|------------------------|
| 1. Sampan | 12. Ocean Prime |
| 2. El Vez | 13. Oyster House |
| 3. Double Knot | 14. Butcher and Singer |
| 4. Barbuzzo | 15. Mission Taqueria |
| 5. Lolita | 16. Prunella |
| 6. McGillin's | 17. Van Leeuwen |
| 7. Charlie was a Sinner | 18. Del Frisco's |
| 8. Barstool Sports | 19. Franky Bradley's |
| 9. Tradesman's | 20. &pizza |
| 10. The Capital Grille | 21. Pret A Manger |
| 11. Harp & Crown | 22. HipCityVeg |

STORES, RETAIL & FITNESS

- | | |
|------------------|------------------|
| 1. Elixir Coffee | 5. Sweat Fitness |
| 2. La Colombe | 6. CB2 |
| 3. Dunkin' | 7. Verizon |
| 4. Starbucks | 8. AT&T |

AREA ATTRACTIONS

- | | |
|---------------------|-----------------------|
| 1. City Hall | 5. Ritz-Carlton |
| 2. Dilworth Park | 6. The Bellevue Hotel |
| 3. The Union League | |
| 4. Lucky Strike | |



RD+ 121 S Broad Street | Transportation

SEPTA Market-Frankford Line

- 1 City Hall Station
- 2 13th St. Station

Trolley Lines

- 3 15th St Trolley Station

SEPTA Broad Street Line

- 4 City Hall Station
- 5 Walnut-Locust Station

Indego Bike Station

- 6 Broad & Chestnut
- 7 12th & Chestnut
- 8 13th & Locust

SEPTA Bus Routes

- 9 Bus Routes #16, #27, #31, #32
- 10 Bus Routes #9, #21, #38, #42, #124, #125
- 11 Bus Routes #12, #42



Walk Score 100

Transit Score 100

Bike Score 89



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