



121-127 S. 13th Street Philadelphia, PA 19107

Flagship Office in Midtown Village

3,000sf-14,776sf For Lease



GOLDMAN PROPERTIES

RD+ 121-127 S. 13th Street | Property Information

- Boutique mixed-use building with two adjacent office floors offering turnkey office spaces in the epicenter of Midtown Village
- Fully furnished with a mix of desks, chairs, meeting tables, equipment, and more
- The space is a combination of open plan and multiple private offices/meeting rooms and includes:
 - "Digital smart room reservation systems"
 - (3) In-place Zenbooth phone rooms
 - Equipped with a large kitchen and dining area
- Dedicated elevator serving the 2nd and 3rd floors
- Located above the Stephen Starr restaurant El Vez
- Part of the Goldman Properties portfolio, established in 1968 by Tony Goldman. Their portfolio consists of properties in various locations along the East Coast such as Wynwood, Miami Beach, New York, and Philadelphia.



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



- Centrally located in Center City Philadelphia, just blocks away from City Hall
- A primary destination with more standout dining and entertainment options than any other part of the city
- The population of Center City has increased by 38.7% since 2000- more than double the national average rate
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage
- Located on the corner of 13th St and Sansom St, 114-120 S. 13th Street is a centrally situated part of the Goldman Properties community

AREA DEMOGRAPHICS
1 MILE RADIUS

| | |
|--|--------------------------------------|
| 95,765 2021 Population | 36.9 Average Age |
| \$137,621 Average Household Income | 301,394 Daytime Population |



Located within Philadelphia's Keystone Innovation Zone (KIZ), 121-127 S 13th Street presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to \$100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
 - Life Sciences Innovation
 - Information Technology
 - Nanotechnology



RD+ 121-127 S. 13th Street | Area Amenities

FOOD & RESTAURANTS

- | | |
|-------------------------|------------------------|
| 1. Sampan | 12. Merkaz |
| 2. El Vez | 13. Hatch & Coop |
| 3. Double Knot | 14. Butcher and Singer |
| 4. Barbuzzo | 15. Vedge |
| 5. U-Bahn | 16. Prunella |
| 6. McGillin's | 17. Van Leeuwen |
| 7. Charlie was a Sinner | 18. Del Frisco's |
| 8. Barstool Sports | 19. Franky Bradley's |
| 9. Tradesman's | 20. &pizza |
| 10. The Capital Grille | 21. Pret A Manger |
| 11. Pearl and Mary | 22. HipCityVeg |

STORES, RETAIL & FITNESS

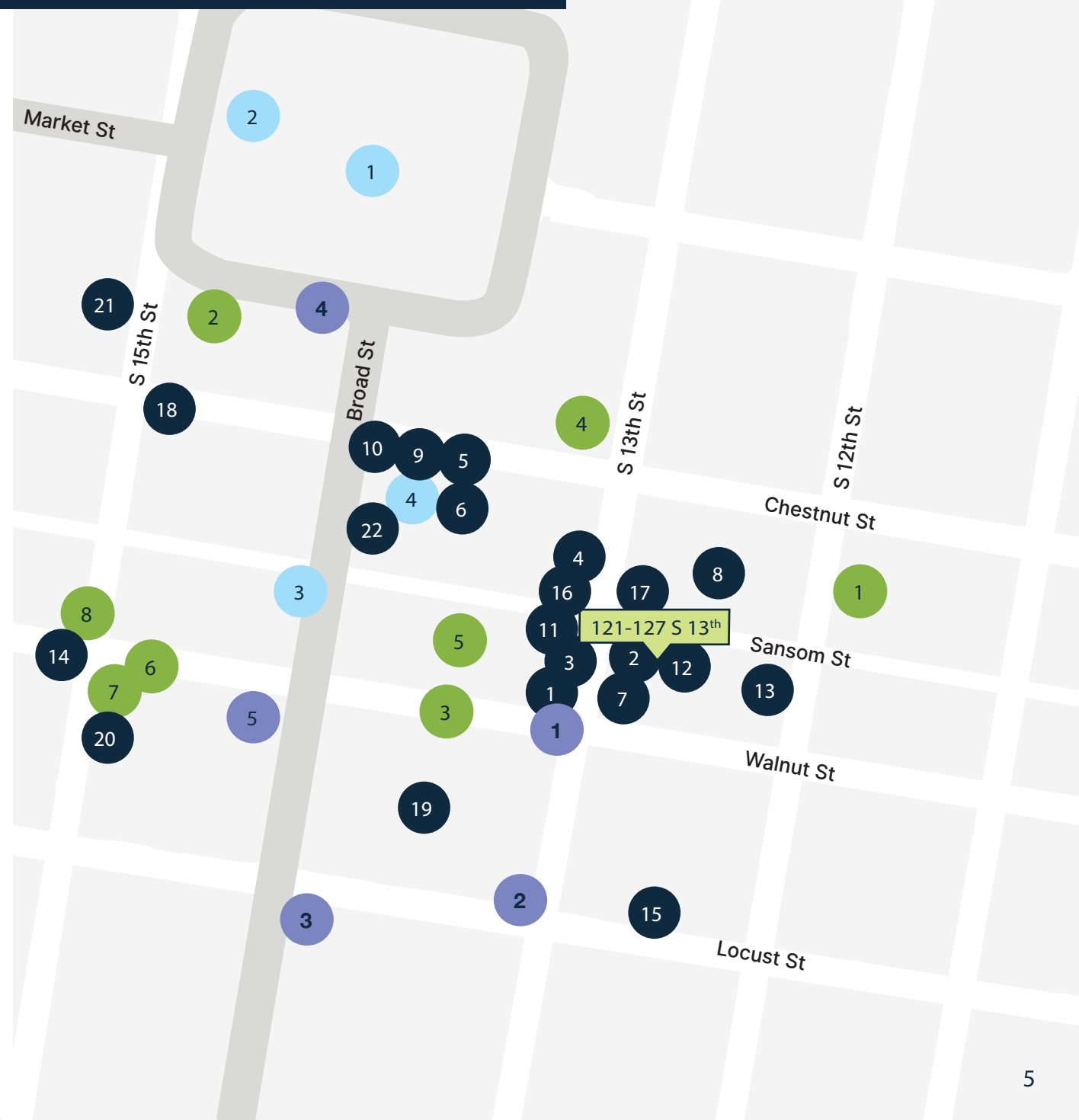
- | | |
|---------------|------------------------------|
| 1. Target | 5. Optimal Sport Health Club |
| 2. La Colombe | 6. CB2 |
| 3. Dunkin' | 7. Verizon |
| 4. Starbucks | 8. AT&T |

AREA ATTRACTIONS

- | | |
|------------------|---------------------|
| 1. City Hall | 3. The Union League |
| 2. Dilworth Park | 4. Lucky Strike |

HOTELS

- | | |
|------------------------|-------------------------|
| 1. Holiday Inn Express | 3. DoubleTree by Hilton |
| 2. Guild House Hotel | 4. The Ritz-Carlton |
| | 5. The Bellevue Hotel |



RD+ 121-127 S. 13th Street | Transportation Map



- + SEPTA Bus Routes
- + SEPTA Market-Frankford
- + SEPTA Broad Street Line
- + Indego Bike Station
- P PARKING



JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

PETER C. ROTHBERG

DIRECT 267.515.6021

MOBILE 215.292.2200

Peter@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com



COLDWELL
BANKER
COMMERCIAL

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

