



338 Brown Street - Philadelphia
Fully Furnished Loft Office Space

RD+
ROTHBERG
DUBROW

RD+ 338 Brown Street | Property

- Meticulously restored Turn of the Century warehouse converted to premium office space
- 2,240-2,960sf available for lease in the heart of lively Northern Liberties
- A stunning blend of historic charm and modern aesthetics with original wide-planked hardwood floors, exposed timber ceilings, brick walls, and glass offices
- Photos showcase available office furnishings
- Steps from some of Philadelphia's finest eateries including Honey's Sit and Eat, North Third, Cafe La Maude, and more

AREA STATS/DEMOGRAPHICS

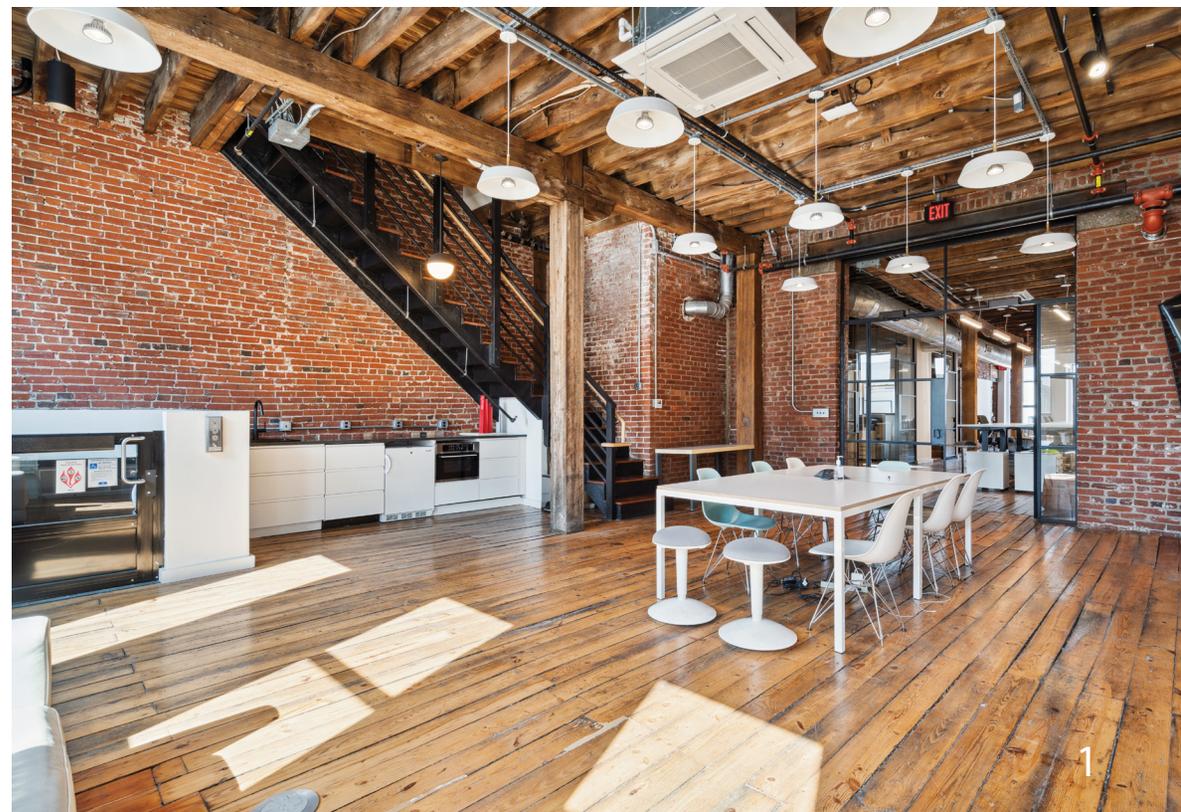
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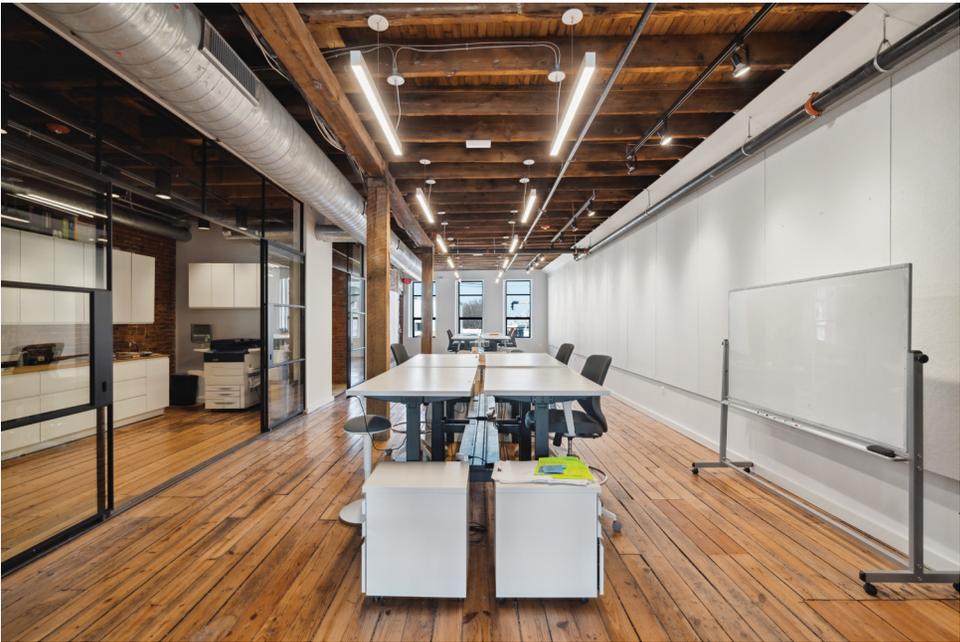
Apartment Units Planned 5,000+

Average Age 37.1

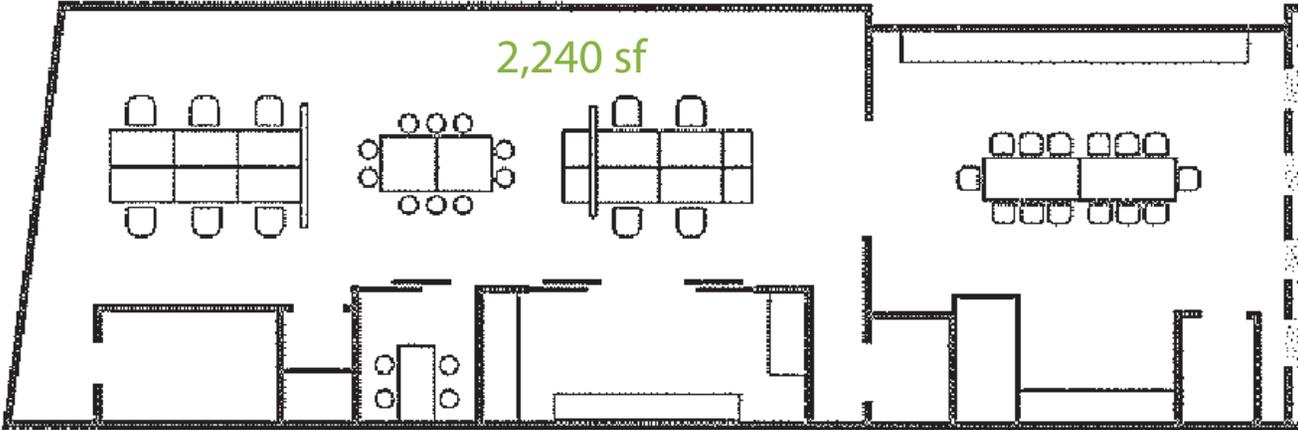
Average Household Income \$119,435

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

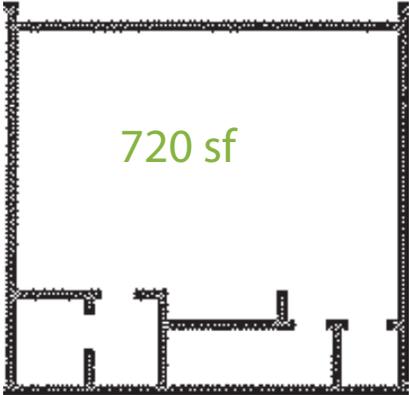




Third Floor Layout | 2,240 sf



Fourth Floor Layout | 720 sf



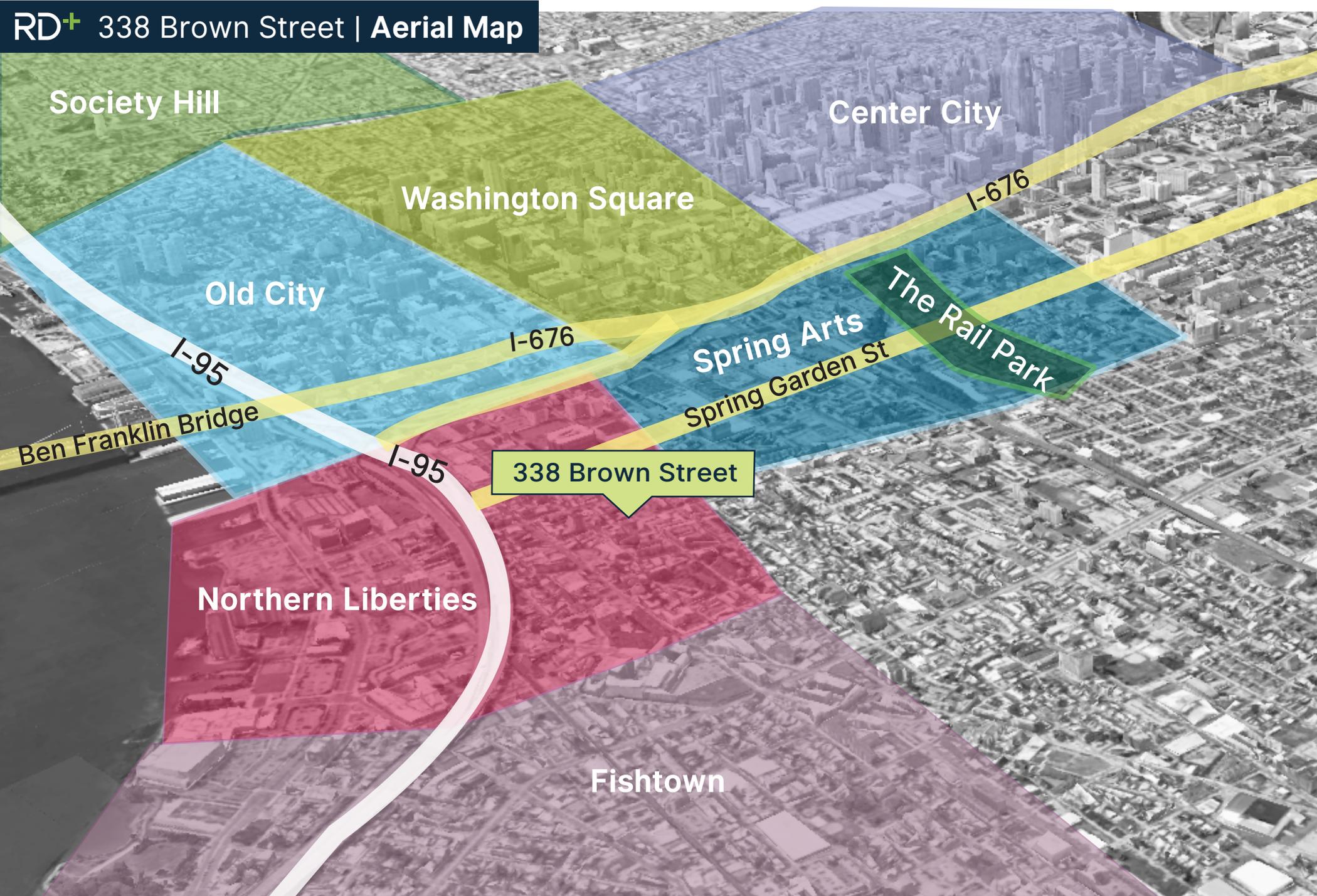
RD+ 338 Brown Street | Location

- 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.

Join exciting neighboring businesses:



RD+ 338 Brown Street | Aerial Map



Society Hill

Center City

Washington Square

Old City

Spring Arts

The Rail Park

Ben Franklin Bridge

338 Brown Street

Northern Liberties

Fishtown

RD+ 338 Brown Street | Retail Map



FOOD & RESTAURANTS

- | | |
|---------------------|-------------------------|
| 1. Federal Donuts | 18. Hello Vietnam |
| 2. Bourbon & Branch | 19. Anejo Philly |
| 3. The 700 | 20. Standard Tap |
| 4. Love & Honey | 21. Ortlieb's |
| 5. Parmigiana | 22. Honey's Sit'n Eat |
| 6. Figo | 23. North Third |
| 7. Bardot Cafe | 24. 3J's Food Market |
| 8. Seiko Japanese | 25. Dolce&Caffe |
| 9. Circles Thai | 26. The Kettle Black |
| 10. Heritage | 27. Soy Cafe |
| 11. SET NoLibs | 28. Pietramala |
| 12. The Fire | 29. Hikari Sushi |
| 13. Cafe La Maude | 30. Apricot Stone |
| 14. El Camino | 31. Bagels and Co. |
| 15. Yards Brewing | 32. Rustica |
| 16. Silk City | 33. Del Rossi's |
| 17. Urban Village | 34. The Random Tea Room |



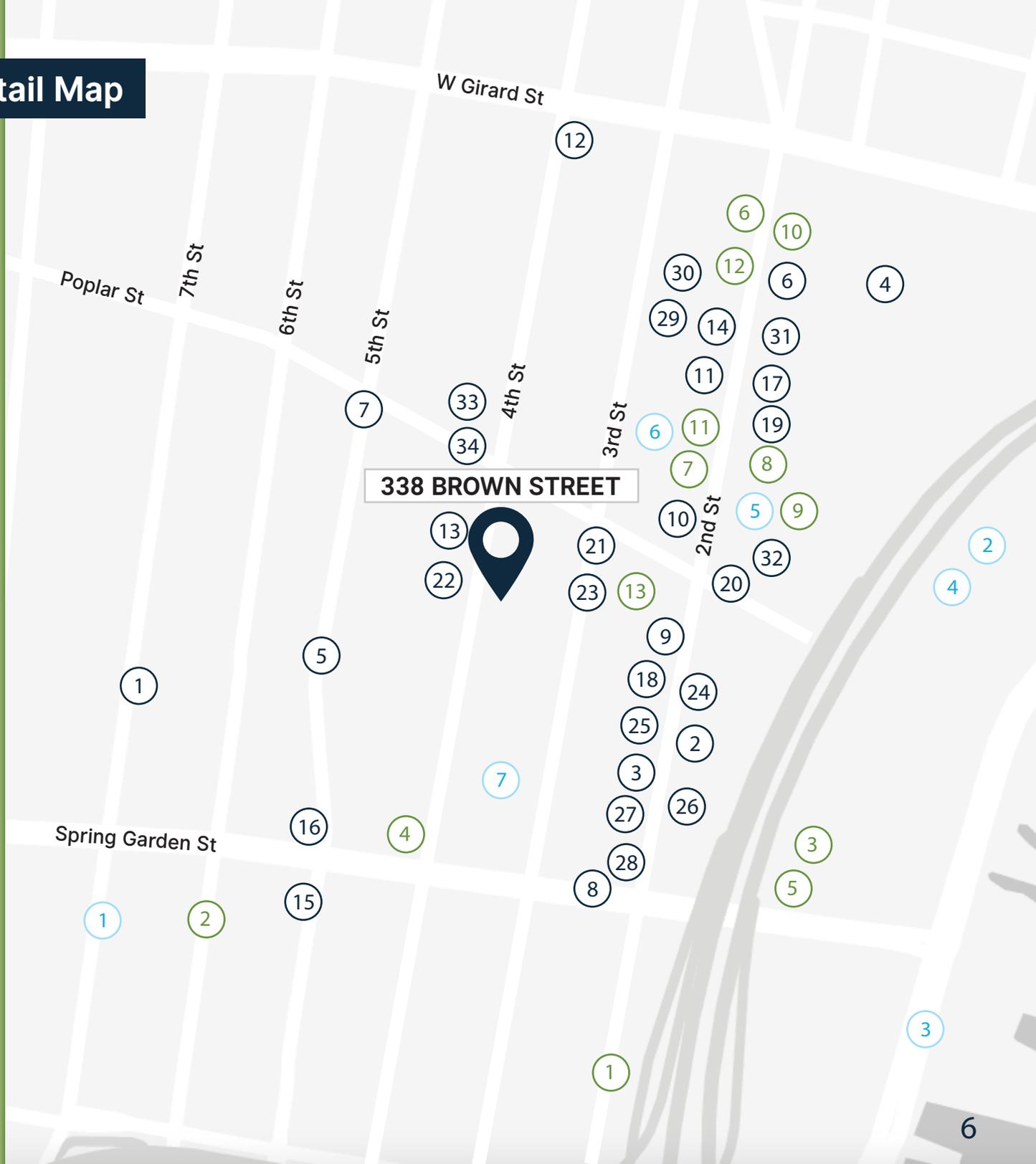
STORES, RETAIL & FITNESS

- | | |
|-------------------------|-----------------------------|
| 1. City Fitness | 8. Nirvana Wellness Med Spa |
| 2. Target | 9. Recharge Spa |
| 3. The Fitness Ethic | 10. [solidcore] |
| 4. CVS | 11. GIANT Heirloom Market |
| 5. F45 | 12. Genesis Nail Salon |
| 6. MY LAB Beauty Studio | 13. Wag Watch |
| 7. STUMP | |



AREA ATTRACTIONS

- | | |
|------------------------|----------------------------------|
| 1. Franklin Music Hall | 5. North Bowl |
| 2. The Fillmore | 6. Liberty Lands |
| 3. Dave & Buster's | 7. Northern Liberties Rec Center |
| 4. Punchline Philly | |

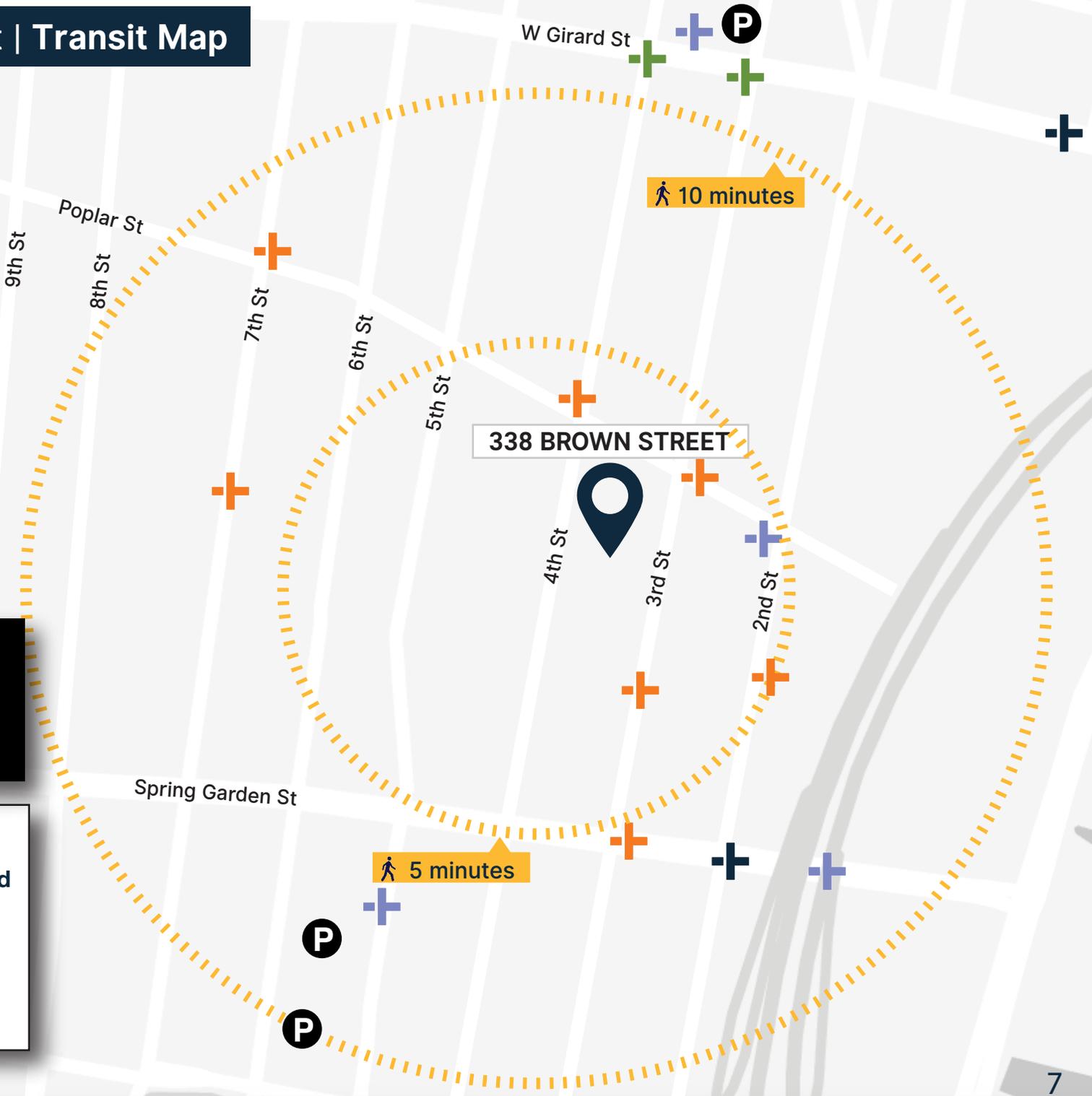


RD+ 338 Brown Street | Transit Map

 **Walk Score**
96

 **Bike Score**
92

-  **SEPTA Trolley**
-  **SEPTA Market-Frankford**
-  **SEPTA Bus Routes**
-  **Indego Bike Station**
-  **PARKING**





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