



# CREATIVE OFFICES FOR LEASE

915 Spring Garden Street Philadelphia, PA 19123



**RD+**  
ROTHBERG  
DUBROW

# RD+ 915 Spring Garden | Property

- Adjacent parking available in secured lot
- 84,000+ SF newly renovated building with a 100+ year history as a Reading Railroad office, textile factory, print shop, warehouse, and is currently a mix of studio and office space
- Brand new, move-in ready suites available in size from 1,917 - 3,066 SF which feature open floor plans that pour with natural light, attractive views, and high ceilings
- Building offers 24/7 secured access and a loading area with freight elevator access
- Triple Bottom Brewing, a brand new brewery offering small plates, is now open on ground floor
- Owned by Arts + Crafts Holdings as a part of their significant portfolio within the Spring Arts area

## AREA DEMOGRAPHICS 1 MILE RADIUS

<b>Total Population</b>	<b>61,889</b>
<b>Daytime Population</b>	<b>183,956</b>
<b>Average Age</b>	<b>36.3</b>
<b>Average Household Income</b>	<b>\$136,447</b>

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



# RD+ 915 Spring Garden | 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



94

Bike Score



94

Transit Score



98

# RD+ 915 Spring Garden | Retail

## 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

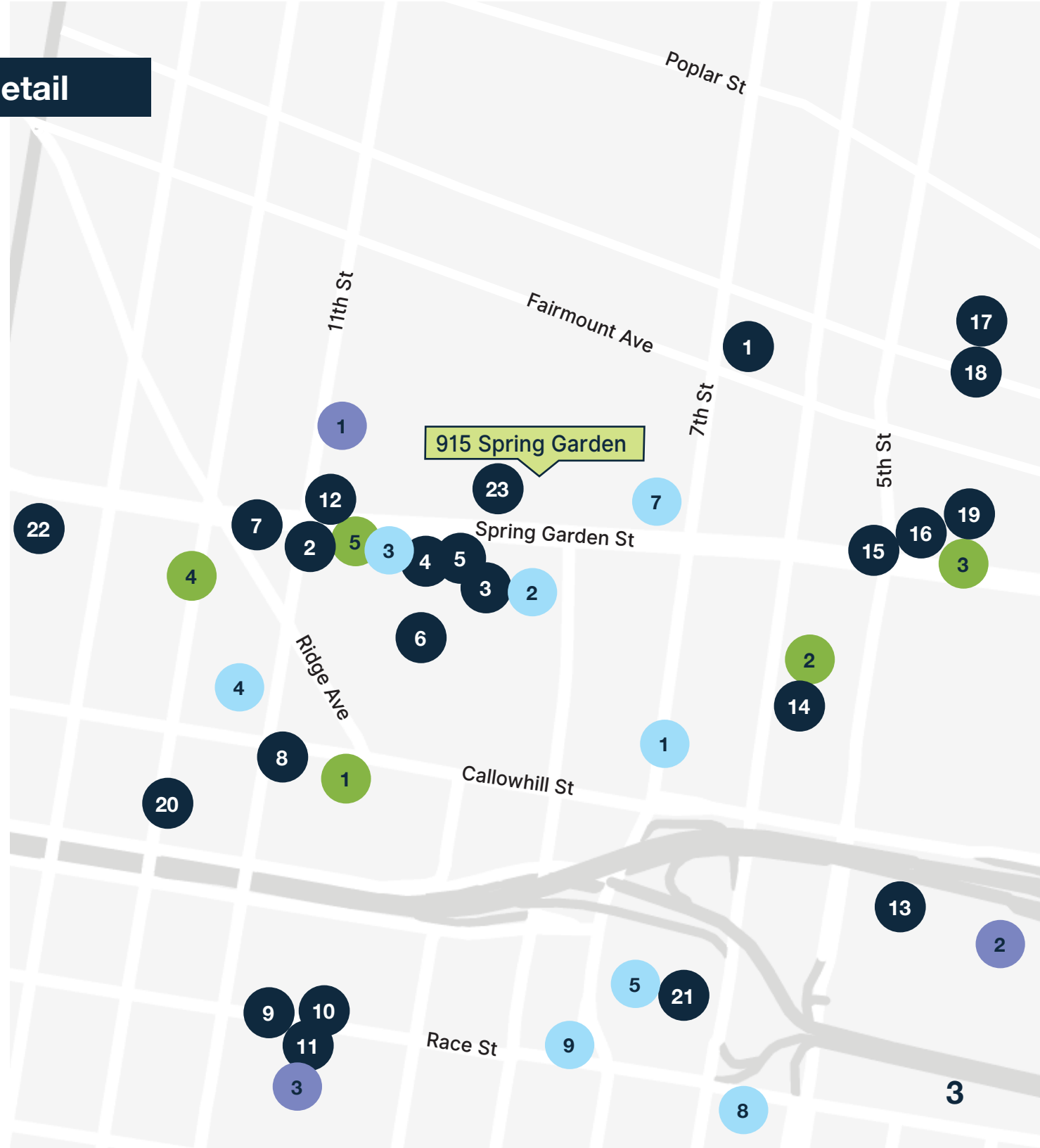
- |                         |                       |
|-------------------------|-----------------------|
| 1. Cliffs at Callowhill | 4. Iron Works Fitness |
| 2. Target               | 5. Russo Music        |
| 3. CVS                  |                       |

## 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            |                          |



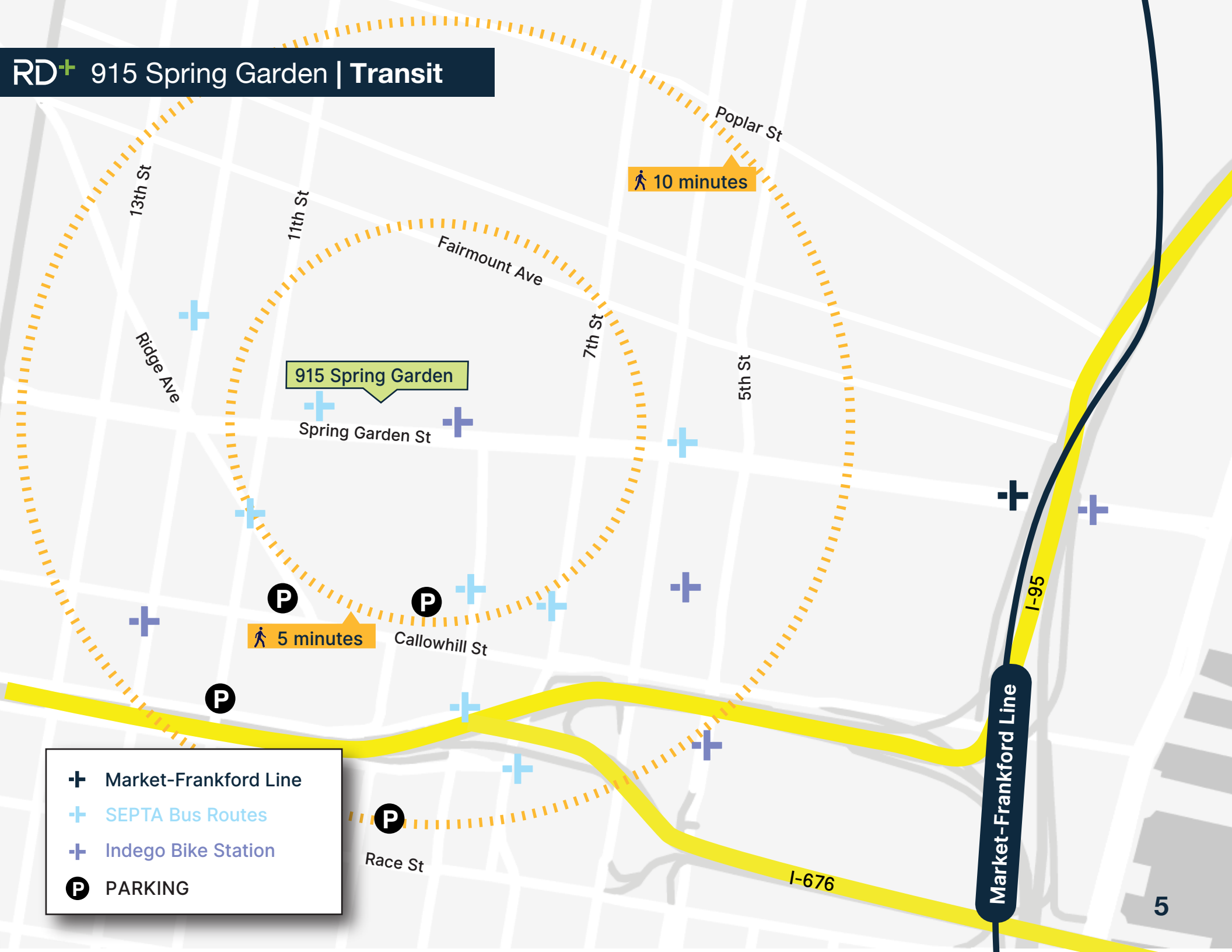
# RD+ 915 Spring Garden | Area Developments

-  I-676  
Direct access to I-676 quickly links 915 Spring Garden 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 planned to extend nearby 915 Spring Garden 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



915 Spring Garden Street

# RD+ 915 Spring Garden | Transit



10 minutes

5 minutes

- Market-Frankford Line
- SEPTA Bus Routes
- 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

---

**OFFICE** 267.238.3500

rothbergdubrow.com



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.

