114-120 S. 13th Street Philadelphia, PA 19107

Flagship Office in Midtown Village

GOLDMAN PROPERTIES

RD+ 114-120 S. 13th Street | **Property Information**

- Rarely offered, turnkey office space in the epicenter of Midtown Village
- Boutique mixed-use building with corner penthouse suite remaining.
    - 3rd Floor: 5,539sf
- Double height operable windows along two elevations fill this space with natural light
- Mostly open floorplan with flexible layout options
- Brand new Kastle Systems panel providing secured access for employees and customers
- Dedicated and private elevator serving the 2nd and 3rd floors
- Part of the Goldman Properties portfolio, established in 1968 by Tony Goldman. Their portfolio consists of properties in various locations along the East Coast such as Wynwood, Miami Beach, New York, and Philadelphia

* The information contained herein has been obtained from sources deemed reliable. Coldwell Banker Commercial cannot verify it and makes no guarantee, warranty, or representation about its accuracy. Any opinions, assumptions, or estimates provided by Coldwell Banker Commercial are for discussion purposes only and do not represent the current or future performance of a property, location, or market.

RD+ 114-120 S. 13th Street | **Interior Photos**

RD+ 114-120 S. 13th Street | **Location**

- Centrally located in Center City Philadelphia, just blocks away from City Hall
- A primary destination with more standout dining and entertainment options than any other part of the city
- The population of Center City has increased by 38.7% since 2000- more than double the national average rate
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage
- Located on the corner of 13th St and Sansom St, 114-120 S. 13th Street is a centrally situated part of the Goldman Properties community

AREA DEMOGRAPHICS

1 MILE RADIUS

95,765 2021 Population	36.9 Average Age
$137,621 Average Household Income	301,394 Daytime Population

RD+ 114-120 S. 13th Street | **KIZ**

Located within Philadelphia's Keystone Innovation Zone (KIZ), 114-120 S. 13th Street presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to $100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
  - Life Sciences Innovation
  - Information Technology
  - Nanotechnology

RD+ 114-120 S. 13th Street | **Area Amenities**

FOOD & RESTAURANTS

1. Sampan
2. El Vez
3. Double Knot
4. Barbuzzo
5. U-Bahn
6. McGillin's
7. Charlie was a Sinner
8. Barstool Sports
9. Tradesman's
10. The Capital Grille
11. Pearl and Mary
12. Merkaz
13. Hatch & Coop
14. Butcher and Singer
15. Vedge
16. Prunella
17. Van Leeuwen
18. Del Frisco's
19. Franky Bradley's
20. &pizza
21. Pret A Manger
22. HipCityVeg

STORES, RETAIL & FITNESS

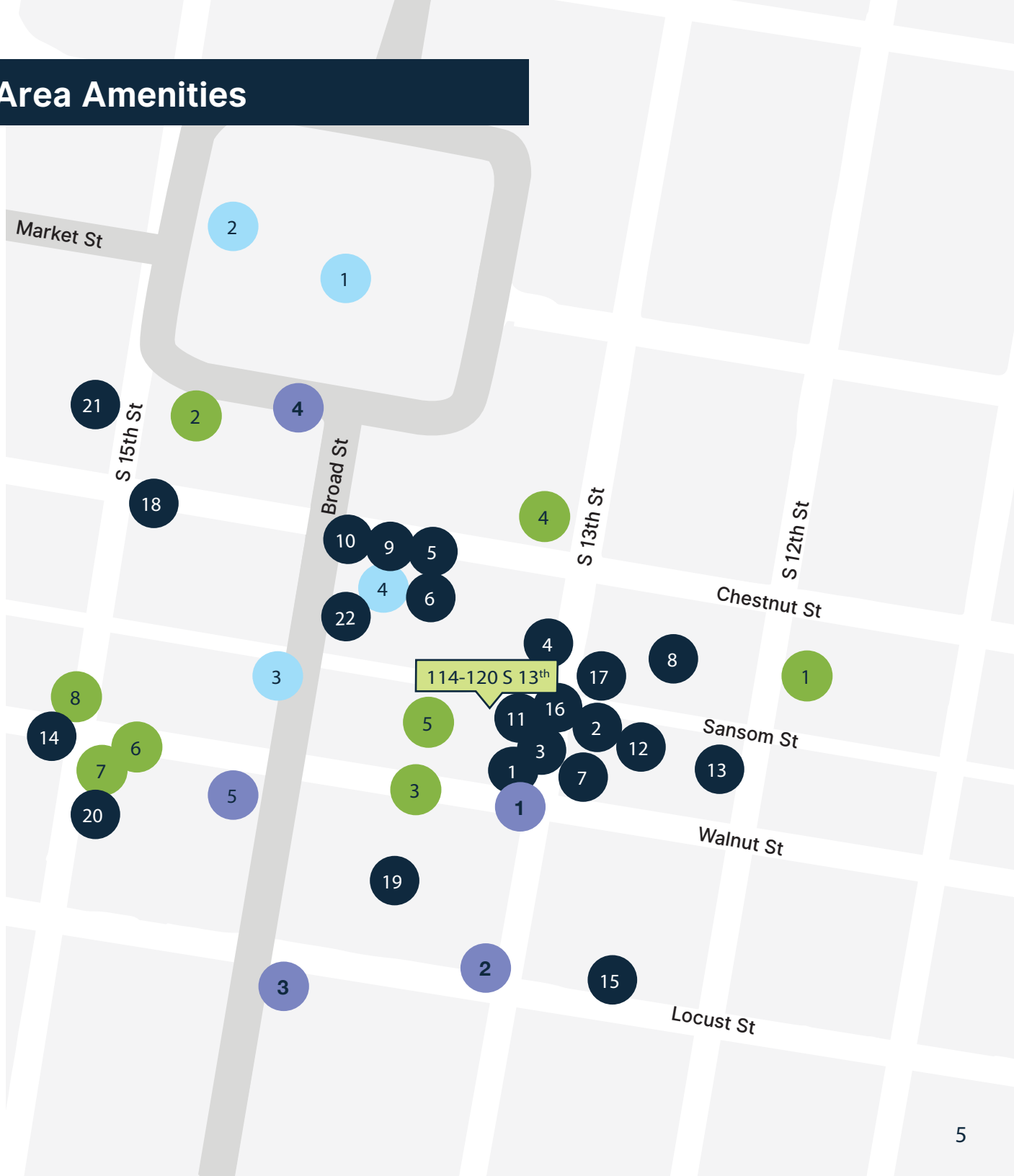
1. Target
2. La Colombe
3. Dunkin'
4. Starbucks
5. Optimal Sport Health Club
6. CB2
7. Verizon
8. AT&T

AREA ATTRACTIONS

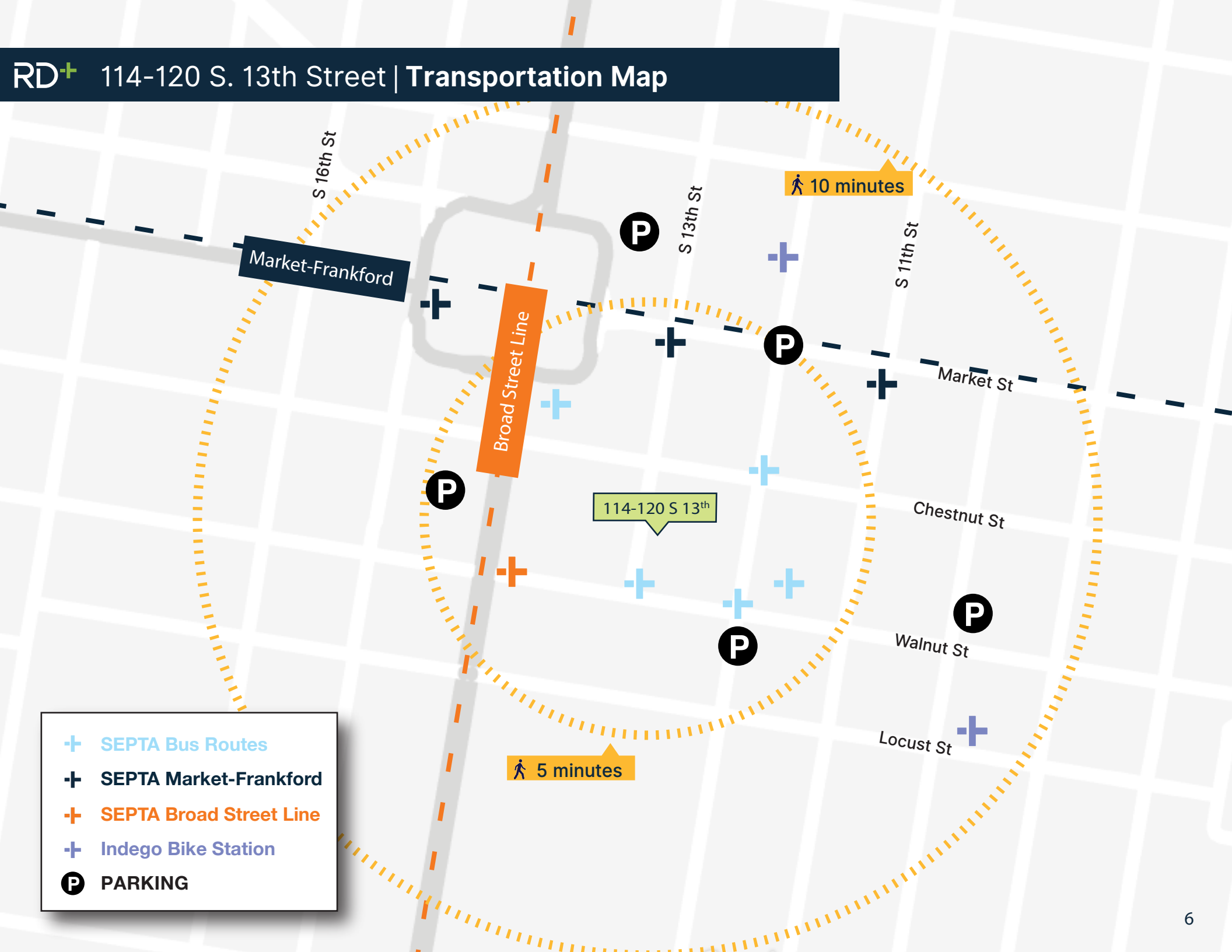
1. City Hall
2. Dilworth Park
3. The Union League
4. Lucky Strike

HOTELS

1. Holiday Inn Express
2. Guild House Hotel
3. DoubleTree by Hilton
4. The Ritz-Carlton
5. The Bellevue Hotel



RD+ 114-120 S. 13th Street | **Transportation Map**



ROTHBERG DUBROW

JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

PETER C. ROTHBERG

DIRECT 267.515.6021

MOBILE 215.292.2200

Peter@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com

COLDWELL BANKER COMMERCIAL

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