

RD+
**ROTHBERG
DUBROW**



915 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

**CREATIVE
OFFICES
FOR LEASE**



PROPERTY INFORMATION

- 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 - 8,958 SF which feature open floorplans 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 QUARTER MILE RADIUS

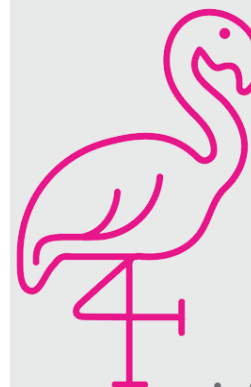
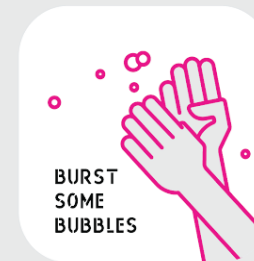
Total Population	49,856
Daytime Population	197,999
Average Household Income	\$88,665
Average Age	32.4

HEALTH & SAFETY PRECAUTIONS

- The Arts & Crafts portfolio of buildings has been recently updated to better suit today's health and safety needs
- Enhanced cleaning procedures have been implemented adhering to CDC guidelines
- Motion-sensor hand sanitizer dispensers have been installed at all common access points
- Signage and elevator and floor markers continuously indicate to tenants and visitors how to maintain social distancing guidelines
- Touchless entry/exit at common bathrooms with newly installed foot-pulls and antimicrobial button covers on elevators
- More options for tenant improvements to decrease the spread of germs - options include step-and-pull door fixtures, hands-free faucets, HVAC UV light, and more

DON'T FLAMINGLE

THE NEW PECKING ORDER



..... SIX FEET

LOCATION INFORMATION

- Located in the Spring Arts neighborhood of Philadelphia, this is a rapidly expanding area filled with young professionals, creative office users, and artists
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous music venues, 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.
- Spring Garden Greenway Project and Connector Trail currently under design review



Walk
Score of
94



Bike
Score of
94



Transit
Score of
98



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



AREA AMENITIES

FOOD & RESTAURANTS

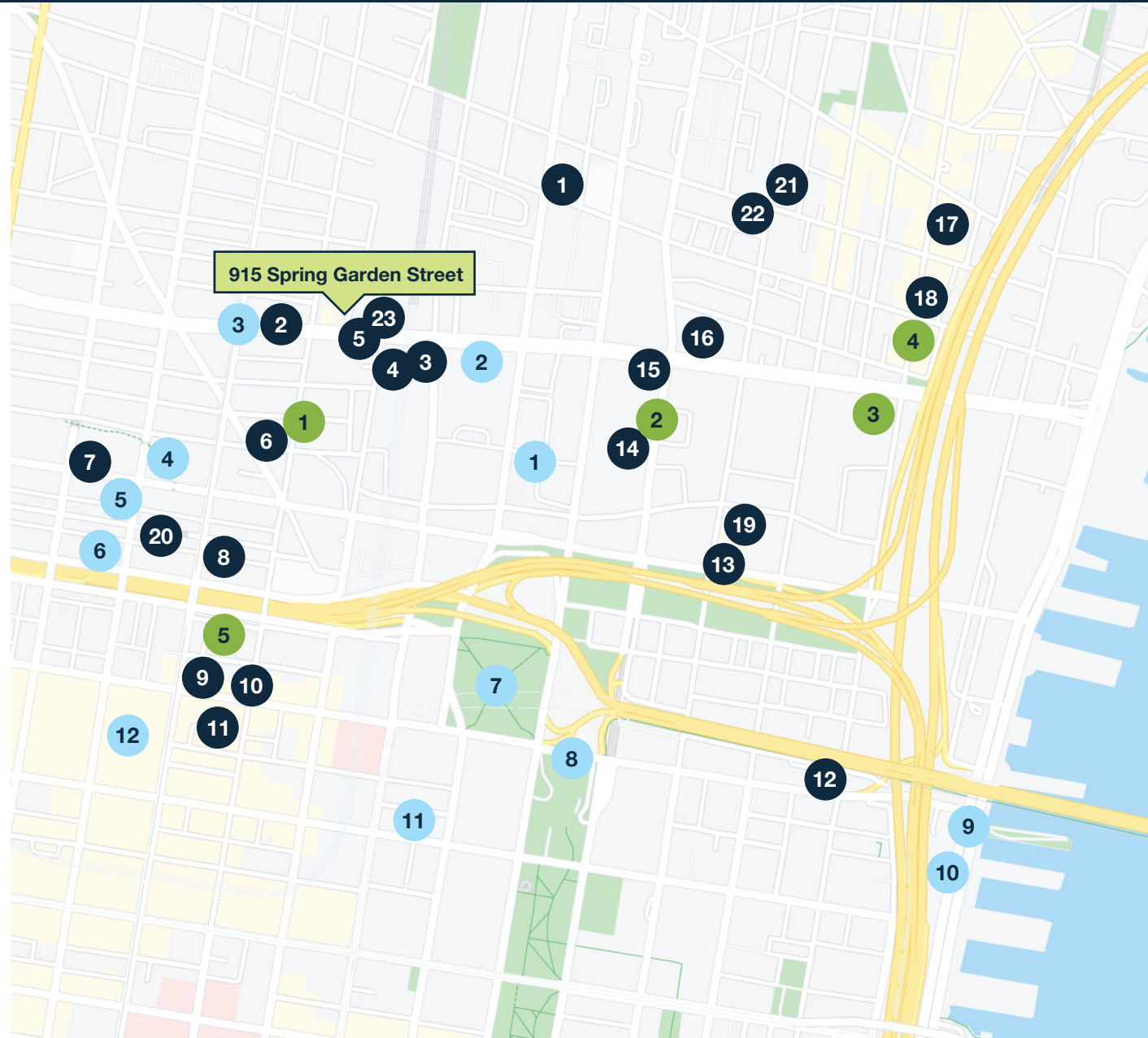
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|--------------------------------------|---------------------------|
| 1. Federal Donuts | 12. United by Blue |
| 2. W/N W/N Coffee Bar | 13. Radicchio Cafe |
| 3. Roy Pitz Barrel House | 14. Starbucks |
| 4. The Lucky Well | 15. Yards Brewing |
| 5. Kaiseki | 16. Silk City |
| 6. Love City Brewing | 17. Green Eggs Cafe |
| 7. Cafe Lift | 18. Bourbon & Branch |
| 8. Trestle Inn | 19. Darnel's Cakes |
| 9. Dim Sum Garden | 20. El Purpecha |
| 10. David's Mai Lai Wah | 21. Cafe La Maude |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Honey's Sit N Eat |
| | 23. Triple Bottom Brewing |

STORES, RETAIL & SHOPS

- | | |
|----------------------|--------------------------|
| 1. Roots Philly Yoga | 4. The Duke Barber Co. |
| 2. Target | 5. Good Good Comedy Club |
| 3. City Fitness | |

AREA ATTRACTIONS

- | | |
|--------------------------|---|
| 1. Franklin Music Hall | 8. National Constitution Center |
| 2. Phield House | 9. Race Street Pier |
| 3. Union Transfer | 10. Cherry Street Pier |
| 4. The Rail Park | 11. The African American Museum in Philadelphia |
| 5. Underground Arts | 12. Philadelphia Convention Center |
| 6. Asian Arts Initiative | |
| 7. Franklin Square | |





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