

**RD+**  
**ROTHBERG  
DUBROW**

1100 N. FRONT STREET  
PHILADELPHIA, PA 19123

# OFFICE SPACE FOR LEASE



# PROPERTY INFORMATION

- 972 - 1,246 sq ft spaces available, perfect for office users and service providers
- Sunlit filled office spaces with flexible floorplans
- Unique features include high exposed beam ceilings, exposed brick walls, wood floors, and original details
- The building is ideally located with strong neighborhood amenities and access to public transportation



# LOCATION INFORMATION

- Conveniently situated between the lively Northern Liberties and Fishtown neighborhoods, major hubs for young professionals, artists, established restaurants, and businesses
- Immediate area includes numerous restaurants, bars, and coffee shops, as well as many shops and services
- Direct access to public transportation, located nearby to subway line only a few stops from Center City, Philadelphia
- Area features a Walk Score of 95 and a Bike Score of 98

## AREA DEMOGRAPHICS QUARTER MILE RADIUS

Total Population	40,694
Total Households	17,820
Average Age	33.2
Total Retail Demand	\$883,568,409



# AREA AMENITIES

## FOOD & RESTAURANTS

- |                          |                              |
|--------------------------|------------------------------|
| 1. ReAnimator Coffee     | 14. El Camino Real           |
| 2. Helm                  | 15. Cheu Fishtown            |
| 3. Mammoth Coffee        | 16. Pizzeria Beddia          |
| 4. Las Cazuelas          | 17. Front Street Cafe        |
| 5. Cafe La Maude         | 18. La Colombe               |
| 6. Urban Village         | 19. Slice Pizza              |
| 7. 1 Shot Cafe           | 20. Frankford Hall           |
| 8. D'Oliva Pizza & Grill | 21. Joe's Steaks + Soda Shop |
| 9. Bardot Cafe           | 22. Fette Sau                |
| 10. Honey's Sit N Eat    | 23. Garage                   |
| 11. Green Eggs Cafe      | 24. Barcade Philly           |
| 12. Streetside           | 25. Milkcrate Cafe           |
| 13. Starbucks            |                              |

## STORES, RETAIL & SHOPS

- |                            |                          |
|----------------------------|--------------------------|
| 1. ACME                    | 7. Tuck Barre & Yoga     |
| 2. [solidcore]             | 8. Orange Theory Fitness |
| 3. North Bowl              | 9. Giant Heirloom Market |
| 4. The Fillmore            | 10. DGX                  |
| 5. Philadelphia Distilling | 11. City Fitness         |
| 6. Punch Line Philly       | 12. Rivers Casino        |

## TRANSPORTATION

- |                                |                |
|--------------------------------|----------------|
| 1. Private Paid Parking Garage | 3. Indego Stop |
| 2. SEPTA Subway Stop           |                |





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