



FOR LEASE: 41,480SF
MARQUEE CORNER BUILDING

1900 S Broad Street Philadelphia, PA 19145

RD+
ROTHBERG
DUBROW

RD+ 1900 S Broad St | Property

- Rarely offered, built to suit, multi-tenant leasing opportunity 2,326sf-41,480sf available for lease
- 41,480sf over 5 floors with delivery in Q2 2024
- Significant signage, branding and access along the bustling South Broad Street corridor
- Private parking, ambulance/transport loading and more
- Immediately adjacent to Constitution Health Plaza, a 300,000sf healthcare facility driving significant patient volume and staff from the region

AREA DEMOGRAPHICS 1 MILE RADIUS

Total Population	109,884
Daytime Population	89,452
Average Age	39.1
Average Household Income	\$85,488

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



RD+ 1900 S Broad St | Location

- Located just South of Center City Philadelphia, only minutes from major interstates including I-76 I-95, and 295 with access from the Ben Franklin and Walt Whitman Bridges
 - 15 minutes from The Philadelphia International Airport
 - 10 minutes from the Philadelphia Navy Yard and Sport Stadiums in South Philadelphia
- Surrounded by prestigious medical institutions such as The Children's Hospital of Philadelphia, Thomas Jefferson University Hospital, Pennsylvania Hospital, Hospital of the University of Pennsylvania, Will's Eye Hospital
- Immediately adjacent to a 300,000sf medical office building that is home to inpatient and outpatient healthcare providers and health systems including Penn Medicine, Mercy/Trinity Health and Davita Dialysis
- 22,000 Vehicles Per Day along South Broad Street
- Steps away from the Tasker Morris and Snyder SEPTA Broad Street Subway Stations as well as access to multiple SEPTA bus routes

Walk Score



100

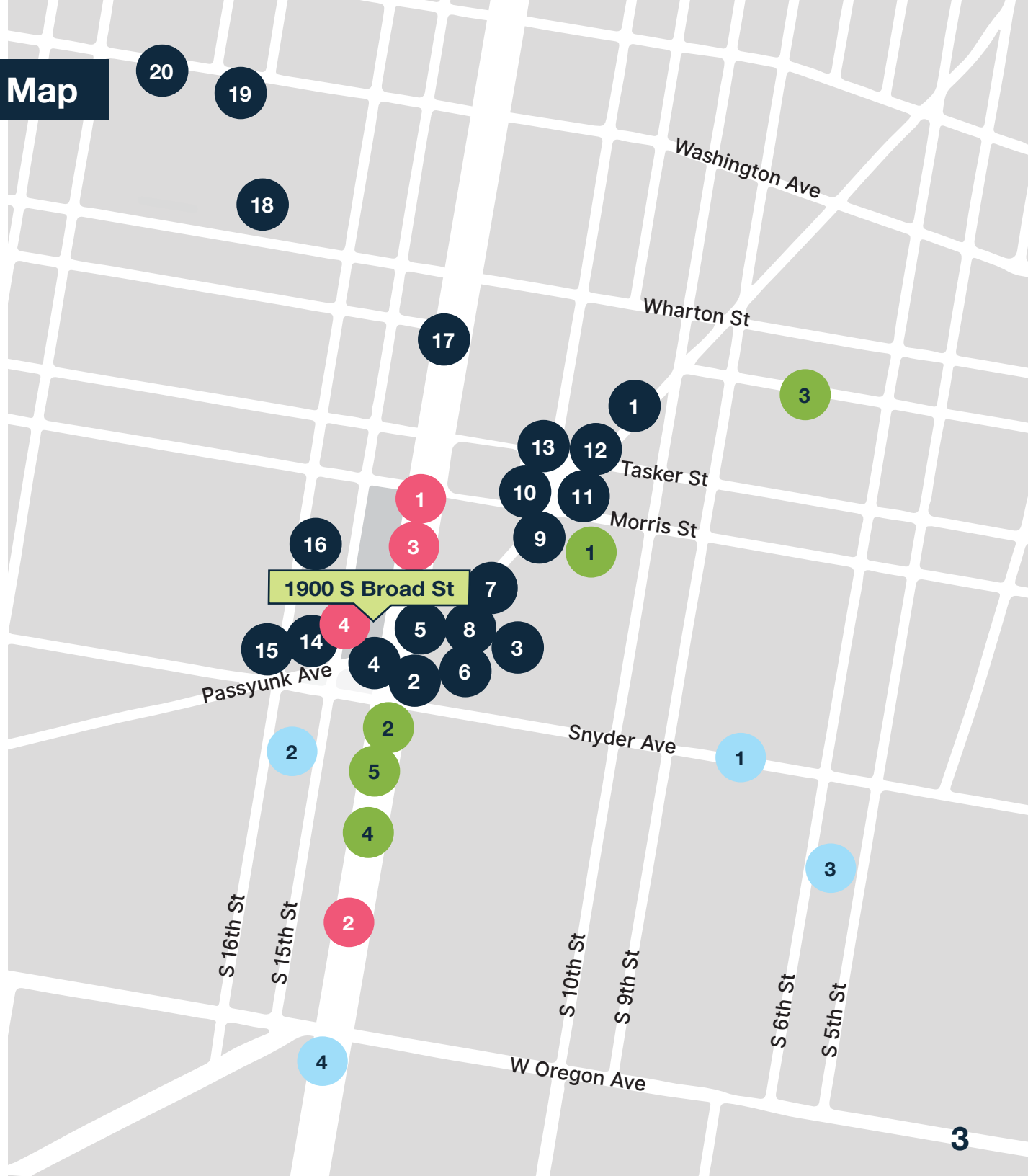
Transit Score



100



RD+ 1900 S Broad St | Retail Map



FOOD & RESTAURANTS

- | | |
|----------------------------|---------------------------------|
| 1. Barcelona Wine Bar | 12. Rival bros Coffee |
| 2. Le Virtu | 13. Mish Mish |
| 3. Stargazy | 14. Ultimo Coffee |
| 4. Restorante Pesto | 15. South Philadelphia Tap Room |
| 5. Pistolas Del Sur | 16. Hardena |
| 6. Noir Restaurant | 17. Green Eggs Cafe |
| 7. Stogie Joes | 18. American Sardine bar |
| 8. Fuel | 19. Chicks |
| 9. Bing Bing Dim Sum | 20. Dock Street Brewery South |
| 10. Cantina Los Caballitos | |
| 11. Laurel | |

STORES, RETAIL & FITNESS

- | | |
|-------------------------|--------------|
| 1. City Fitness | 4. 7-Eleven |
| 2. Rite Aid & Walgreens | 5. Starbucks |
| 3. Fitness Works | |

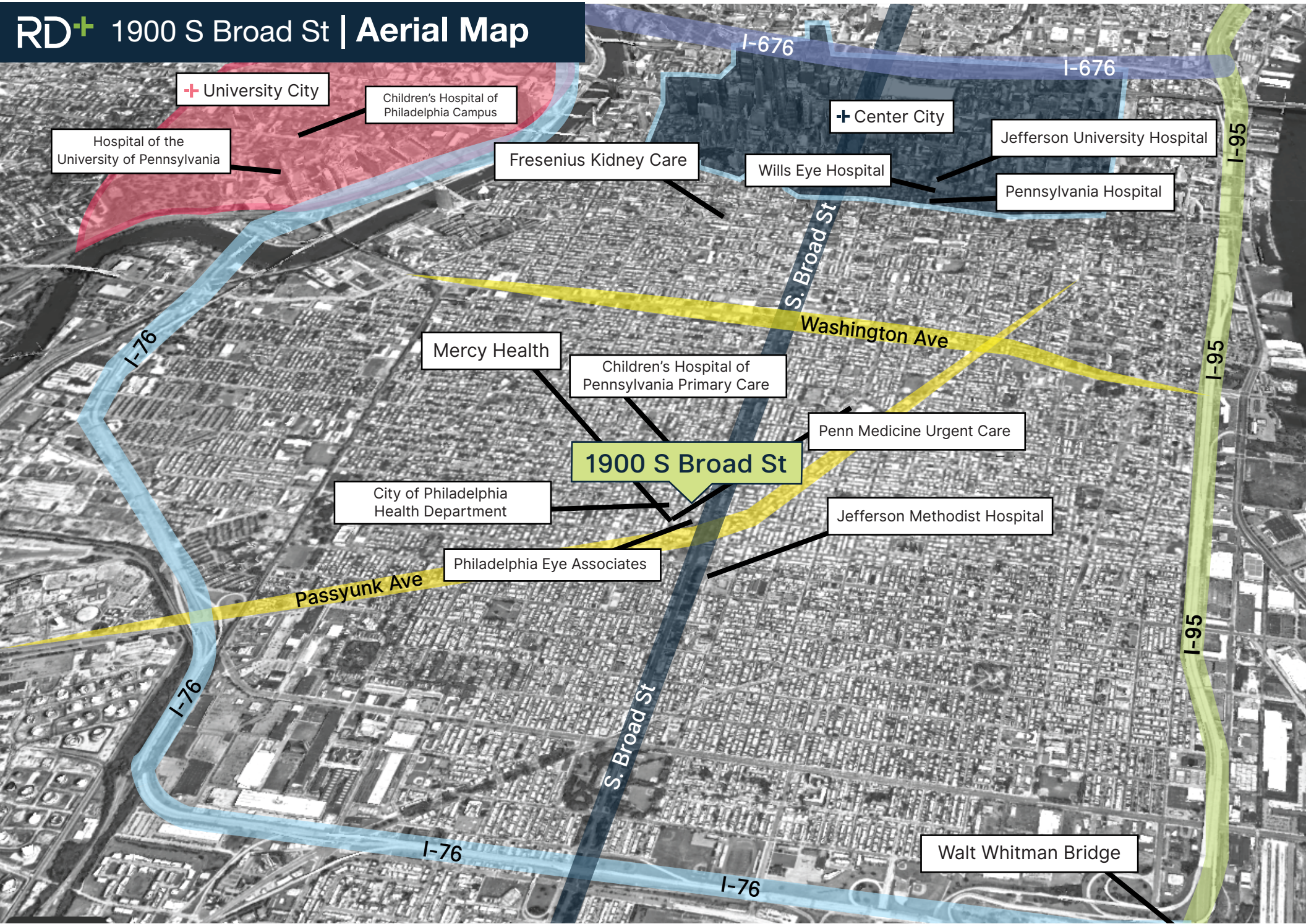
AREA ATTRACTIONS

- | | |
|-----------------------------|------------------------|
| 1. Bok Bar | 3. Mifflin Square Park |
| 2. Guerin Recreation Center | 4. Marconi Plaza |

HEALTHCARE SYSTEMS

- | | |
|--|------------------------|
| 1. CHOP Primary Care: South Philadelphia | 3. Penn Urgent Care |
| 2. Jefferson Methodist Hospital | 4. Mercy Health System |

RD+ 1900 S Broad St | Aerial Map



+ University City

Children's Hospital of Philadelphia Campus

Hospital of the University of Pennsylvania

Fresenius Kidney Care

+ Center City

Jefferson University Hospital

Wills Eye Hospital

Pennsylvania Hospital

Mercy Health

Children's Hospital of Pennsylvania Primary Care

1900 S Broad St

Penn Medicine Urgent Care

City of Philadelphia Health Department

Jefferson Methodist Hospital

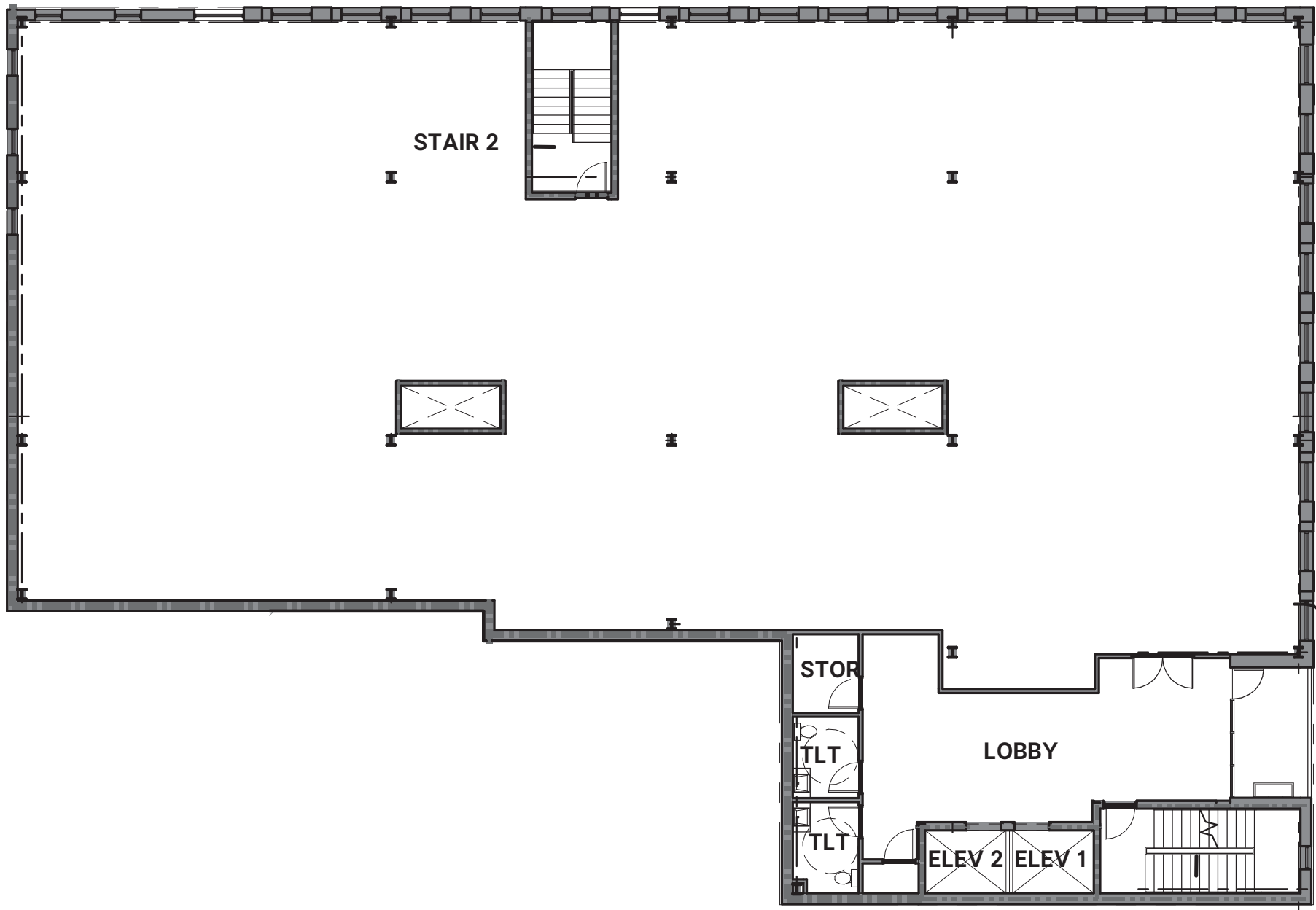
Philadelphia Eye Associates

Passyunk Ave

Walt Whitman Bridge

HVAC	Rooftop VAV System with individual units to tenant suites
Loading	Street & Garage
Passenger Elevator(s)	2x OTIS Gen3 Edge 3,000lb Capacity, 350FPM Elevators w/ 8'0" Cab Doors
Ceiling Heights (Deck to ceiling and floor to mechanicals)	Floor to Underside of Deck Height Approximately 12'8" (or greater)
Column Spacing	15'7" - 37'2"
Floor Load (lbs / sf)	100 lbs per square foot
ISP Options	All (Verizon & Comcast Preferred)
Electric Rent Structure	Submetered, Tenant Responsible for Payment
Parking	Private garage parking with onsite loading. Overflow spaces available as well.
Building Amenities	Outdoor terrace on each floor





RD+ 1900 S Broad St | Transit Map

SEPTA Broad Street Line

- 1 Tasker Morris Station
4 minute walk
- 2 Snyder Station
4 minute walk

SEPTA Bus Routes

- 3 Bus Route #4
1 minute walk
- 4 Bus Route #2
5 minute walk
- 5 Bus Route #45
6 minute walk
- 6 Bus Route #37, #79
5 minute walk

Indego Bike Station

- 7 Broad & Passyunk
3 minute walk
- 8 13th & Mifflin
3 minute walk



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BRANDING

SIGNAGE

1900 S BROAD



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