



RD+
**ROTHBERG
DUBROW**

600 SPRING GARDEN STREET, PHILADELPHIA, PA 19123

**RARELY OFFERED OFFICE
SUITE FOR LEASE**

PROPERTY INFORMATION

- Truly spectacular 4,155 square foot office suite in a redeveloped historic building
- Entire second floor is available and move-in ready with private offices, restrooms, conference room, kitchen, and a separate wet bar
- Private entrance with 24/7 remote access
- As a former bank, the building has airy lofted ceilings, oversized arched windows, and architectural designs such as the original vault door and ceiling moldings



AREA DEMOGRAPHICS 1 MILE RADIUS

| | |
|--------------------------|-----------|
| Total Population | 224,086 |
| Average Age | 32.7 |
| Average Household Income | \$102,180 |

INTERIOR PHOTOS



LOCATION INFORMATION

- Located in the Spring Arts neighborhood of Philadelphia, this is a rapidly expanding area filled with young professionals
- High level of visibility from N. 6th Street, a main thoroughfare for commuters to/from New Jersey via the Ben Franklin Bridge
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous music venues, restaurants, and breweries including Roy Pitz Barrel House, Yards, Love City Brewing Co., Triple Bottom Brewing, Silk City, and Juno
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs, with multiple SEPTA bus routes nearby
- Spring Garden Greenway Project and Connector Trail currently under design review



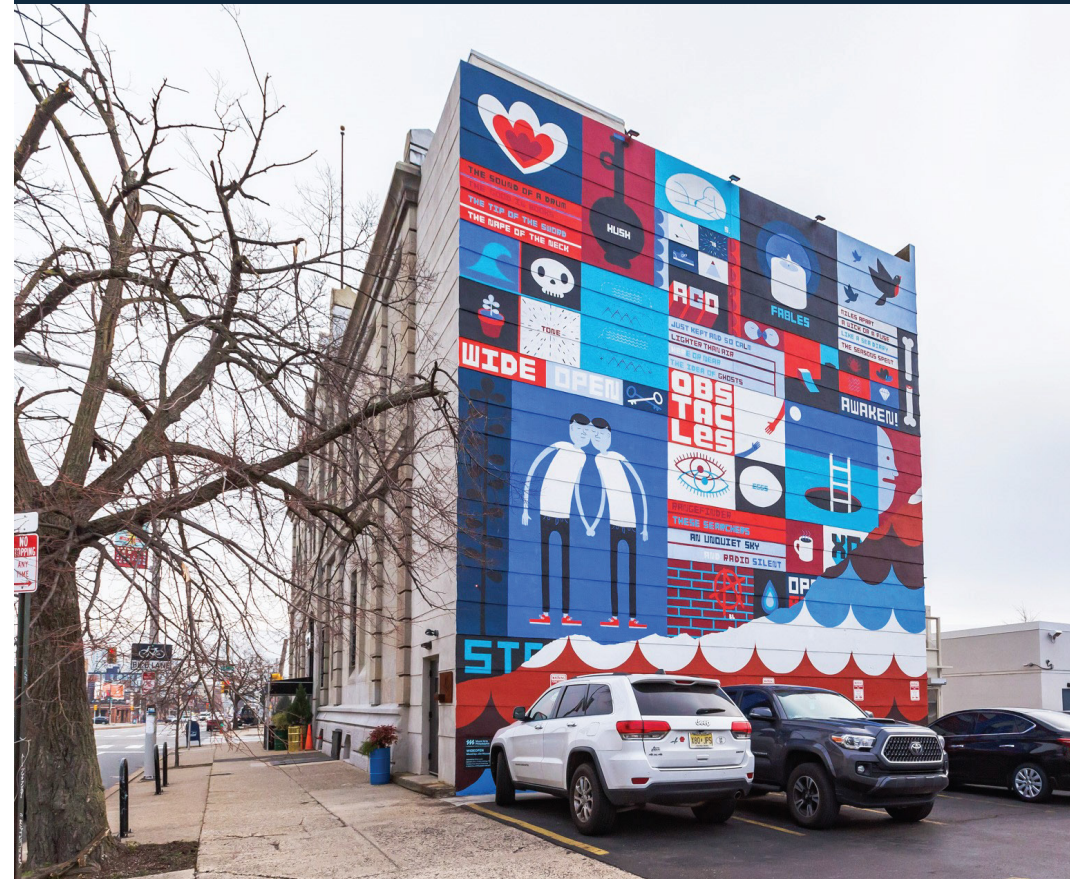
Walk
Score of
93



Bike
Score of
94



Transit
Score of
100



AREA AMENITIES

FOOD & RESTAURANTS

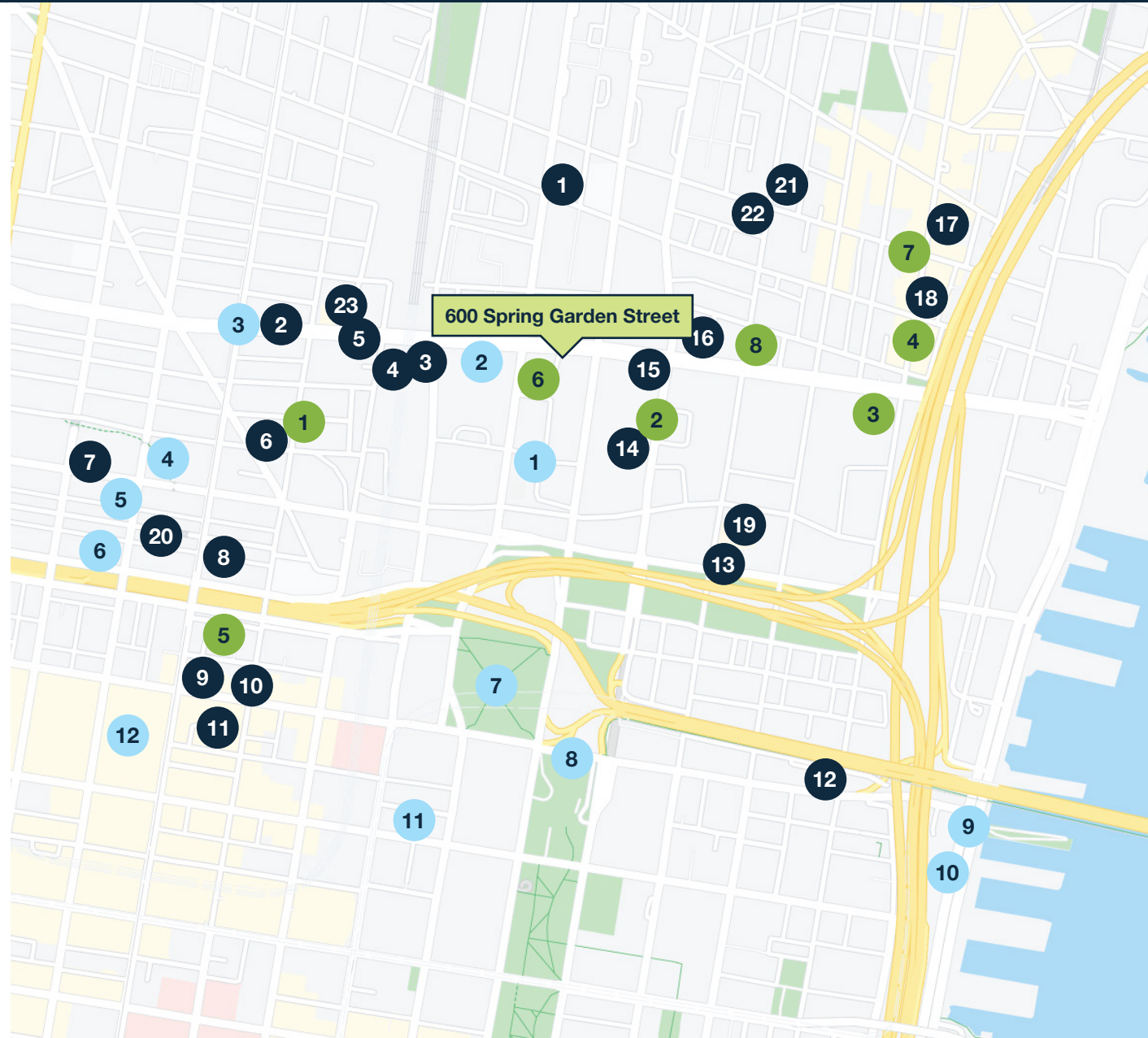
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|--------------------------------------|---------------------------|
| 1. Federal Donuts | 12. United by Blue |
| 2. W/N W/N Coffee Bar | 13. Radicchio Cafe |
| 3. Roy Pitz Barrel House | 14. Starbucks |
| 4. The Lucky Well | 15. Yards Brewing |
| 5. Kaiseki | 16. Silk City |
| 6. Love City Brewing | 17. Green Eggs Cafe |
| 7. Cafe Lift | 18. Bourbon & Branch |
| 8. Trestle Inn | 19. Darnel's Cakes |
| 9. Dim Sum Garden | 20. El Rincon |
| 10. David's Mai Lai Wah | 21. Cafe La Maude |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Honey's Sit N Eat |
| | 23. Triple Bottom Brewing |

STORES, RETAIL & SHOPS

- | | |
|------------------------|--------------------------|
| 1. Sol Garden Yoga | 5. Good Good Comedy Club |
| 2. Target | 6. Dane Fine Art |
| 3. City Fitness | 7. 3J's Food Market |
| 4. The Duke Barber Co. | 8. CVS |

AREA ATTRACTIONS

- | | |
|--------------------------|---|
| 1. Franklin Music Hall | 8. National Constitution Center |
| 2. Phield House | 9. Race Street Pier |
| 3. Union Transfer | 10. Cherry Street Pier |
| 4. The Rail Park | 11. The African American Museum in Philadelphia |
| 5. Underground Arts | 12. Philadelphia Convention Center |
| 6. Asian Arts Initiative | |
| 7. Franklin Square | |





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

GENNADIY KAPKANOV

DIRECT 267.238.4234

MOBILE 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com

