

BROAD + NOBLE

Toll Brothers
APARTMENT LIVING

435 N BROAD ST

RETAIL/RESTAURANT SPACE FOR LEASE | CALLOWHILL, PHILADELPHIA 19123

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RETAIL/RESTAURANT SPACE FOR LEASE



- » Introducing Broad + Noble, a new luxury 344-unit residence in the vibrant Center City district of Philadelphia.
- » Available Retail/Restaurant Space:
 - » Space 1: 3,842 SF with 19' ceiling height.
 - » Space 2: 6,804 SF with up to 30' ceiling height.
- » Outdoor patio seating.
- » Unique space with double height ceilings.
- » Tremendous presence on N. Broad St.
- » Zoning: CMX-4
- » Located in a Qualified Opportunity Zone.
- » Expansive storefront windows providing tons of natural light and valuable street exposure on N. Broad Street.



NEIGHBORS:



Bank of America.



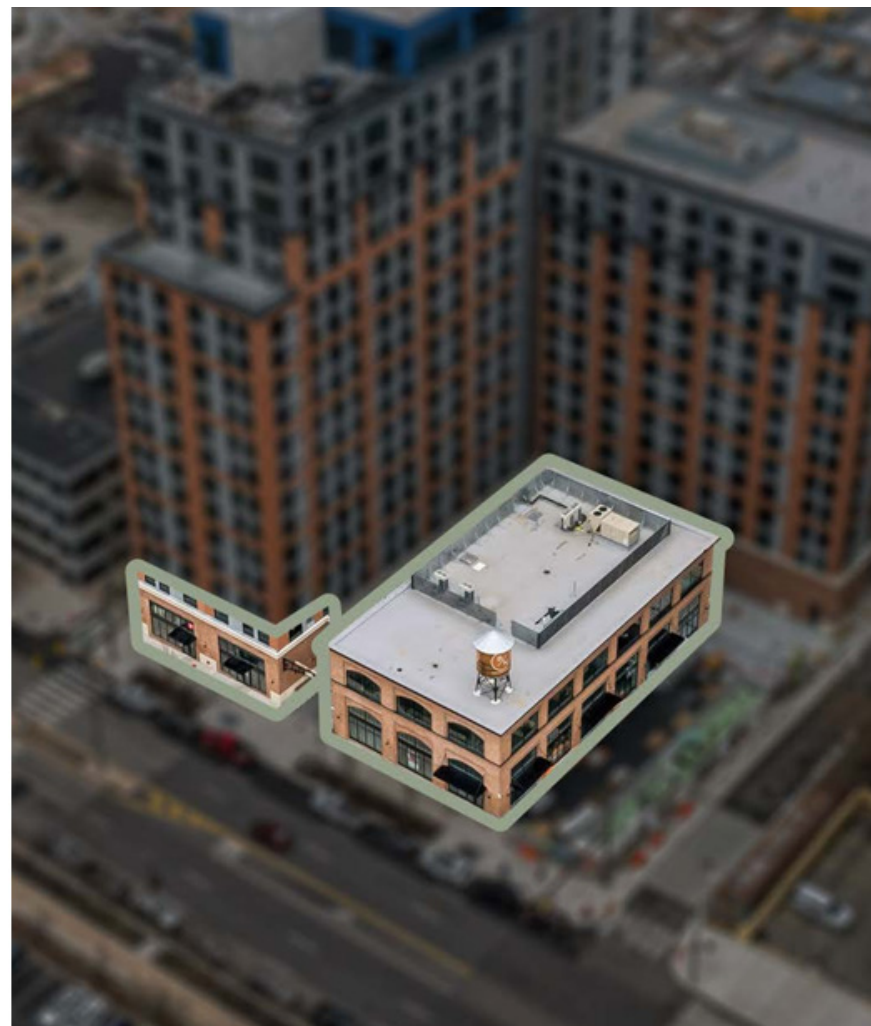
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About the Neighborhood

- » Broad + Noble is ideally positioned at the entrance to Philly's beloved Rail Park, blocks from the Spring Garden Station, and only eight minutes to Center City.
- » North Broad Street provides high vehicle and walking traffic exposure with an average vehicular traffic over 16,000 per day.
- » Half a mile from City Hall.
- » Over 3,000 residential units within in a quarter mile radius.



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Retail Map



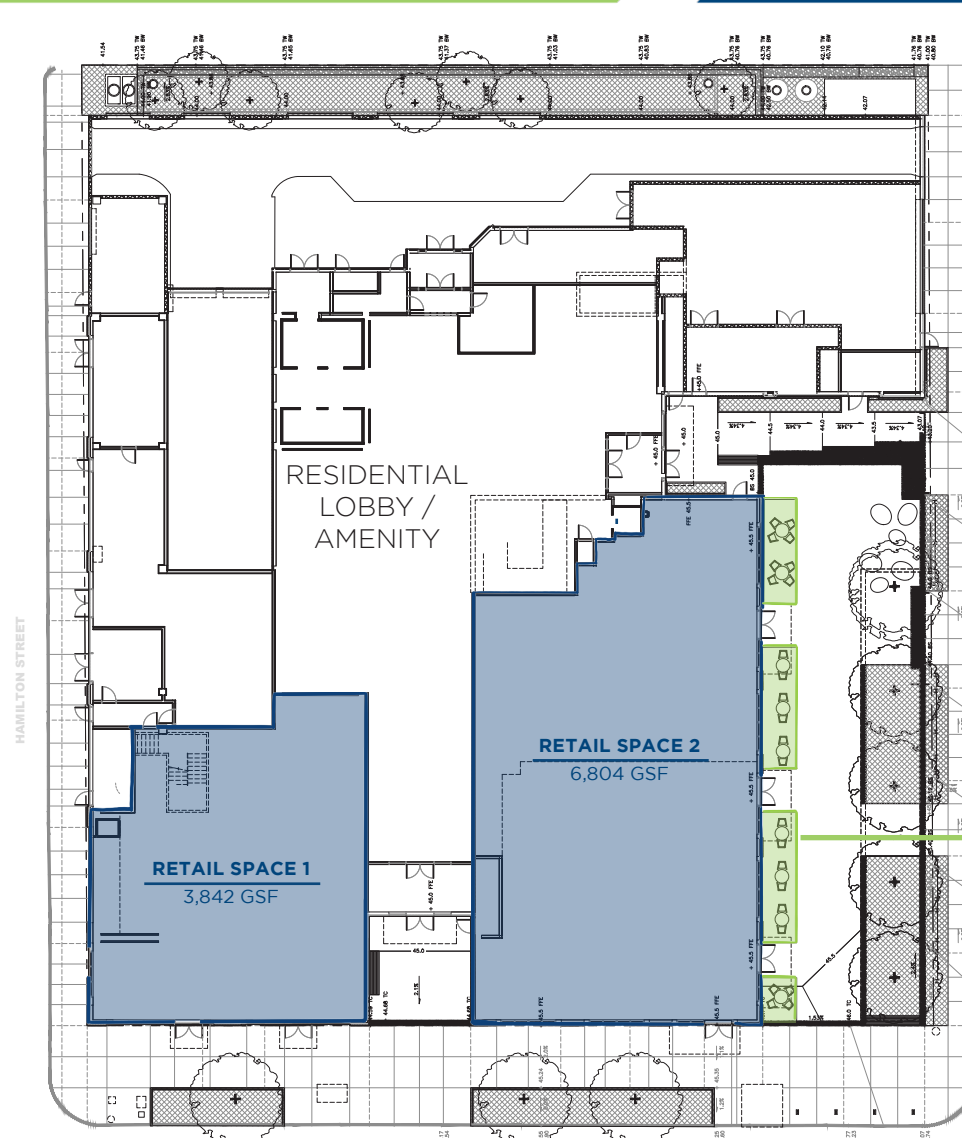
MPN
MALLIN PANCHELLI NADEL
REALTY



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Floorplans



Outdoor patio seating.

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Property Photos - Exterior



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Property Photos - Retail/Restaurant Space

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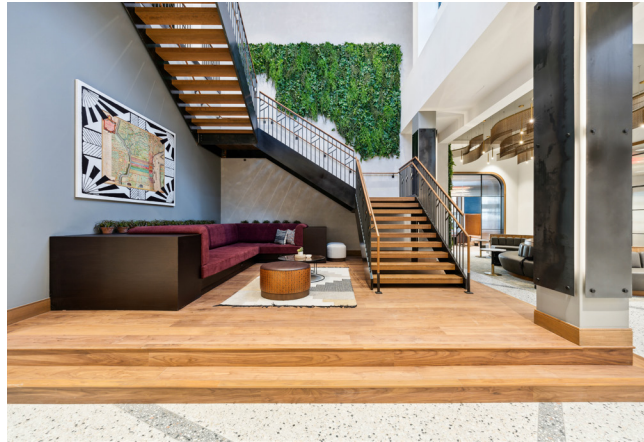
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Property Photos - Building Amenities/Common Areas

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North Broad Development Map

NOTABLE AREA RESIDENTIAL UNITS

1 Hanover North Broad Apartments	400
2 The Hamilton	600
3 Tower Place Luxury Apartments	204
4 LVL North Apartments	184
5 Divine Lorraine Apartments	121
6 Mural Lofts	59
7 545 N. Broad Street	108
8 Broadridge	478
9 Lofts 640	265
10 The Held Building	96
11 Stable Lofts	41
12 655 North Broad Street	18
13 The HQ	30
14 Goldtex	163
15 Broad & Noble	344
16 The Maven	28
17 The Hannah	181
18 Freedom Lofts	23

UNDER CONSTRUCTION RESIDENTIAL UNITS

1 922 N. Broad Street	201
2 Vine Street Apartments	120

PROPOSED RESIDENTIAL UNITS

1 619 N Broad Street	410
2 1201 Callowhill Street	65
3 1428-38 Callowhill Street	162
4 1501-5 Fairmount Avenue	20
5 813-823 N. Broad Street	63
6 Legendary Blue Horizon	208

