114-120 S. 13th Street Philadelphia, PA 19107

Flagship Office in Midtown Village

5,535sf-11,074sf For Lease

GOLDMAN PROPERTIES

114-120 S. 13th Street | Property Information

- Rarely offered, turnkey office space in the epicenter of Midtown Village

- Boutique mixed-use building with just two adjacent office floors
  - 2nd Floor: 5,535sf
  - 3rd Floor: 5,539sf
  - *Suites can be delivered together or separately

- Double height operable windows along two elevations fill this space with natural light

- Mostly open floorplan with flexible layout options

- Brand new Kastle Systems panel providing secured access for employees and customers.

- Dedicated and private elevator serving the 2nd and 3rd floors

- Part of the Goldman Properties portfolio, established in 1968 by Tony Goldman. Their portfolio consists of properties in various locations along the East Coast such as Wynwood, Miami Beach, New York, and Philadelphia

* The information contained herein has been obtained from sources deemed reliable. Coldwell Banker Commercial cannot verify it and makes no guarantee, warranty, or representation about its accuracy. Any opinions, assumptions, or estimates provided by Coldwell Banker Commercial are for discussion purposes only and do not represent the current or future performance of a property, location, or market.

114-120 S. 13th Street | Interior Photos

RD+ 114-120 S. 13th Street | Location

- 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
- Located on the corner of 13th St and Sansom St, 114-120 S. 13th Street is a centrally situated part of the Goldman Properties community

AREA DEMOGRAPHICS

1 MILE RADIUS

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

RD+ 114-120 S. 13th Street | Area Amenities

FOOD & RESTAURANTS

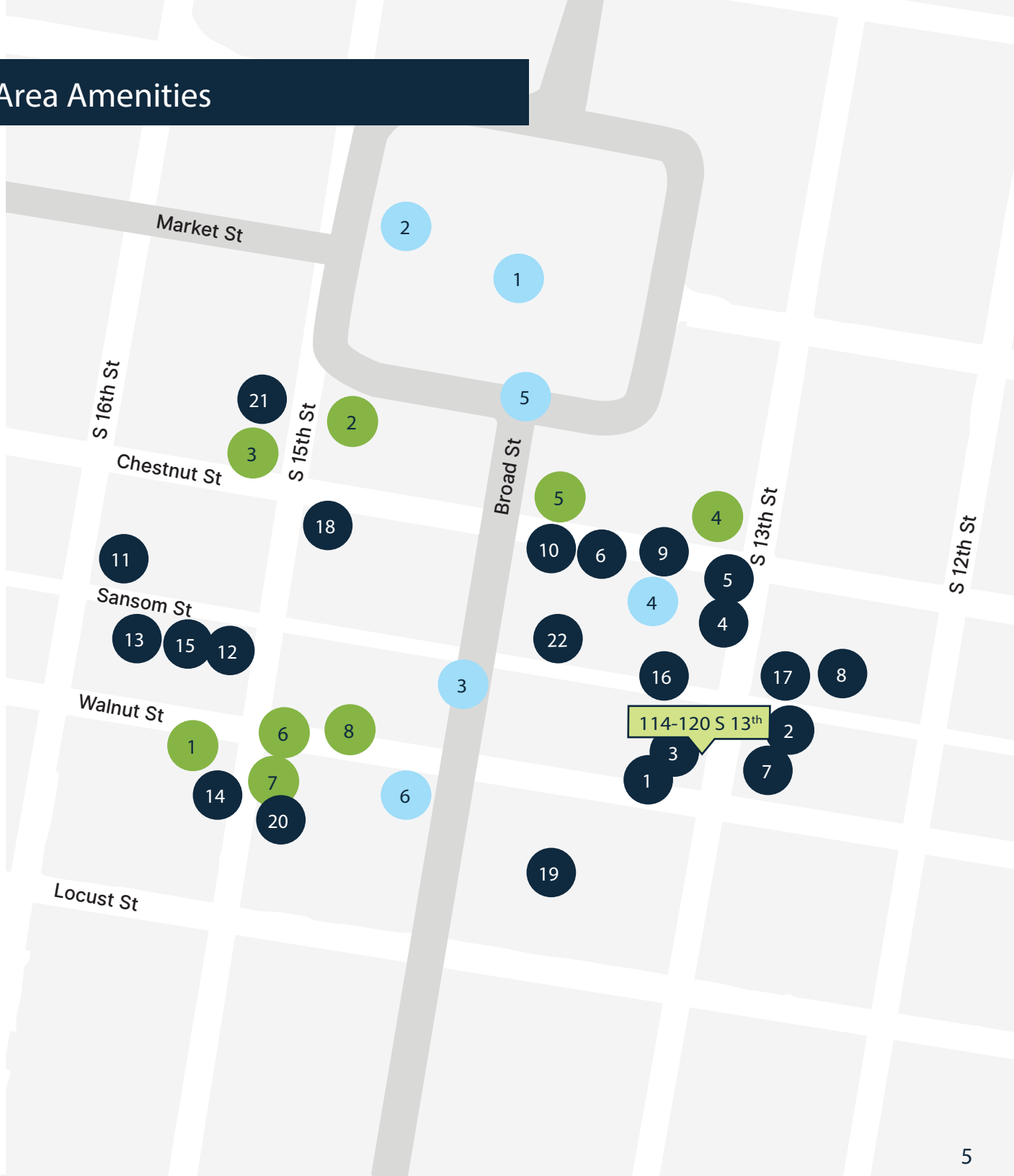
1. Sampan
2. El Vez
3. Double Knot
4. Barbuzzo
5. Lolita
6. McGillin's
7. Charlie was a Sinner
8. Barstool Sports
9. Tradesman's
10. The Capital Grille
11. Harp & Crown
12. Ocean Prime
13. Oyster House
14. Butcher and Singer
15. Mission Taqueria
16. Prunella
17. Van Leeuwen
18. Del Frisco's
19. Franky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

STORES, RETAIL & FITNESS

1. Elixr Coffee
2. La Colombe
3. Dunkin'
4. Starbucks
5. Optimal Sport Health Club
6. CB2
7. Verizon
8. AT&T

AREA ATTRACTIONS

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



RD+ 114-120 S. 13th Street | Transportation Map

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

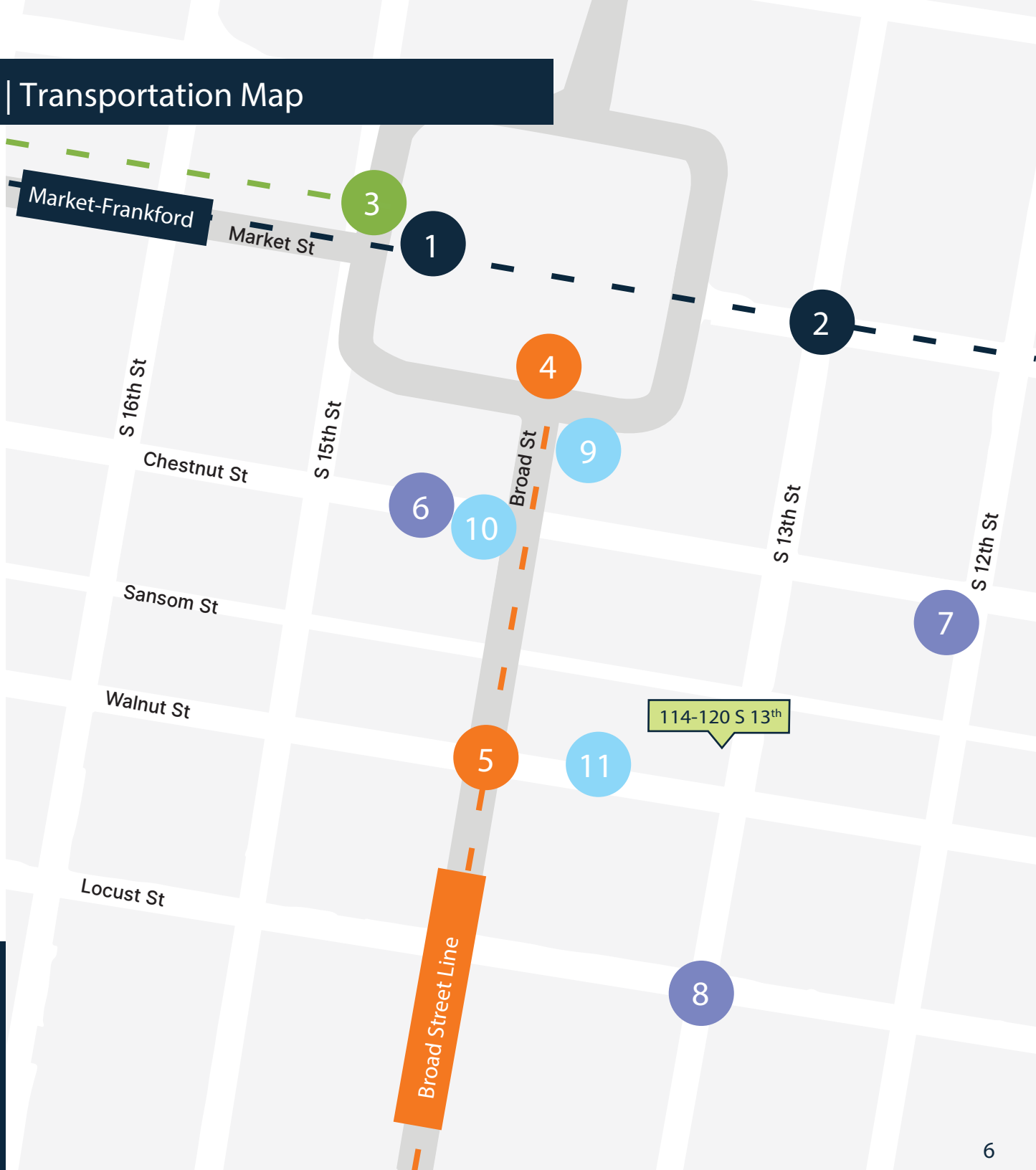
11 Bus Routes #12, #42

Walk Score

100

Transit Score

100



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