



SPRING ARTS CREATIVE OFFICE SPACE FOR LEASE

448 N. 10th Street Philadelphia, PA 19123

448
N. 10TH ST.

RD+
ROTHBERG
DUBROW

RD+ 448 N 10th St | Property

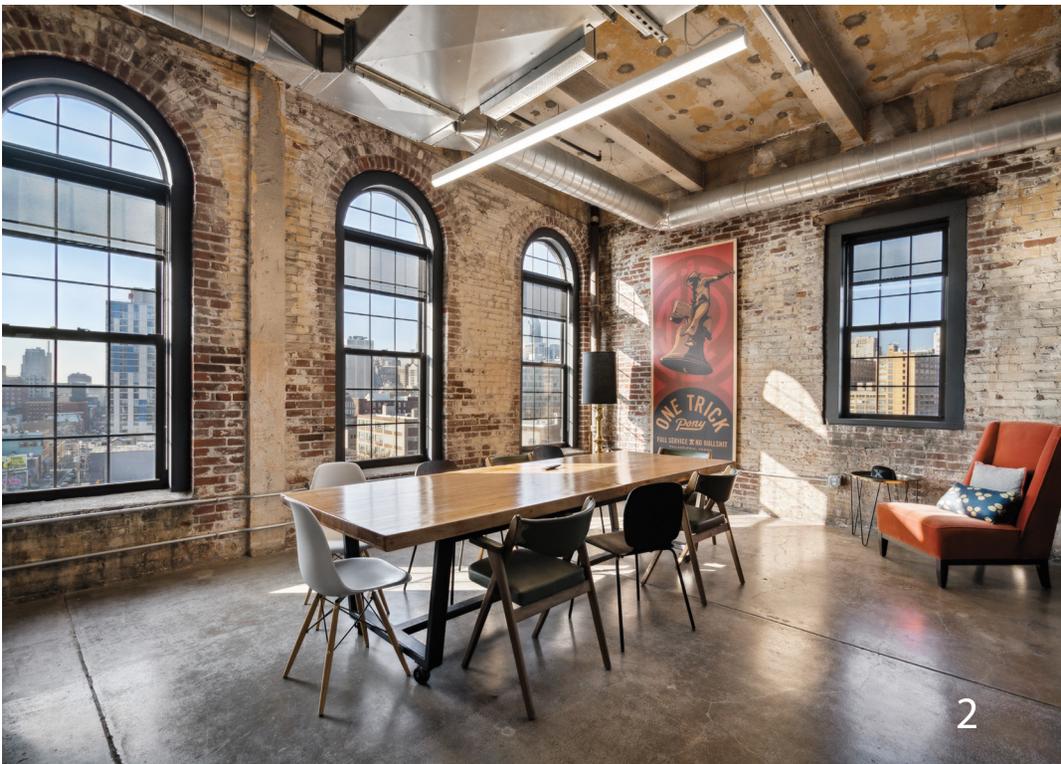
- 928 – 6,353sf creative offices available
- Combination of move-in-ready or build-to-suit options
- Building features include 24/7 secured access, large operable windows, brand-new HVAC systems, and industrial-era architecture with modern finishes
- Adjacent parking available in the building surface lot
- Nearby multiple food & beverage operators including Love City Brewing, Lucky Well BBQ, La Chinesca and a brand-new concept by acclaimed restaurateur Michael Pasquarello on the ground floor
- Owned and operated by Arts + Crafts Holdings as part of their significant portfolio of offices in the Spring Arts neighborhood



AREA DEMOGRAPHICS 1 MILE RADIUS	
Total Population	70,197
Daytime Population	218,007
Average Age	37.1
Average Household Income	\$121,061

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

- Located in the Spring Arts District, a rapidly growing neighborhood known for its creative offices and trendy restaurant and retail mix.
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous restaurants and breweries including Yards, Love City Brewing Co., and Triple Bottom Brewing.
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs.
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad-Ridge Spur Street subway lines and brand new bike lanes throughout the area.
- Phase One of the Rail Park is now open and the Spring Garden Greenway Project and Connector Trail are currently under design review.





FOOD & RESTAURANTS

- | | |
|--------------------------------------|-----------------------------|
| 1. Federal Donuts | 13. Radicchio Cafe |
| 2. La Chinesca | 14. Starbucks |
| 3. Triple Bottom Brewing | 15. Yards Brewing |
| 4. The Lucky Well | 16. Silk City |
| 5. Kaiseki | 17. Maggiano's Little Italy |
| 6. Love City Brewing | 18. Bon Chon |
| 7. Cafe Lift | 19. Terakawa Ramen |
| 8. Trestle Inn | 20. El Purpecha |
| 9. Dim Sum Garden | 21. Square Burger |
| 10. David's Mai Lai Wah | 22. Yakitori Boy |
| 11. Nan Zhou Hand Drawn Noodle House | |



STORES, RETAIL & FITNESS

- | | |
|-------------------------|-------------------------------|
| 1. Cliffs at Callowhill | 4. CVS |
| 2. Target | 5. Starbucks |
| 3. Iron Works Fitness | 6. Amazon Fresh (Coming Soon) |



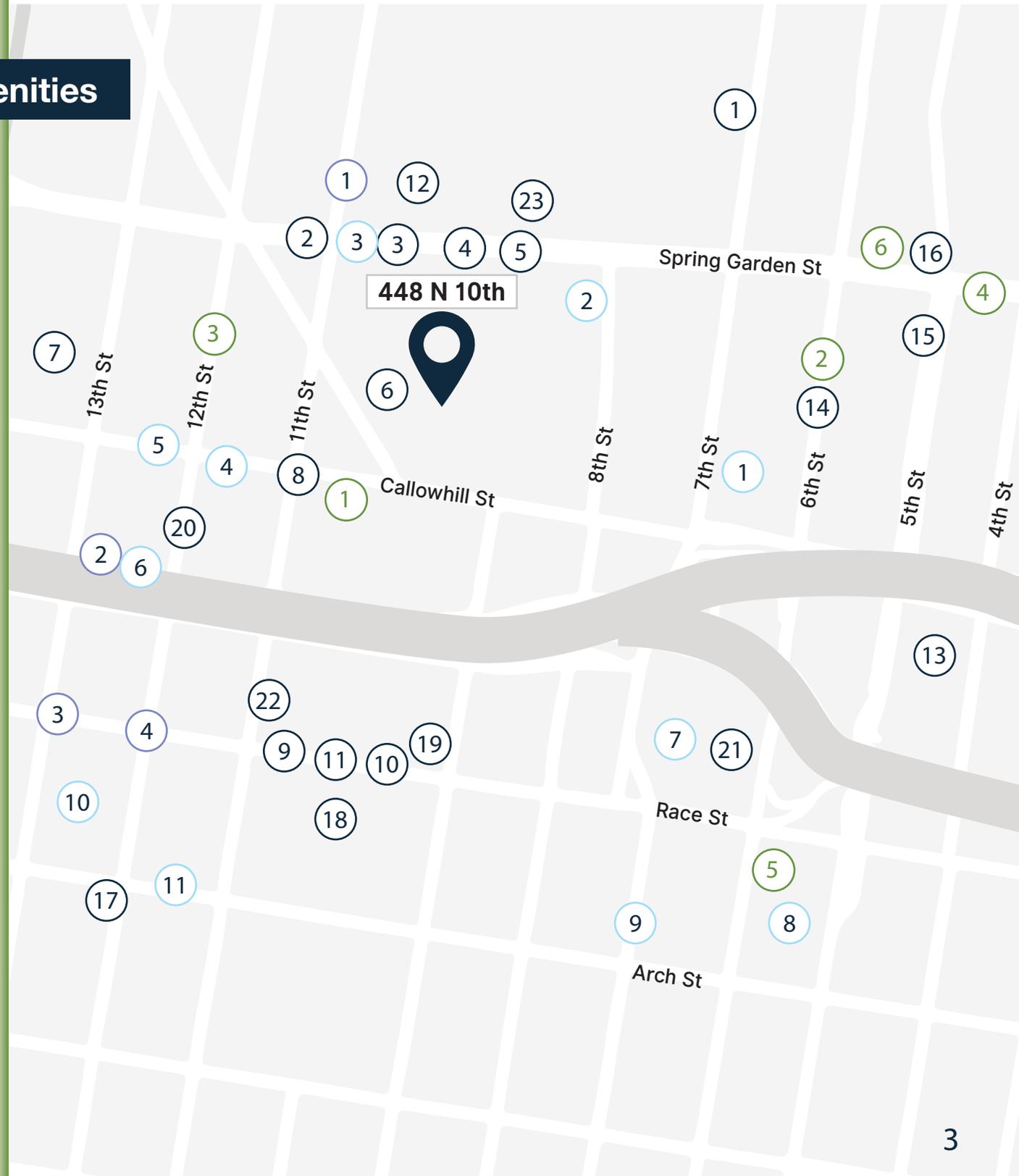
AREA ATTRACTIONS

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



HOTELS

- | | |
|-----------------|----------------------------|
| 1. SoSuite | 3. Hampton Inn |
| 2. Best Western | 4. Four Points by Sheraton |



RD+ 448 N. 10th St | Transit Map

5 Minute Walk
10 Minute



Walk Score 94
Transit Score 100
Bike Score 89

+ SEPTA Broad-Ridge Spur
+ SEPTA Broad Street Line
+ SEPTA Bus Routes
+ Indego Bike Station
+ PATCO Station
P PARKING



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