



990 Spring Garden Street Philadelphia, PA 19123

THE HEART OF SPRING ARTS
OFFICE SPACE FOR LEASE

990
Spring Garden

RD+
ROTHBERG
DUBROW

RD+ 990 Spring Garden St | Property

- Design forward and polished 156,758sf creative office building
- Brand new, move-in-ready suites that include a generous window profile with unobstructed skyline views
- Private and adjacent parking lot with direct access into the building
- The building offers a tenant gym, secure bike room, shared conference center, and 24/7 secured access with a lobby attendant during business hours
- Spectacular ground floor offerings include Roy Pitz Brewery, The Lucky Well Barbecue Restaurant, Kaiseki Sushi (directly in the lobby), and Location 215
- Owned by Arts + Crafts Holdings as a part of their significant portfolio within the Spring Arts area

AREA DEMOGRAPHICS 1 MILE RADIUS

Total Population	62,945
Daytime Population	201,096
Average Age	36.3
Average Household Income	\$118,441

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



RD+ 990 Spring Garden St | Location

- 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 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 review.

Walk Score



95

Bike Score



94

Transit Score



100



RD+ 990 Spring Garden St | Retail Map

FOOD & RESTAURANTS

- | | |
|--------------------------------------|---------------------------|
| 1. Federal Donuts | 12. Juno |
| 2. La Chinesca | 13. Radicchio Cafe |
| 3. Liquid Art Barrel House | 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. El Purepecha |
| 10. David's Mai Lai Wah | 21. Square Burger |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Prohibition Taproom |
| | 23. Triple Bottom Brewing |

STORES, RETAIL & FITNESS

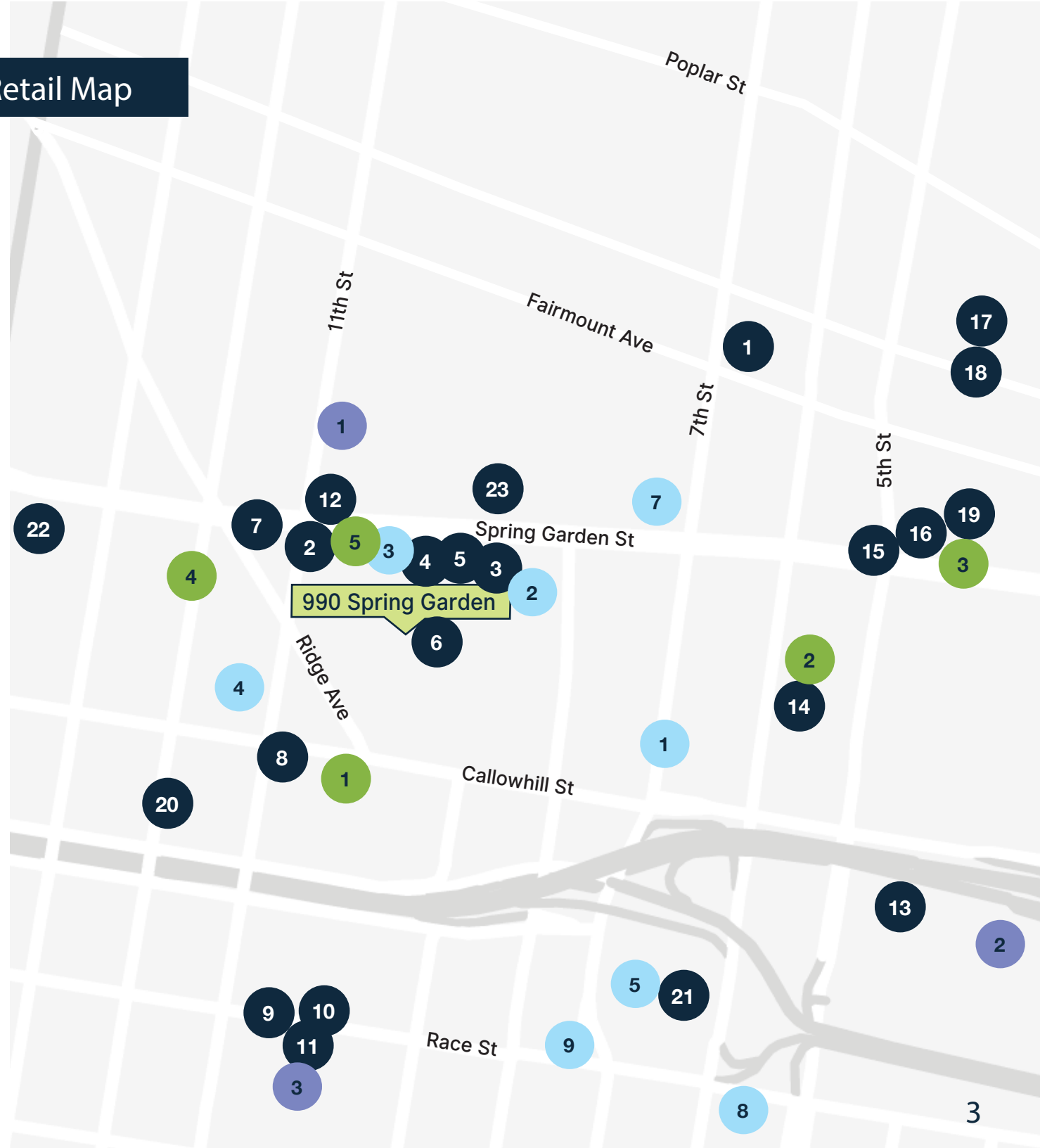
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|-------------------------|-----------------------|
| 1. Cliffs at Callowhill | 4. Iron Works Fitness |
| 2. Target | 5. Russo Music |
| 3. CVS | |

AREA ATTRACTIONS

- | | |
|------------------------|----------------------------------|
| 1. Franklin Music Hall | 7. Edgar Allan Poe Historic Site |
| 2. Phield House | 8. National Constitution Center |
| 3. Union Transfer | 9. African American Museum |
| 4. The Rail Park | |
| 5. Franklin Square | |
| 6. Liberty Lands | |

HOTELS

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



RD+ 990 Spring Garden St | Transit Map



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



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