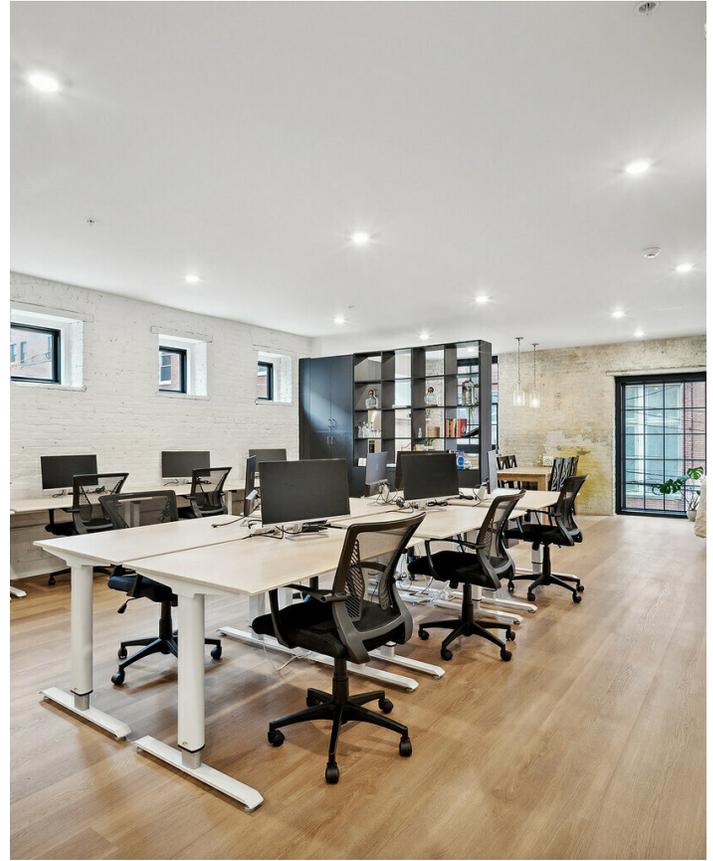




# 1233 HAMILTON ST OFFICE

1233 HAMILTON ST | 2,880 SF BOUTIQUE OFFICE | SPRING ARTS

# INVESTMENT OVERVIEW



## PROPERTY DESCRIPTION

This two-floor designer office space in the vibrant Spring Arts district offers an expansive 2,880 square feet of professional environment designed to inspire productivity and creativity. It is the perfect HQ for a small to medium-sized business. The property highlights include an Italian marble kitchenette and break area, two 75" Samsung TVs and one 50" Samsung TV, a lounge area for relaxation and informal meetings, a conference room equipped with TV and video conferencing, and secure bike parking.

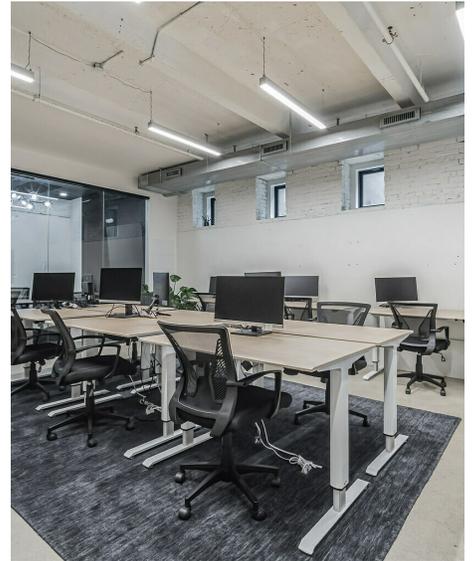
## OFFERING SUMMARY

Lease Rate:	\$3750 per month
Available SF:	2,880 SF
Tenant Responsibility:	Electric, Water, Taxes, Insurance

## PROPERTY HIGHLIGHTS

- Expansive 2,880 sq ft designer office space
- Two-floor layout with 12' ceilings
- Italian marble kitchenette and break area
- Two 75" Samsung TVs and one 50" Samsung TV
- Lounge area for relaxation and informal meetings
- Conference room equipped with TV and video conferencing
- Secure bike parking
- High-speed internet and dedicated parking
- 24/7 security and sleek lobby
- Natural light and prime location
- Close to public transportation and major roadways

# SPACE PHOTOS



# SPRING ARTS



The Spring Arts District in Philadelphia is a vibrant and inspiring neighborhood, boasting a harmonious blend of cultural, dining, and entertainment options. Conveniently located with easy access to public transportation and major roadways, it's the perfect spot for commuting employees and visiting clients. Additionally, there's a public parking lot just one block away on 13th St. and a parking garage two blocks away on Callowhill St., ensuring hassle-free parking for all. With its dynamic mix of amenities and accessibility, the Spring Arts District is an ideal location for a wide range of businesses.