

THE BEURY BUILDING

3701 NORTH BROAD STREET, PHILADELPHIA, PA

±6,626 - 14,445 SF AVAILABLE FOR LEASE (MULTIPLE FLOORS)



property highlights.

- Redevelopment of 14-story 112,000 SF art deco skyscraper with 80 new apartments & ±14,445 SF of retail
- Second busiest transit hub on the Broad Street Line (Erie Station) with 13 Septa bus routes
- Underserved market one block from Temple's Medical College with ±3,500 employees and ±3,000 students
- 59% of North Broad residents walk, ride, a bike, or take public transportation to work
- Ideal for restaurant, convenience, and medical offices

stats.

2016 DEMOGRAPHICS*	.5 MILE	1 MILE	1.5 MILES
EST. POPULATION	13,984	52,558	119,590
EST. HOUSEHOLDS	5,507	18,463	42,330

BROAD STREET TRAFFIC COUNT: 28,810 VPD *ESRI 2016



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get in touch.

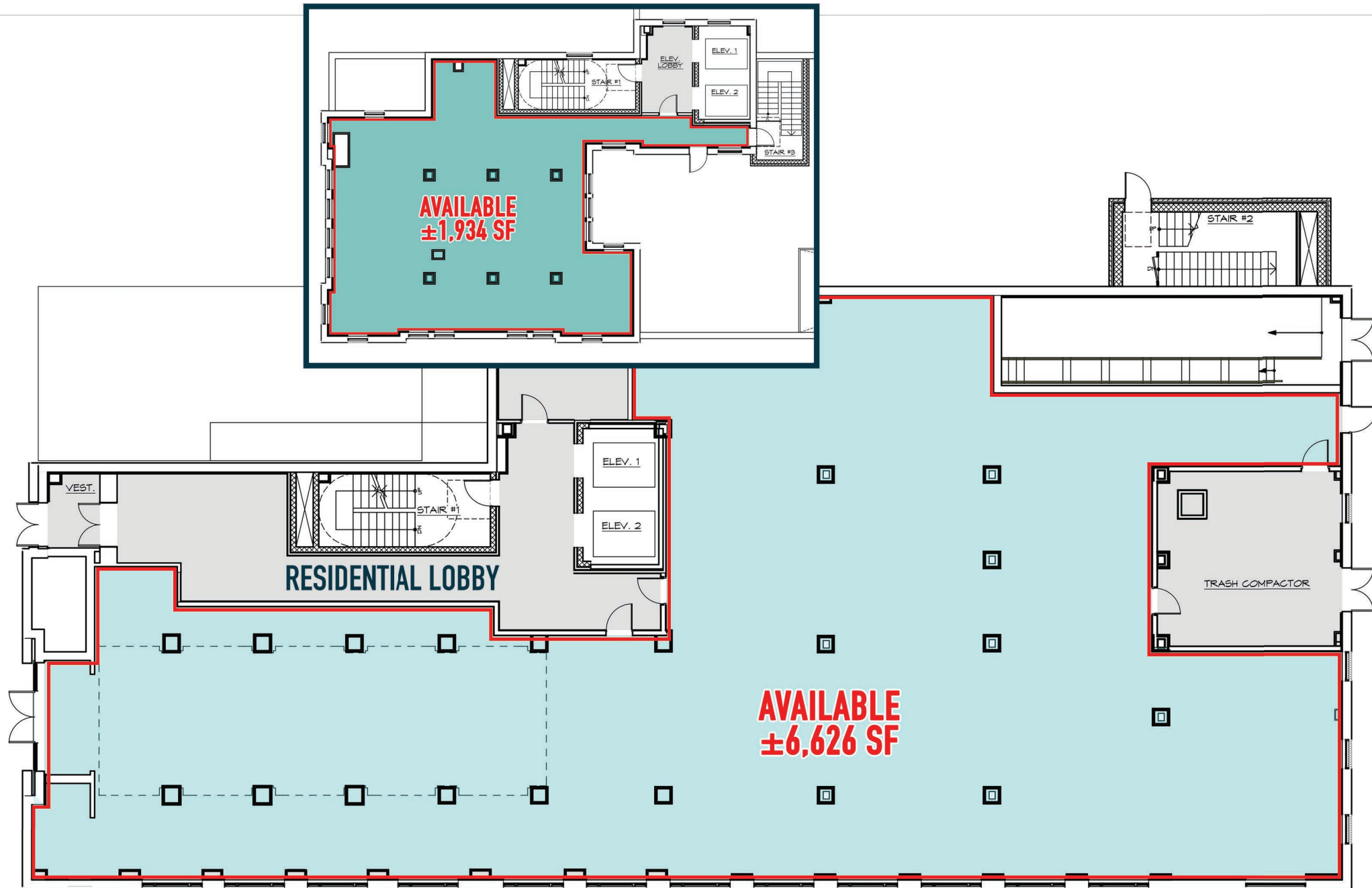
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FLOOR 12 - PROPOSED ROOF DECK AREA

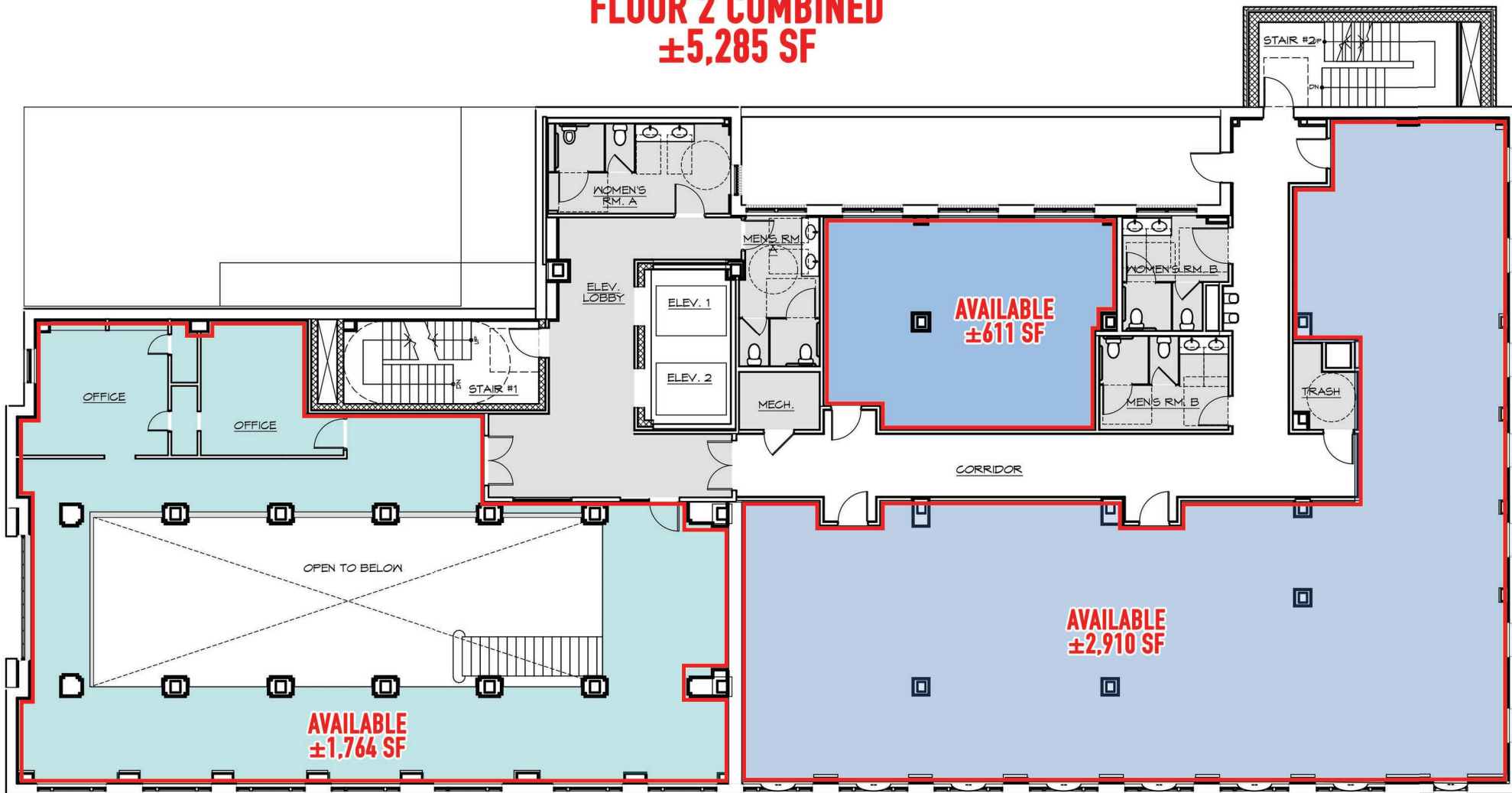


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THE BEURY BUILDING - FLOOR 1
PHILADELPHIA, PA



FLOOR 2 COMBINED ±5,285 SF



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THE BEURY BUILDING - FLOOR 2
PHILADELPHIA, PA



CONCEPTUAL RENDERING - MAIN ENTRANCE



CONCEPTUAL RENDERING - RETAIL SPACE FRONT LOBBY



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PHILADELPHIA, PA





MULTICULTURAL ACADEMY
CHARTER SCHOOL

PROPOSED
PHASE II

SITE

Citizens Bank

DUNKIN'
DONUTS

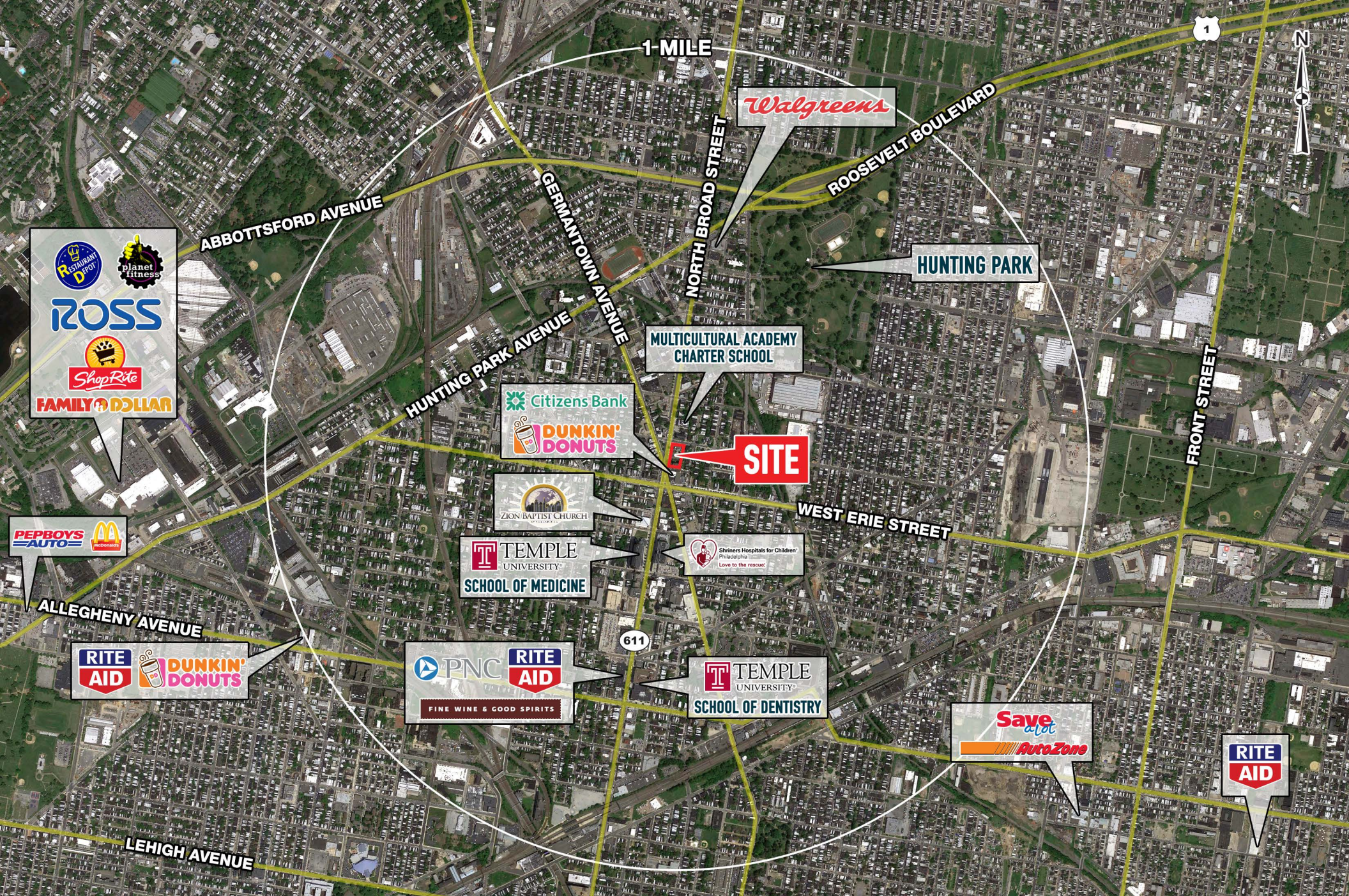
SEPTA
ERIE STATION
±6,842 RIDES
PER DAY

ZION BAPTIST CHURCH
OF PHILADELPHIA

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