

RD+
**ROTHBERG
DUBROW**

829 SPRUCE STREET
PHILADELPHIA, PA 19107

MEDICAL &
PROFESSIONAL
OFFICE SPACE
FOR LEASE



PROPERTY INFORMATION

- 868-11,547sf for lease over three floors.
- Spaces offer high ceilings, large bay windows and views over Spruce Street in the historic Washington Square neighborhood.
- The building is undergoing a redevelopment and office suites can be fully customized.
- Strategically located medical/professional office building with direct street access along Spruce Street.
- Immediately across the street from Pennsylvania Hospital and blocks from Thomas Jefferson University Hospital.



Walk
Score of
99



Bike
Score of
97



Transit
Score of
100



*Enhanced Building Entrance

LOCATION INFORMATION

- Neighboring Center City Philadelphia, Washington Square West is an eclectic and trendy neighborhood within close proximity to bars, shops, restaurants, and the newly renovated Fashion District.
- Nearby neighborhoods Old City, Rittenhouse Square, and Chinatown include various historical attractions, breweries, and landmark buildings including; Independence Hall, Independence Beer Garden, and Reading Terminal Market.
- Direct access to I-676, I-76, and I-95, enabling convenient transportation to Center City, New Jersey and the Philadelphia suburbs.
- SEPTA bus routes 12, 47M, 47, and 40 are nearby, as well as PATCO, Regional Rail train lines and interconnections with other mass transit.
- Multiple nearby parking garages.



AREA DEMOGRAPHICS

QUARTER MILE RADIUS

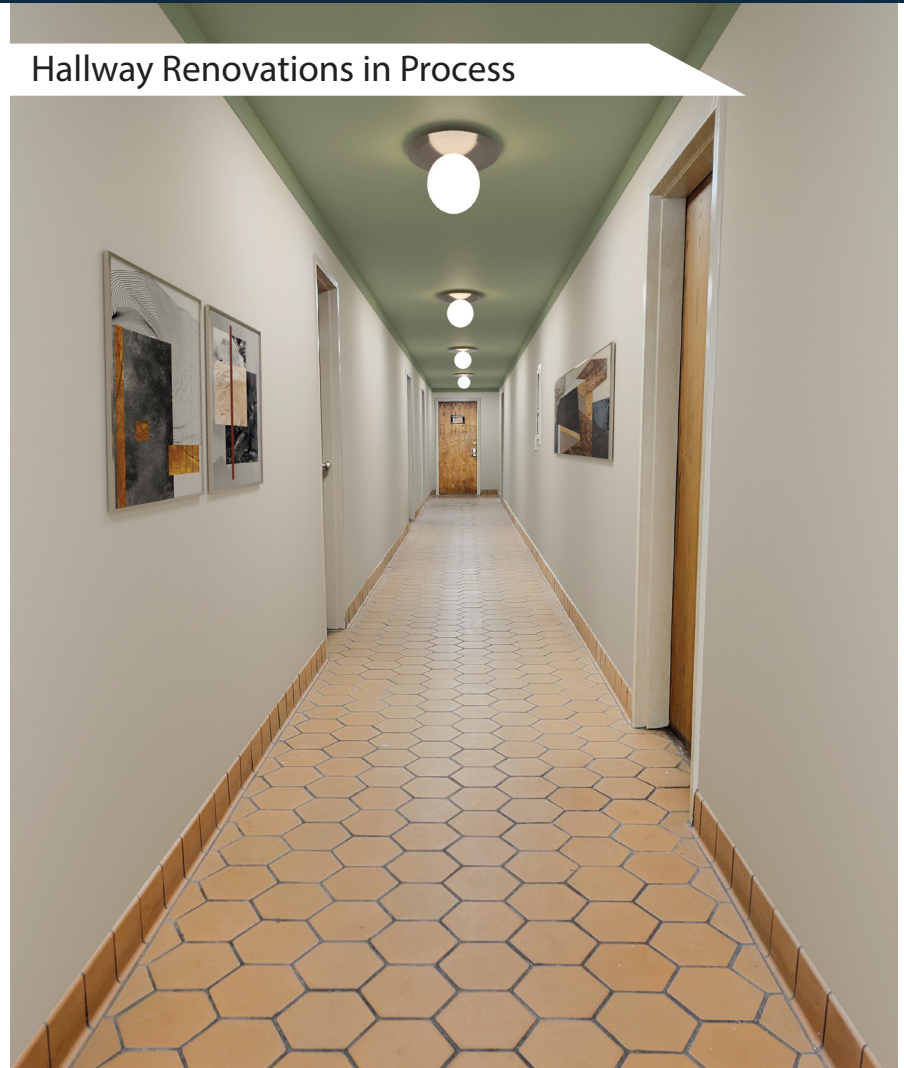
Total Population	81,765
Daytime Population	236,492
Average Age	34
Average Household Income	\$128,886

TENANT BUILDING ENTRY & HALLWAY UPGRADES UNDERWAY

Lobby Upgrades Underway



Hallway Renovations in Process



+ Building is under new experienced ownership, presently undertaking extensive facility and system upgrades throughout the premises.

AREA AMENITIES

FOOD & RESTAURANTS

- | | |
|----------------------------|------------------------------|
| 1. Wawa | 11. Buddakan |
| 2. Honeygrow | 12. Zahav |
| 3. Starbucks | 13. Positano Coast |
| 4. Good Karma Cafe | 14. The Bourse Food Exchange |
| 5. Wawa | 15. Middle Child |
| 6. Sweetgreen | 16. High Street |
| 7. Jones | 17. Independence Beer Garden |
| 8. Reading Terminal Market | 18. Dunkin |
| 9. Old Nelson | 19. Bleu Sushi |
| 10. Talula's Garden | |

STORES, RETAIL & SHOPS

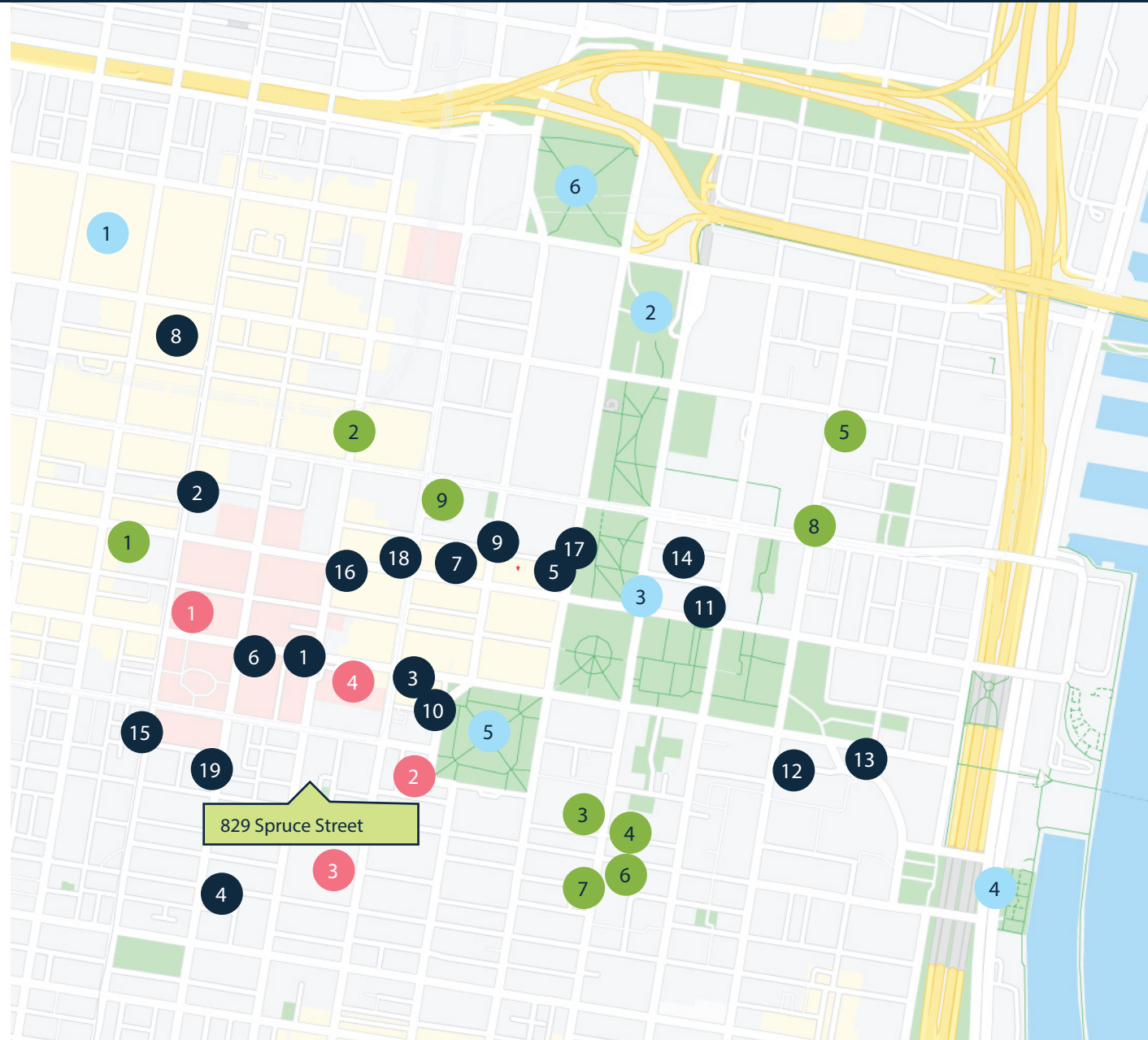
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|-----------------------------|------------------|
| 1. Target | 5. Sweat Fitness |
| 2. The Fashion District | 6. ACME |
| 3. Philadelphia Sports Club | 7. CVS |
| 4. Fine Wine & Good Spirits | 8. CVS |
| | 9. Rite Aid |

AREA ATTRACTIONS


- | | |
|-----------------------------------|------------------------------|
| 1. Philadelphia Convention Center | 4. Spruce Street Harbor Park |
| 2. National Constitution Center | 5. Washington Square Park |
| 3. Independence Hall | 6. Franklin Square |


AREA MEDICAL FACILITIES

- | | |
|----------------------------------|---------------------------|
| 1. Jefferson University Hospital | 3. Penn Hospital Medicine |
| 2. Pennsylvania Hospital | 4. Wills Eye Hospital |




AREA HIGHLIGHTS


 Washington Square
An open-space, tree-lined, historic park located two blocks away

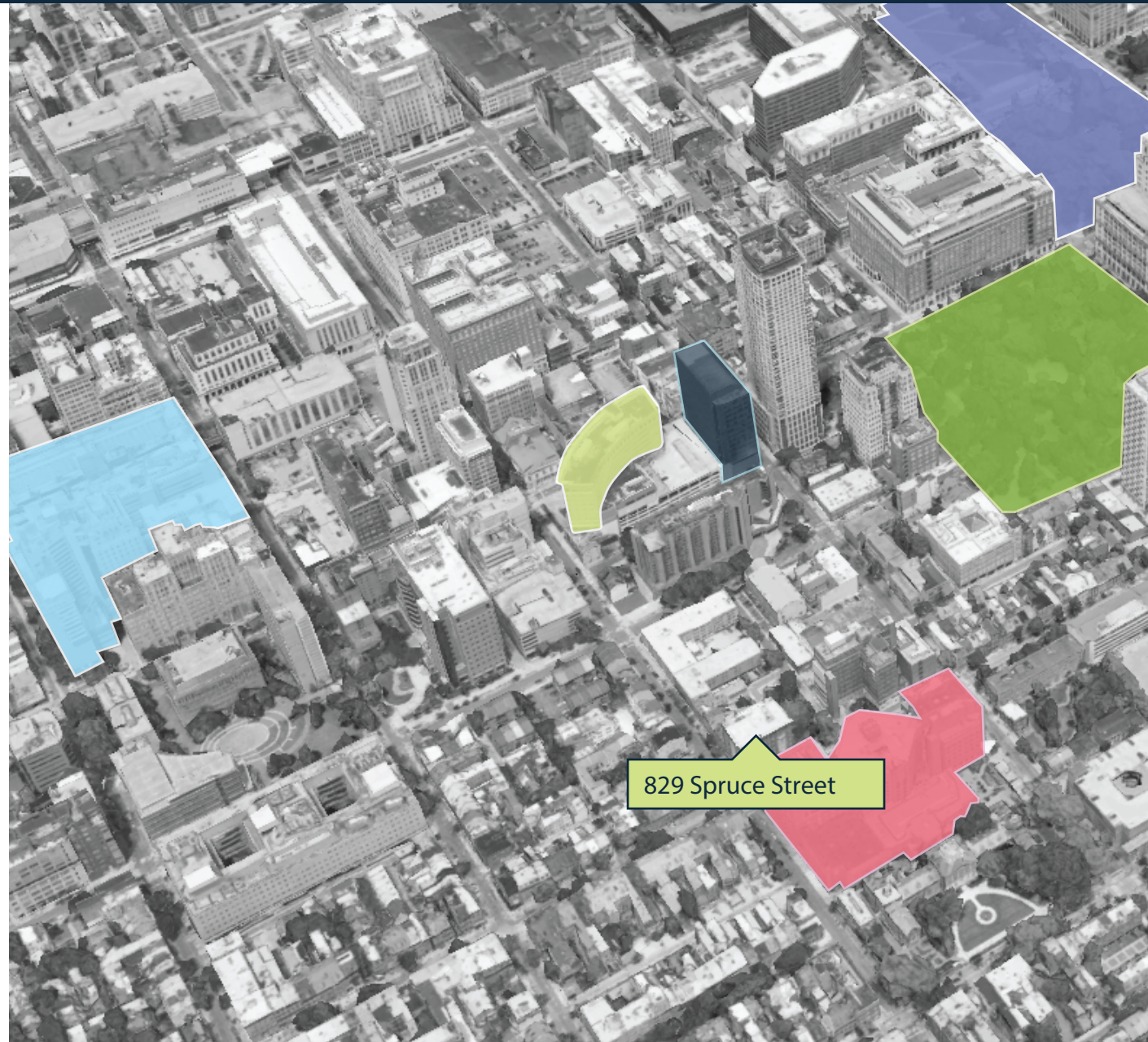
 Penn Medicine Washington Square
The main outpatient center for Pennsylvania Hospital; home to more than 100 health care providers

 Penn Hospital
The nation's first hospital, located in the historic Society Hill district

 Thomas Jefferson University Hospital
An academic medical center which serves as a teaching hospital for Thomas Jefferson University.

 Independence Mall
A popular historic landmark only a 10 minute walk away which features various restaurants.

 Wills Eye Hospital
A global leader in ophthalmology providing patient care, ophthalmic education, and conducting vision research.





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