



444

**Build-to-Suit Medical Office Space For Lease**

**444 N. 3RD STREET PHILADELPHIA, PA 19123**



**RD+**  
**ROTHBERG  
DUBROW**

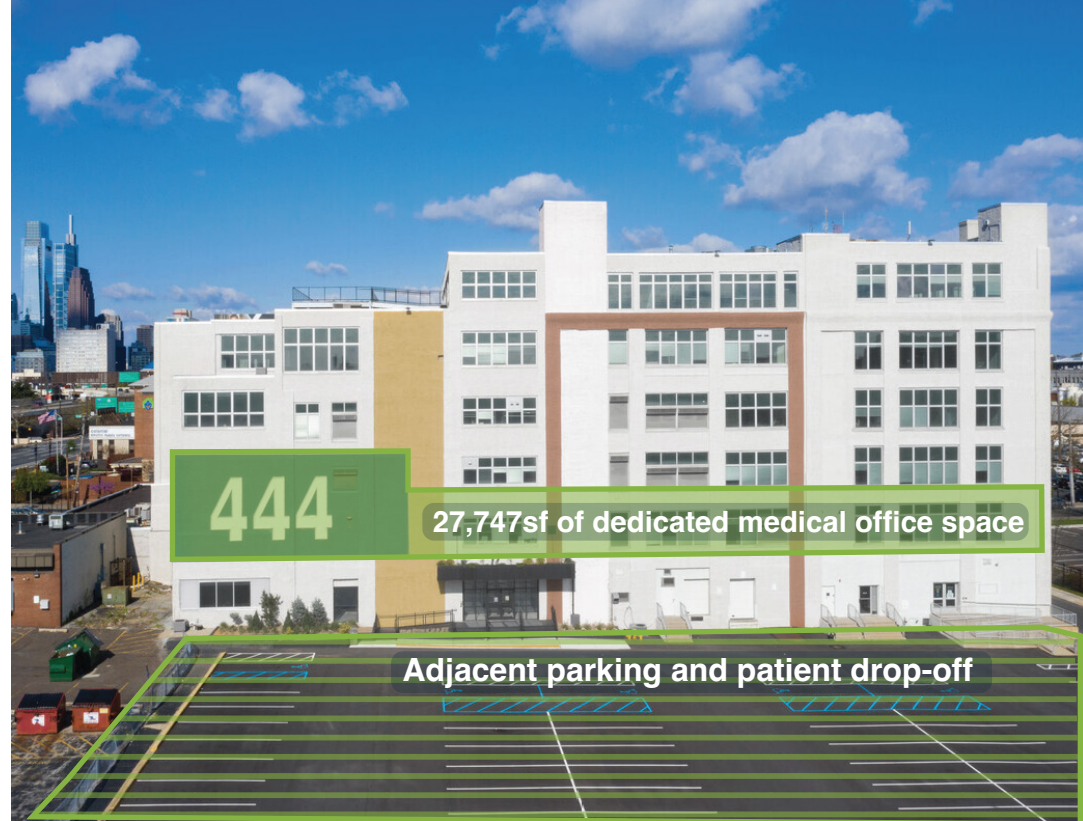
# RD+ 444 N 3<sup>rd</sup> St | Property

- 10,000 - 27,747sf built-to-suit medical office space
- Densely populated area with limited existing healthcare providers
- 93% insured local population (Per Centers for Disease Control and Prevention, 2018-2019 Census)
- Significant and convenient parking access and loading
- Unmatched visibility with access from major interstates connecting to Southern New Jersey and Philadelphia Suburbs
- Secured building with lobby attendant and 24/7 access
- CMX-3 which permits many medical uses by right
- ADA accessible and elevator served building

## AREA DEMOGRAPHICS 1 MILE RADIUS

<b>Daytime Population</b>	<b>115,668</b>
<b>Average Age</b>	<b>38.1</b>
<b>Average Household Income</b>	<b>\$129,878</b>

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



# RD+ 444 N 3<sup>rd</sup> St | Location

- Located in Northern Liberties, a major hub for young professionals, artists, established restaurants, and businesses.
- Ideally situated between Spring Arts, Old City, and Philadelphia's Delaware Waterfront, this location offers convenient regional and local access.
- Nearby countless food & beverage operators such as Yards Brewing Co., Silk City Diner, Del Rossi's Cheesesteaks, Cafe La Maude, and many more.
- Multiple SEPTA bus routes, bike rental stations, as well as a SEPTA Subway station are within one block of the building.

Walk Score



93

Transit Score



92





# AREA DEVELOPMENTS



- + 650 Fairmount**  
\$100M, 5-Acre, mixed-use development, including 297 apartments, 107 townhouses, duplexes and triplexes, 221 parking spaces and 21,000sf of retail space.
- + 412 N Second**  
\$500M, 1-million-square-foot, mixed-use development including 750 apartment units and 40,000sf of retail space.
- + 417 Callowhill**  
220-unit, 7+ story, luxury apartment building with 70 parking spots.

- + 501-39 Spring Garden**  
13-story, 382 unit apartment building with 60,000sf ground-floor commercial space. The anchor tenant will be Amazon Inc.'s first grocer concept in Philadelphia.
- + The Rail Park**  
The first phase of a 3-mile elevated park project converting unused rail tracks to public space. Includes green spaces, park benches and amazing views of the city.
- + The Viaduct**  
Planned stage of the Rail Park which will extend into the heart of Spring Arts.

- + Arts + Crafts Properties**  
The single largest owner of adaptive reuse properties in the Callowhill neighborhood. A+C has acquired and redeveloped over 2M square feet of commercial real estate including creative offices, retail & apartments.
- + SoNo**  
Massive mixed-use development including Anchor tenants include Yards Brewing, Target and a 4-story, 50-unit apartment building with 11,000sf of ground-floor retail.
- + 418 Spring Garden**  
\$200M, 329-unit apartment building with 14,520sf of retail and 89 parking spaces.

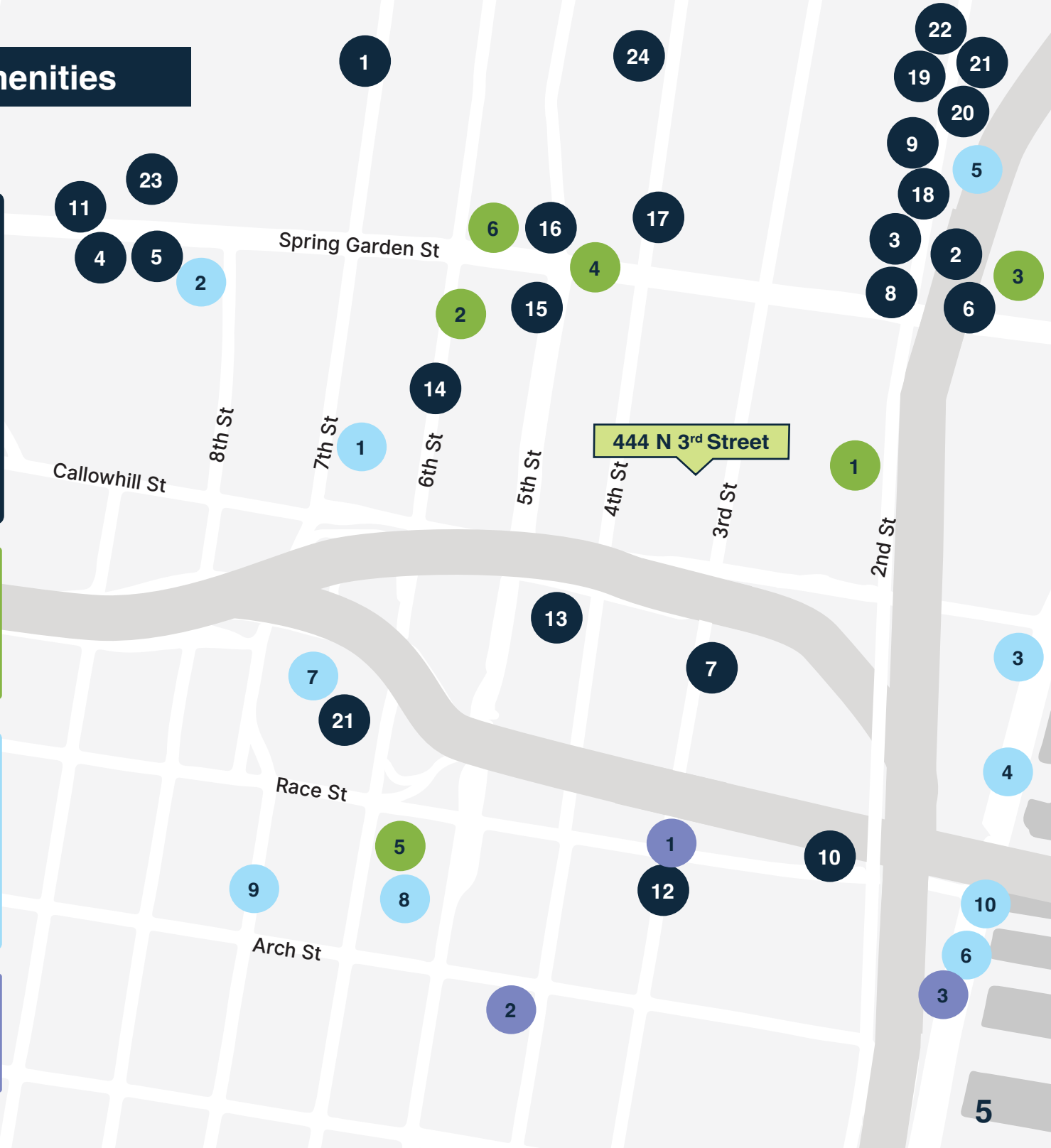
# RD+ 444 N 3<sup>rd</sup> St | Area Amenities

- ### FOOD & RESTAURANTS
- |                             |                             |
|-----------------------------|-----------------------------|
| 1. Federal Donuts           | 13. Radicchio Cafe          |
| 2. Bourbon & Branch         | 14. Starbucks               |
| 3. The 700                  | 15. Yards Brewing           |
| 4. The Lucky Well           | 16. Silk City               |
| 5. Kaiseki                  | 17. Del Rossi's Cheesesteak |
| 6. Spuntino Pizza           | 18. Hello Vietnam           |
| 7. Stripp'd Juice           | 19. Anejo Philly            |
| 8. Seiko Japanese           | 20. Standard Tap            |
| 9. Circles Thai             | 21. Urban Village           |
| 10. Tuna Bar                | 22. El Camino               |
| 11. Liquid Art Barrel House | 23. Triple Bottom Brewing   |
| 12. Cafe Ole                | 24. Cafe La Maude           |

- ### STORES, RETAIL & FITNESS
- |                      |                               |
|----------------------|-------------------------------|
| 1. City Fitness      | 4. CVS                        |
| 2. Target            | 5. Starbucks                  |
| 3. The Fitness Ethic | 6. Amazon Fresh (Coming Soon) |


- ### AREA ATTRACTIONS
- |                        |  |
|------------------------|--|
| 1. Franklin Music Hall | 8. National Constitution Center                |
| 2. Phield House        | 9. The African American Museum in Philadelphia |
| 3. Dave & Buster's     | 10. Race Street Pier                           |
| 4. Morgan's Pier       |  |
| 5. North Bowl          |  |
| 6. Cherry St Pier      |  |
| 7. Franklin Square     |  |

- ### HOTELS
- |                |                        |
|----------------|------------------------|
| 1. Lokal Hotel | 3. Holiday Inn Express |
| 2. Wyndham     |                        |



# RD+ 444 N 3rd St | Transit Map



-  SEPTA Market-Frankford
-  SEPTA Bus Routes
-  I-95 Ramp
-  Indego Bike Station
-  PARKING



## JONATHAN D. DUBROW

**DIRECT** 267.238.4231

**MOBILE** 856.889.6796

Jonathan@rothbergdubrow.com

## GENNADIY KAPKANOV

**DIRECT** 267.238.4234

**MOBILE** 267.515.7024

Gennadiy@rothbergdubrow.com

## PETER C. ROTHBERG

**DIRECT** 267.515.6021

**MOBILE** 215.292.2200

Peter@rothbergdubrow.com

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**OFFICE** 267.238.3500

rothbergdubrow.com



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