



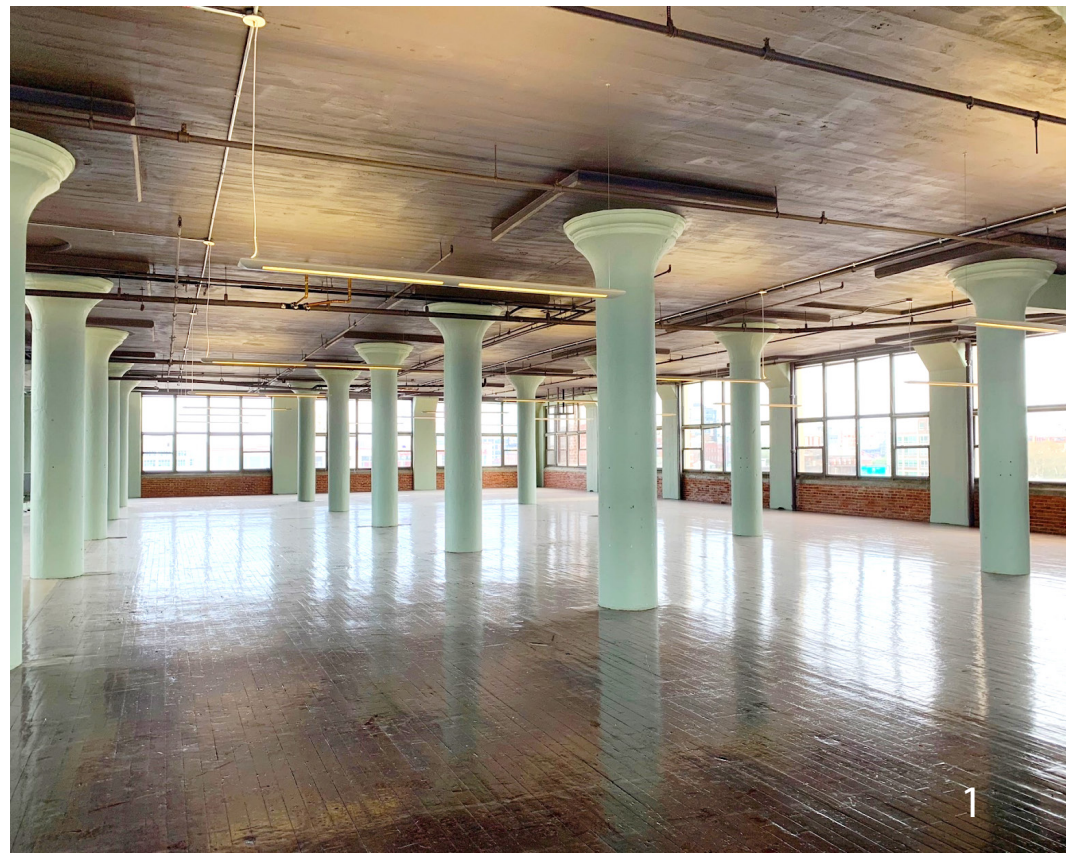
RD+
**ROTHBERG
DUBROW**

421
NORTH 7TH STREET

421 N. 7TH STREET, PHILADELPHIA, PA 19123

**CREATIVE OFFICE SUITES
AVAILABLE FOR LEASE**

- Available suites ranging in size from 930 to 19,491 SF with efficient layouts, oversized operable thermal pane windows, natural light, hardwood floors, 14'-20' ceilings with mushroom columns, exposed brick, and dramatic views of Center City
- 160,000+ SF creative office building with a 100 year history of cultivating ingenuity and vision as the former General Electric Switchgear Building
- Join a dynamic mix of tenants like Analysis Prime, 314 Action, Program F, Academy Mortgage, and Beautylish
- On-site parking
- Accessible loading dock and freight elevator.
- Part of the well-established Arts + Crafts Holdings portfolio, this building is a significant asset that is part of the creative office hub which has been created by ownership.
- Brand-new building gym



- Building annex houses Franklin Music Hall, formerly known as the Electric Factory, a renowned concert venue
- Located in the Northern Edge of Philadelphia, a rapidly growing creative office submarket next to the Spring Arts district cultivating an independently creative personality
- Nearby neighborhoods Old City, Chinatown, Northern Liberties, and the Temple University Campus include multiple new restaurants, breweries, and entertainment venues including; Yards, Roy Pitz Barrel House, Love City Brewing Co., Silk City, Federal Donuts and Union Transfer
- Direct access to I-676, I-76, and I-95, enabling convenient transportation to Center City, New Jersey and the Philadelphia suburbs.
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad Street subway lines.
- Spring Garden Greenway Project and Connector Trail currently under design review



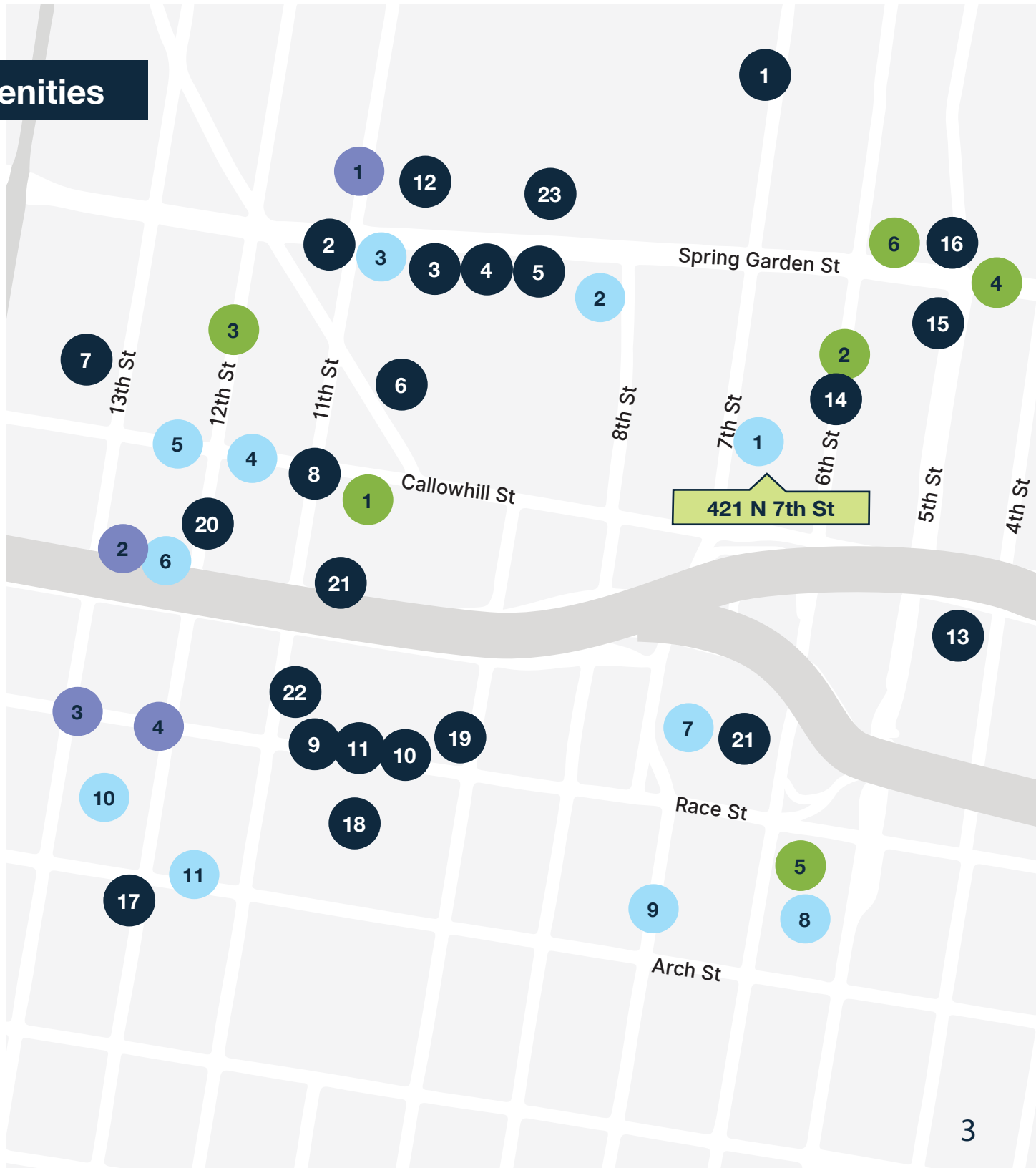
AREA DEMOGRAPHICS

1 MILE RADIUS

Total Population	58,984
Average Household Income	\$112,670
Median Age	37.5

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

RD+ 421 N 7th St | Area Amenities



- ### FOOD & RESTAURANTS
- | | |
|--------------------------------------|-----------------------------|
| 1. Federal Donuts | 12. Juno |
| 2. La Chinesca | 13. Radicchio Cafe |
| 3. Liquid Art Barrel House | 14. Starbucks |
| 4. The Lucky Well | 15. Yards Brewing |
| 5. Kaiseki | 16. Silk City |
| 6. Love City Brewing | 17. Maggiano's Little Italy |
| 7. Cafe Lift | 18. Bon Chon |
| 8. Trestle Inn | 19. Terakawa Ramen |
| 9. Dim Sum Garden | 20. El Purpecha |
| 10. David's Mai Lai Wah | 21. Square Burger |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Yakitori Boy |
| | 23. Triple Bottom Brewing |

- ### 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 at Independence Lofts | 3. Hampton Inn |
| 2. Best Western | 4. Four Points by Sheraton |

RD+ 417 N. 8th Street | Area Highlights



Franklin Square
A park with world class programming and activities is just a block away



I-676
Direct access to I-676 quickly links 421 N. 7th St to Center City and New Jersey



The Philadelphia Convention Center
A 5 minute drive or 7 minute bike ride away with ever-changing programs



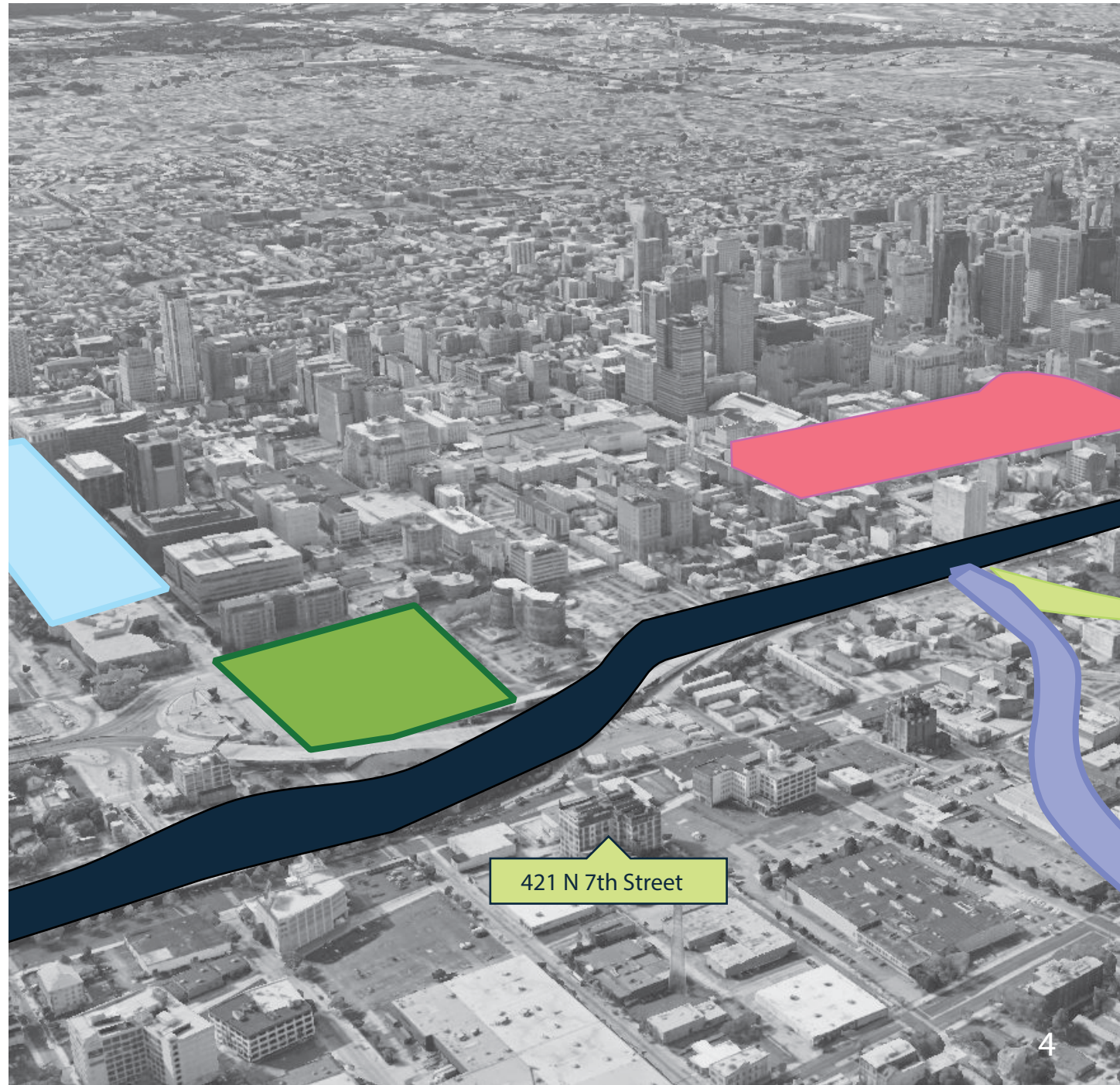
Independence Mall
A quick 5 minute walk away and features historical sites and restaurants



The Viaduct
This section of the Rail Park is planned to extend nearby 421 N. 7th Street

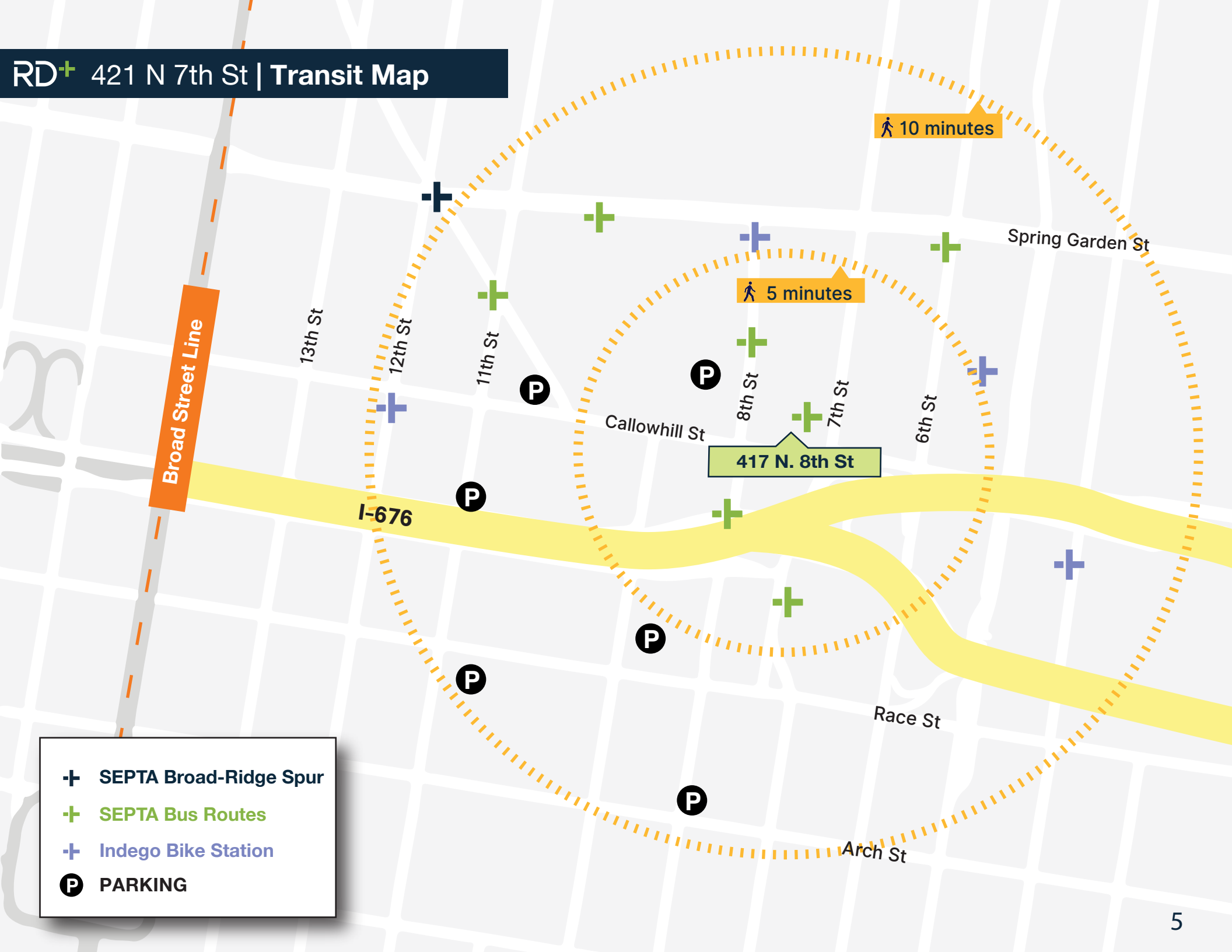


The Rail Park
Phase One of the Rail Park is open a few block away



421 N 7th Street

RD+ 421 N 7th St | Transit Map



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



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