

# MSC NORTH 4TH STREET

OLDE KENSINGTON/FISHTOWN  
PHILADELPHIA, PA

28,514 SF TURN-KEY  
CREATIVE OFFICE BUILDING  
FOR SALE



1227 NORTH  
4TH STREET



#### PROPERTY DETAILS

- ▶ Impeccable conversion of the historic St Luke's Lutheran Church, built in 1854, into a modern creative office building, fully renovated in 2013
- ▶ Excellent architectural details including historic facade and A-frame roof, exposed timber columns and beams throughout, original hardwood, exposed brick walls and ductwork, and roof deck
- ▶ Owner occupied as corporate headquarters since 2017, with recent upgrades including 50 KW solar roof installation, new lighting, and high capacity fiber-optic wiring throughout
- ▶ Rear portion of the building fronting Orianna Street is single story warehouse which can be built upon with zoning approval
- ▶ Property includes corner surface lot for six car parking, plus two separately deeded small residential lots on Thompson Street
- ▶ Located in the Olde Kensington neighborhood, which has experienced explosive growth in the last decade, and only a few blocks from destination retail and F&B in Fishtown
- ▶ One block north of Girard Avenue, easily accessible by car, bus, trolley, train, and Indego bikeshare

#### SALE NOTES

Sale includes attached corner surface lot (17' x 50')  
and two undeveloped, separately deeded parcels

328 W Thompson Street - 840 SF land (16' x 52.5')

330 W Thompson Street - 840 SF land (16' x 52.5')

The property is leased to Alba Wheels Up International  
until 9/30/2027. The tenant pays rent of \$504,000 NNN  
(\$18 psf) and has one 5-year option,  
but is planning to relocate before the end of its term.

## PROPERTY DETAILS

|                           |                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------|
| <b>PARCEL NUMBER:</b>     | 882892195                                                                                |
| <b>MUNICIPALITY:</b>      | City of Philadelphia                                                                     |
| <b>NEIGHBORHOOD:</b>      | Olde Kensington                                                                          |
| <b>REAL ESTATE TAXES:</b> | \$57,875                                                                                 |
| <b>ZONING:</b>            | ICMX - Industrial Commerical Mixed-Use                                                   |
| <b>BUILDING TYPE:</b>     | Creative office                                                                          |
| <b>AGE:</b>               | 1915, renovated 2013                                                                     |
| <b>IMPROVEMENT:</b>       | 28,514 SF                                                                                |
| <b>LAND:</b>              | 14,109 SF (113' x 166' irregular)                                                        |
| <b>CONSTRUCTION:</b>      | Masonry                                                                                  |
| <b>FLOORS:</b>            | Three                                                                                    |
| <b>HVAC:</b>              | (13) 5-ton split systems, (1) 2.5 ton mini split; gas furnaces;<br>(4) hot water heaters |
| <b>ELECTRIC:</b>          | 3 phase 400 amp service<br>50 KW solar roof top array (2021)                             |
| <b>GAS:</b>               | 4" service                                                                               |
| <b>WATER:</b>             | 2" Domestic, 1" Domestic, (2) 2" Fire Service                                            |
| <b>FIRE ALARM:</b>        | Fire Lite MS5UD, centrally monitored                                                     |
| <b>SECURITY ALARM:</b>    | Honeywell Vista 20p, centrally monitored                                                 |
| <b>SPRINKLERS:</b>        | All floors, wet system                                                                   |
| <b>RESTROOMS:</b>         | Men's and Women's on each floor                                                          |
| <b>ELEVATOR:</b>          | All Floors, Thyson Krup TAC 20 with 2,100 lb capacity                                    |
| <b>ROOF:</b>              | Shingles on A-frame and rubber on flat roofs, 2013 installation (est)                    |
| <b>PARKING:</b>           | 6 cars on attached corner surface lot                                                    |

|                      |                                                                                                                                                                                                                                                                           |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FIRST FLOOR:</b>  | Reception area<br>Guest seating<br>Small conference room<br>Hoteling office/server room<br>(1) Office<br>Warehouse/storage<br>Open seating/potential retail<br>Men's and Women's restrooms<br>Janitor's closet and additional restroom<br>Loading/garage door<br>Driveway |
| <b>SECOND FLOOR:</b> | Additional reception/event space<br>(2) Open seating areas<br>(3) Large private offices<br>Storage locker<br>Kitchen and dining room<br>Temperature-controlled server room<br>Men's and Women's restrooms<br>Roofdeck                                                     |
| <b>THIRD FLOOR:</b>  | Large open seating area<br>(2) Conference rooms<br>(9) Private offices<br>Men's and Women's restrooms                                                                                                                                                                     |

## TOP FLOOR INTERIOR



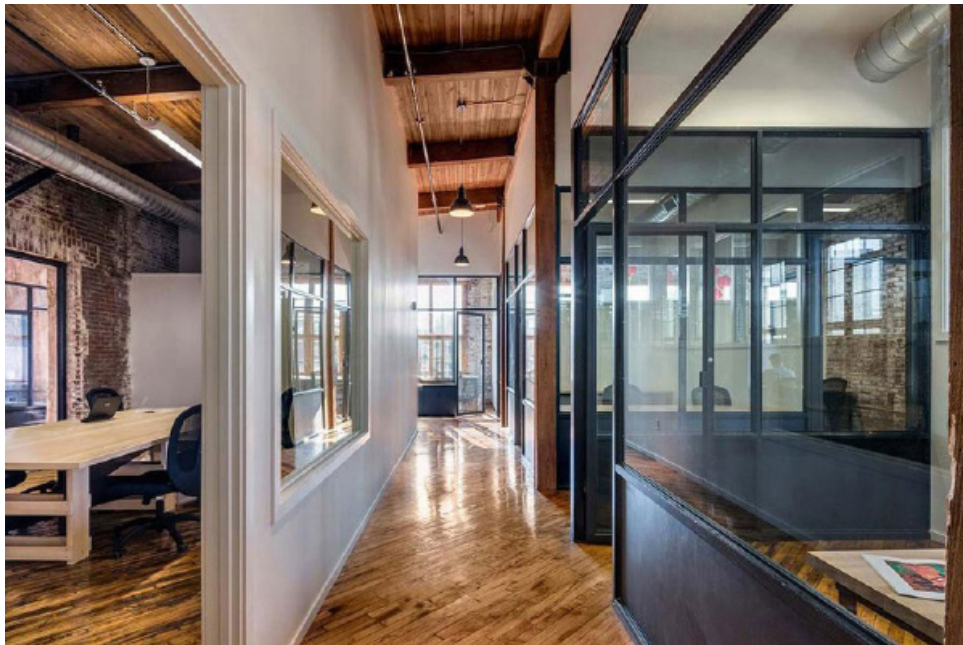
## INTERIOR PHOTOS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

**MSC**

## INTERIOR PHOTOS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

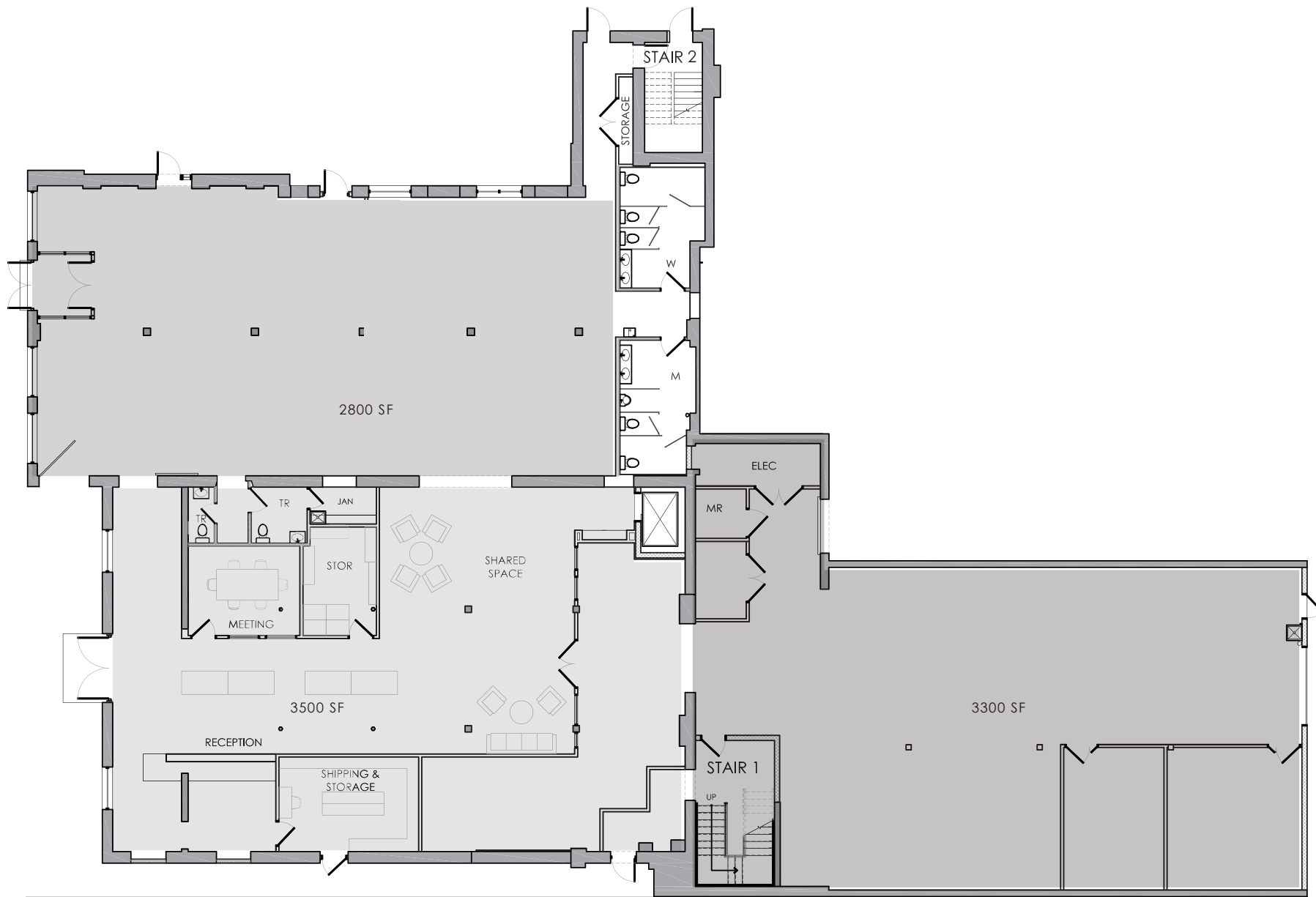
**MSC**

# FIRST FLOOR PLAN

THOMPSON STREET

ORIANA STREET

4TH STREET

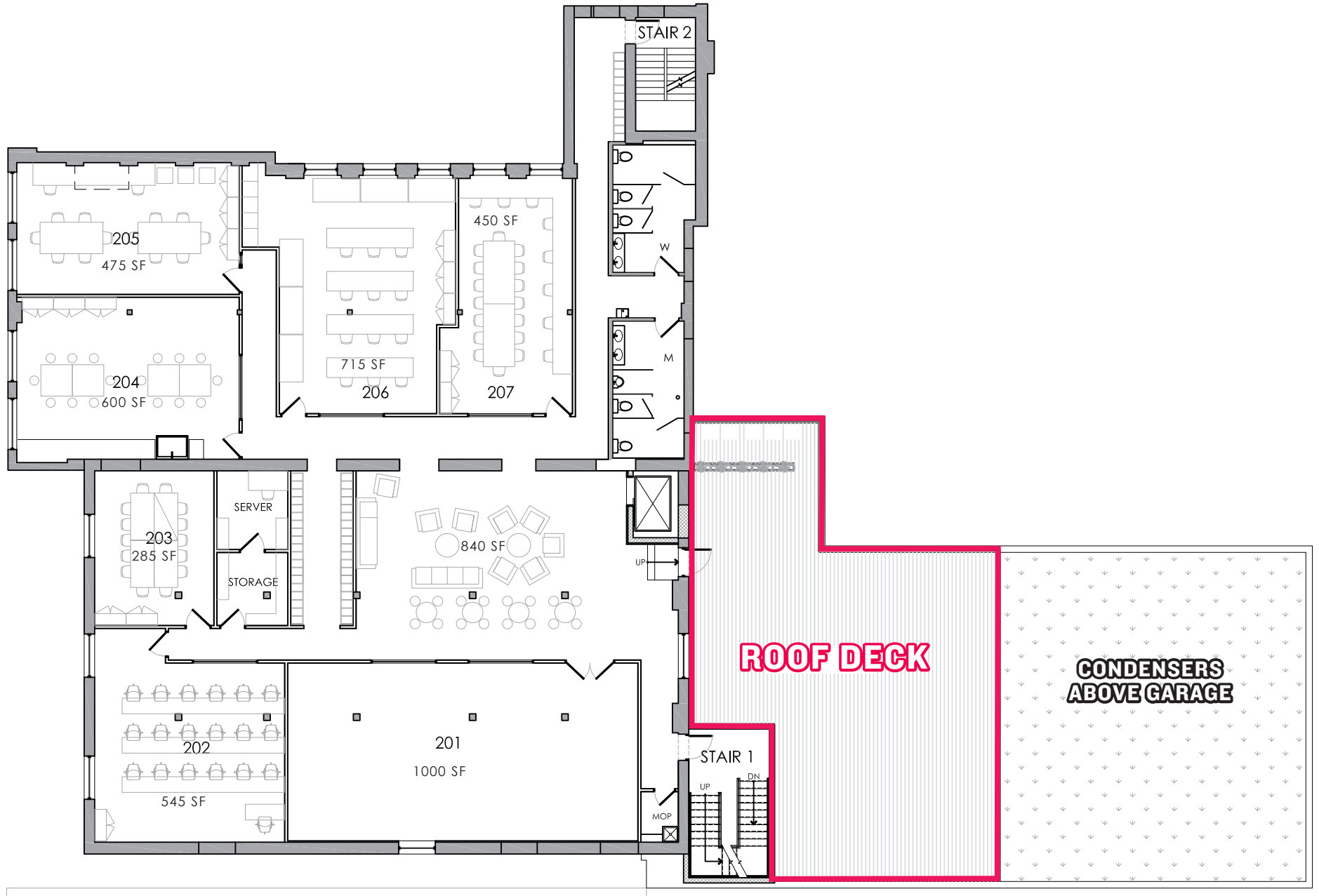


# SECOND FLOOR PLAN

THOMPSON STREET

4TH STREET

ORIANA STREET

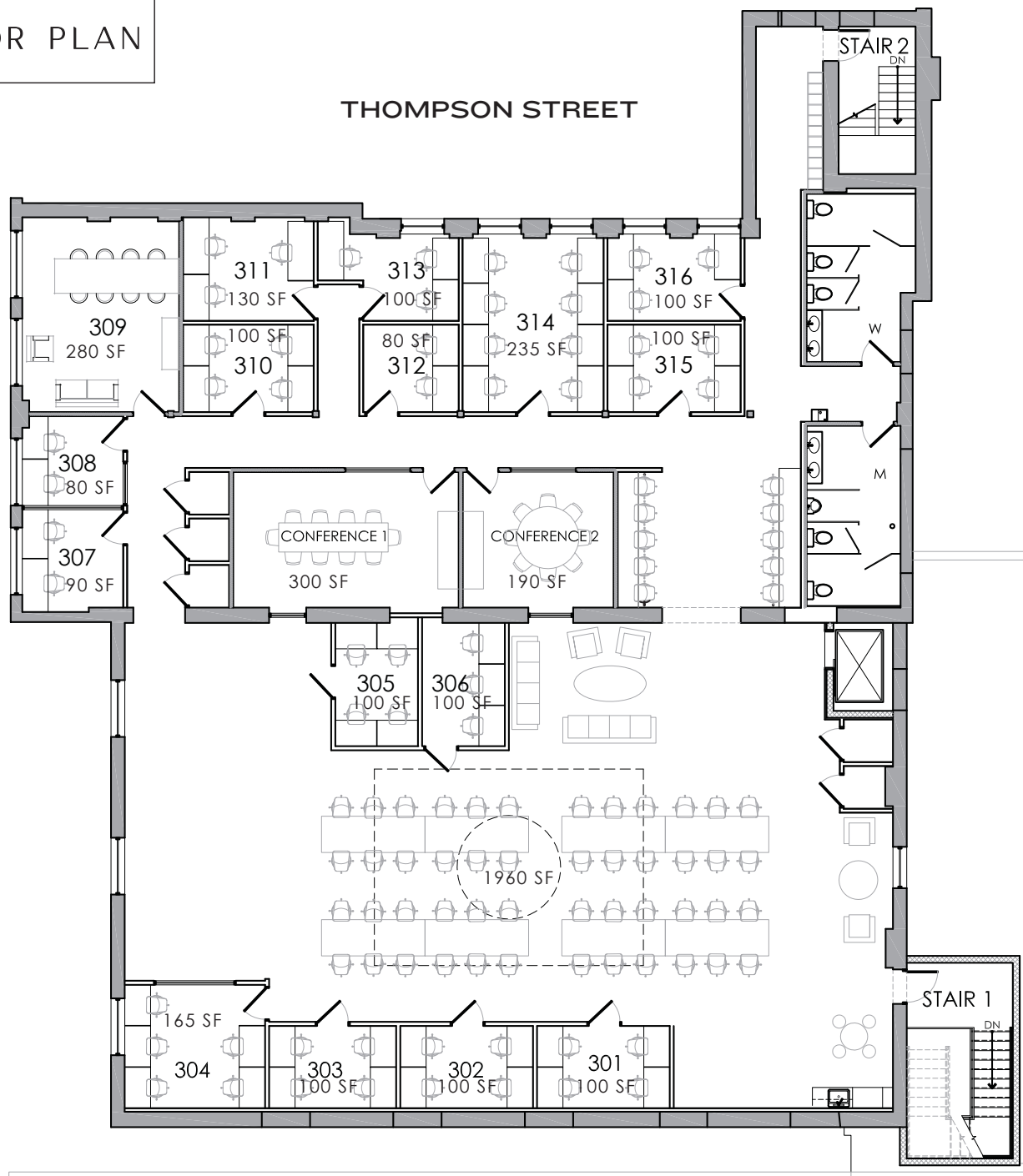


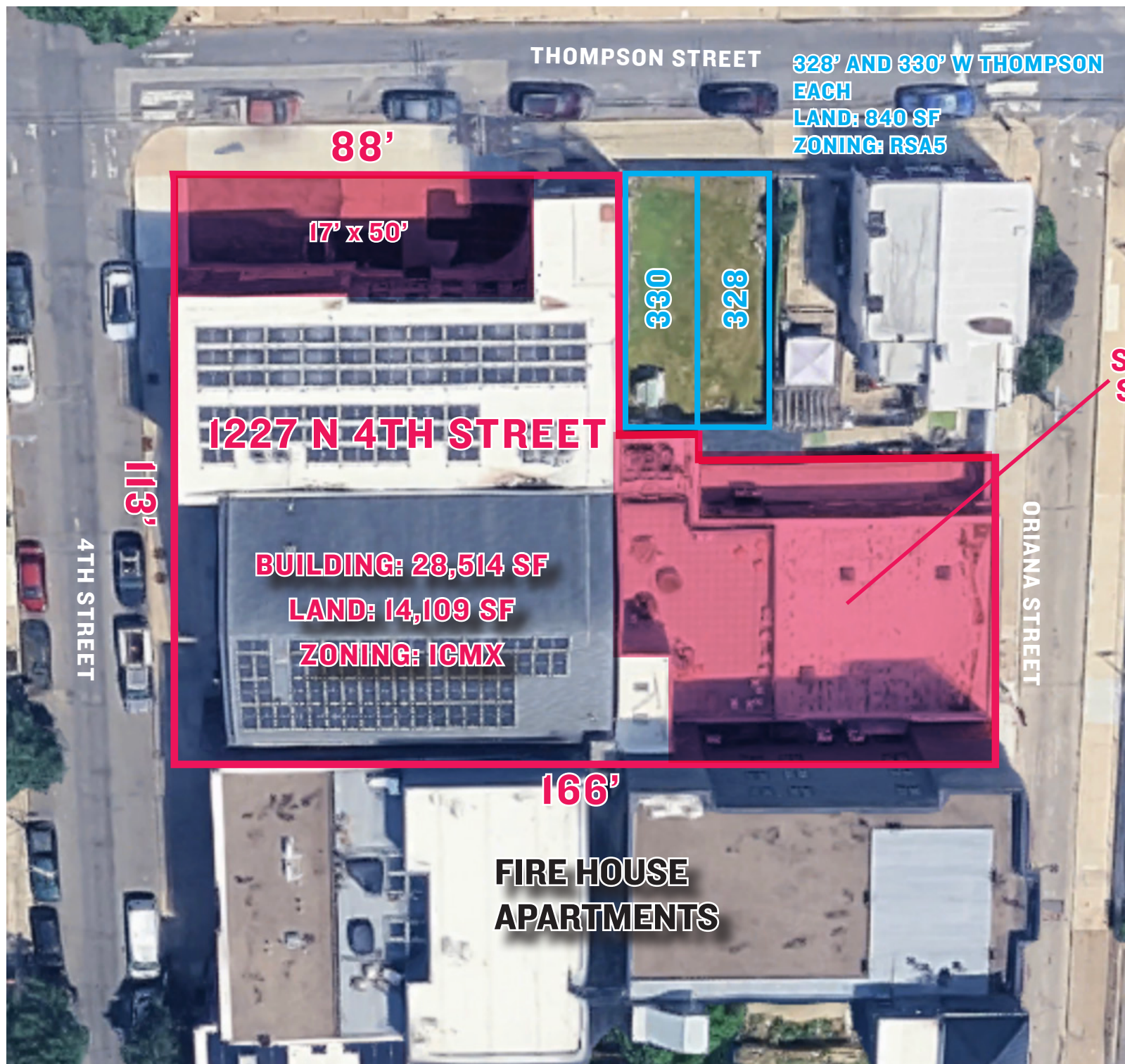
# THIRD FLOOR PLAN

THOMPSON STREET

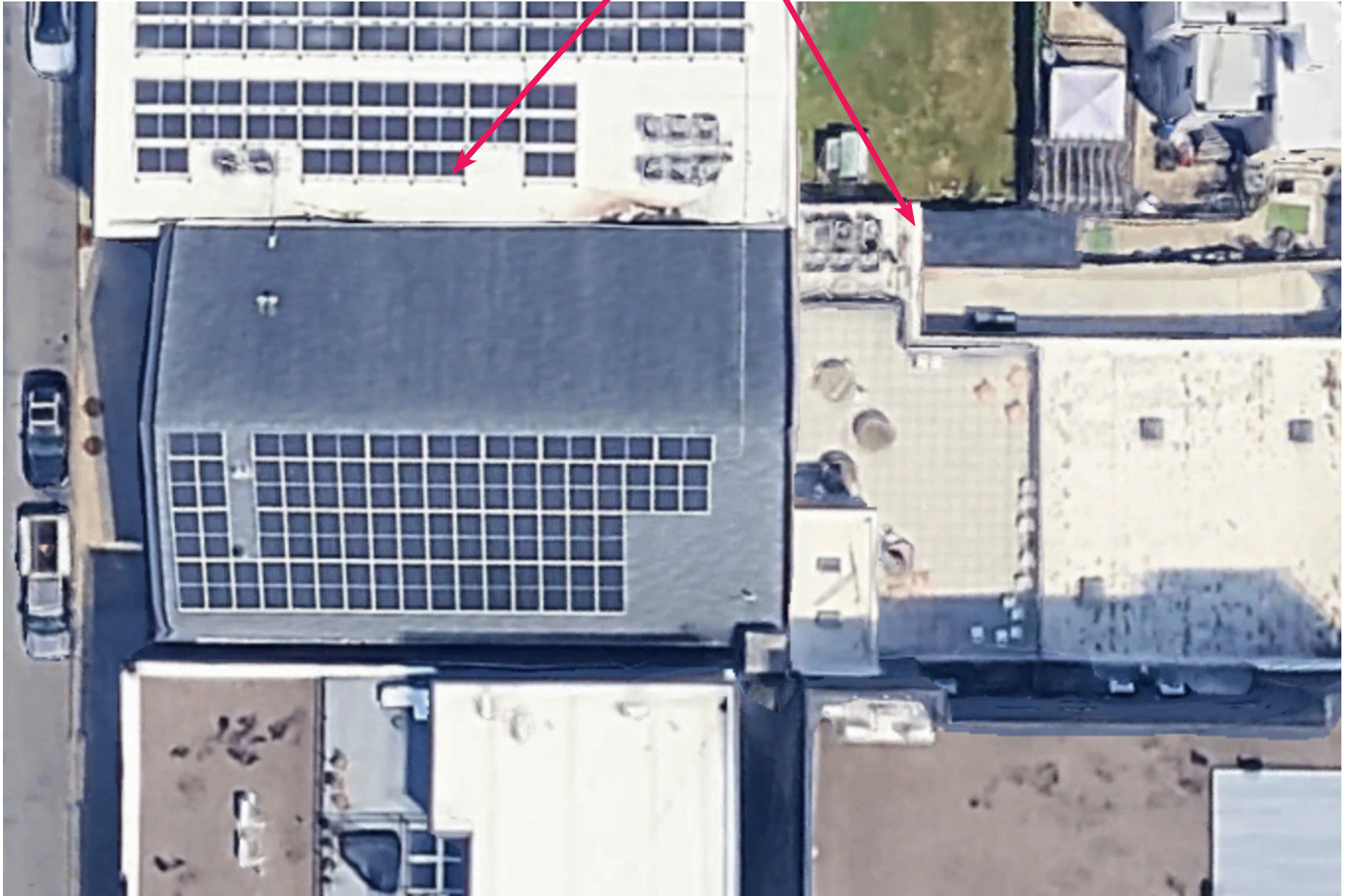
4TH STREET

ORIANA STREET





## 50 KW SOLAR ROOF TOP ARRAY INSTALLED IN 2021



# NEIGHBORHOOD ATTRACTIONS

W MONTGOMERY STREET

CECIL B. MOORE AVENUE

OXFORD STREET

JEFFERSON STREET

MASTER STREET

THOMPSON STREET

GIRARD AVENUE

POPLAR STREET



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC



# MSC

**JOSH WEISS**

[jweiss@hellomsc.com](mailto:jweiss@hellomsc.com)

215.605.8355

**JESSE DUBROW**

[jdubrow@hellomsc.com](mailto:jdubrow@hellomsc.com)

856.745.0744