



OFFICE SPACE FOR LEASE

3,700 sf Turn-Key Office Space

205 North Broad Street, Suite 500

Philadelphia, PA 19107



EXECUTIVE SUMMARY

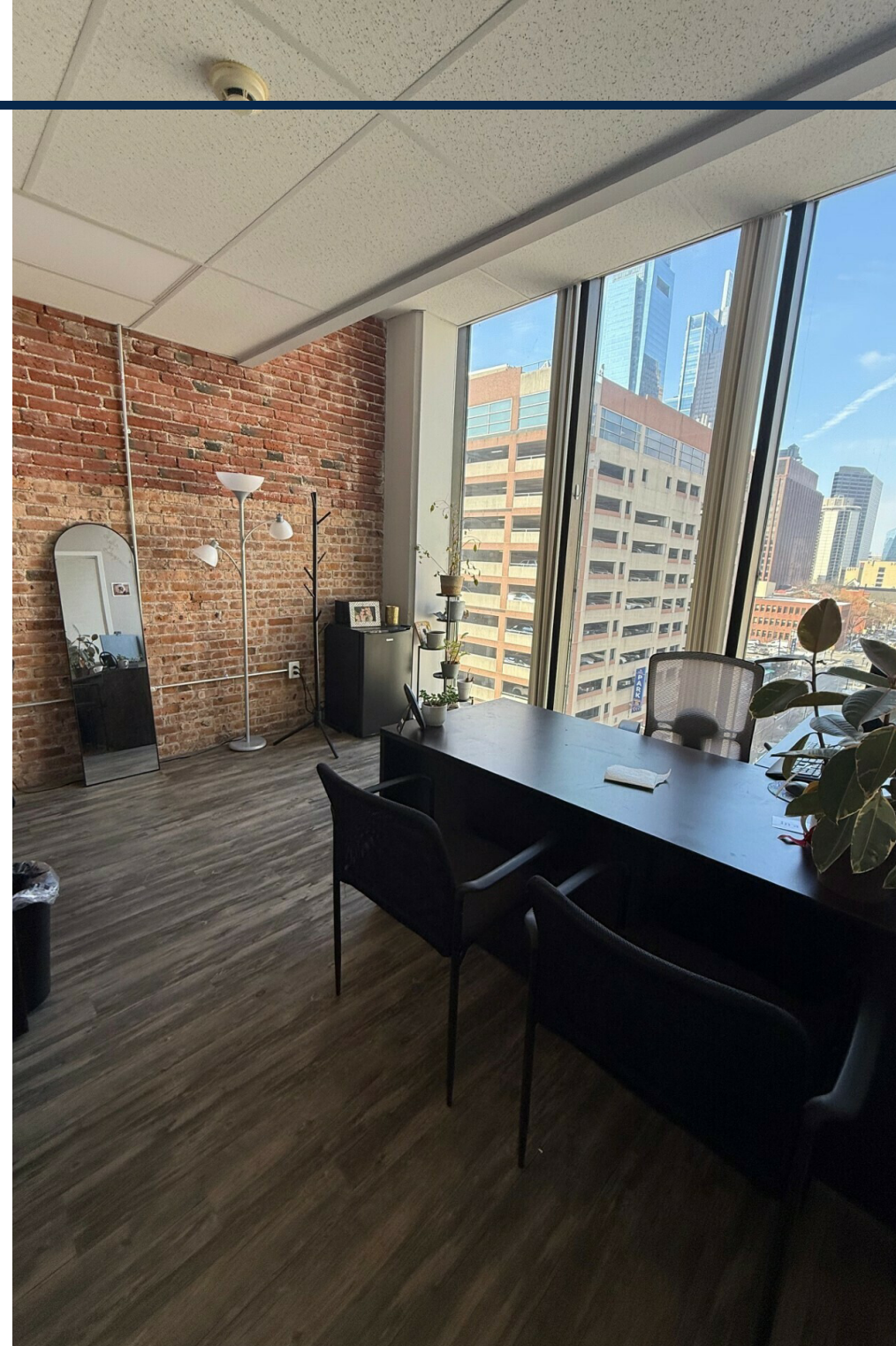


Opportunity to lease 3,700 square feet of modern office space in a full-service doorman building located along the highly visible North Broad Street corridor in Center City Philadelphia. The suite features abundant natural light, updated flooring, exposed brick accents, and a flexible open layout with private offices and collaborative areas. The space is ideally suited for medical offices, outpatient care providers, daycare operators, professional services, or creative users seeking a central location with convenient access to public transit and surrounding amenities.

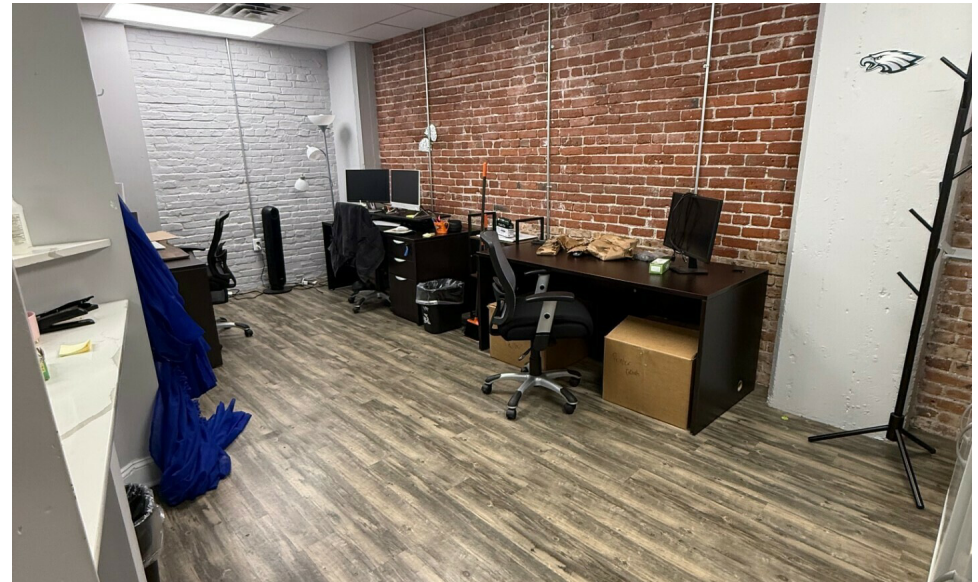
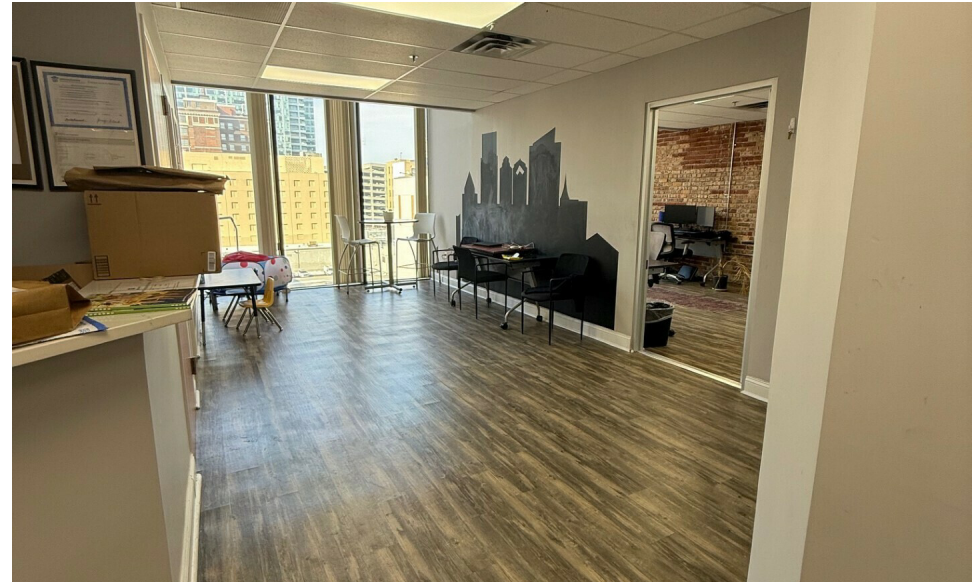
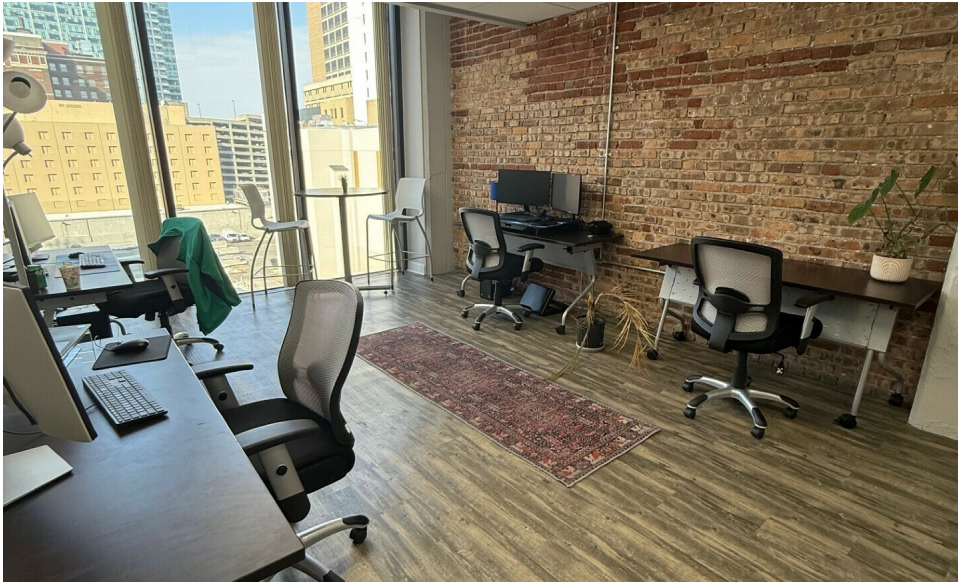
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

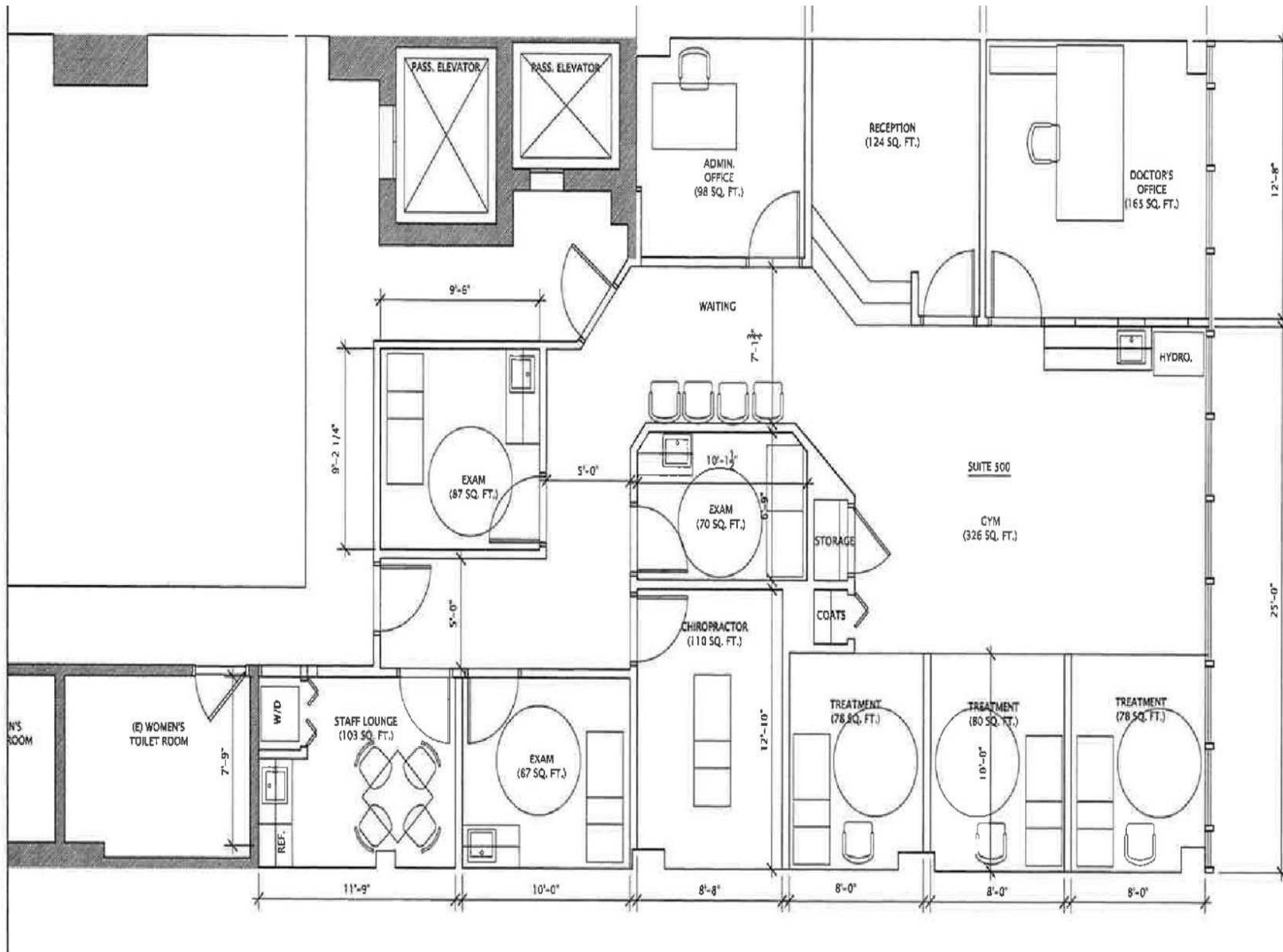
- 3,700 SF flexible floor plan
- Bright space with large windows and city views
- Modern flooring and exposed brick character
- Mix of private offices and open workspace
- Doorman building with professional management
- Easy access to subway lines, regional rail, and major roadways
- Prominently located along the highly visible North Broad Street corridor in Philadelphia, offering excellent access to Center City, major highways, and multiple public transportation options. The property is surrounded by a mix of institutional, office, and residential uses and benefits from strong daily traffic and proximity to numerous amenities.



ADDITIONAL PHOTOS



FLOOR PLAN



KROLLER
 ARCHITECTS - L.L.C.
 1531 Walnut Street, Suite 200
 Philadelphia, PA 19102
 215.924.0001 FAX 215.924.0015

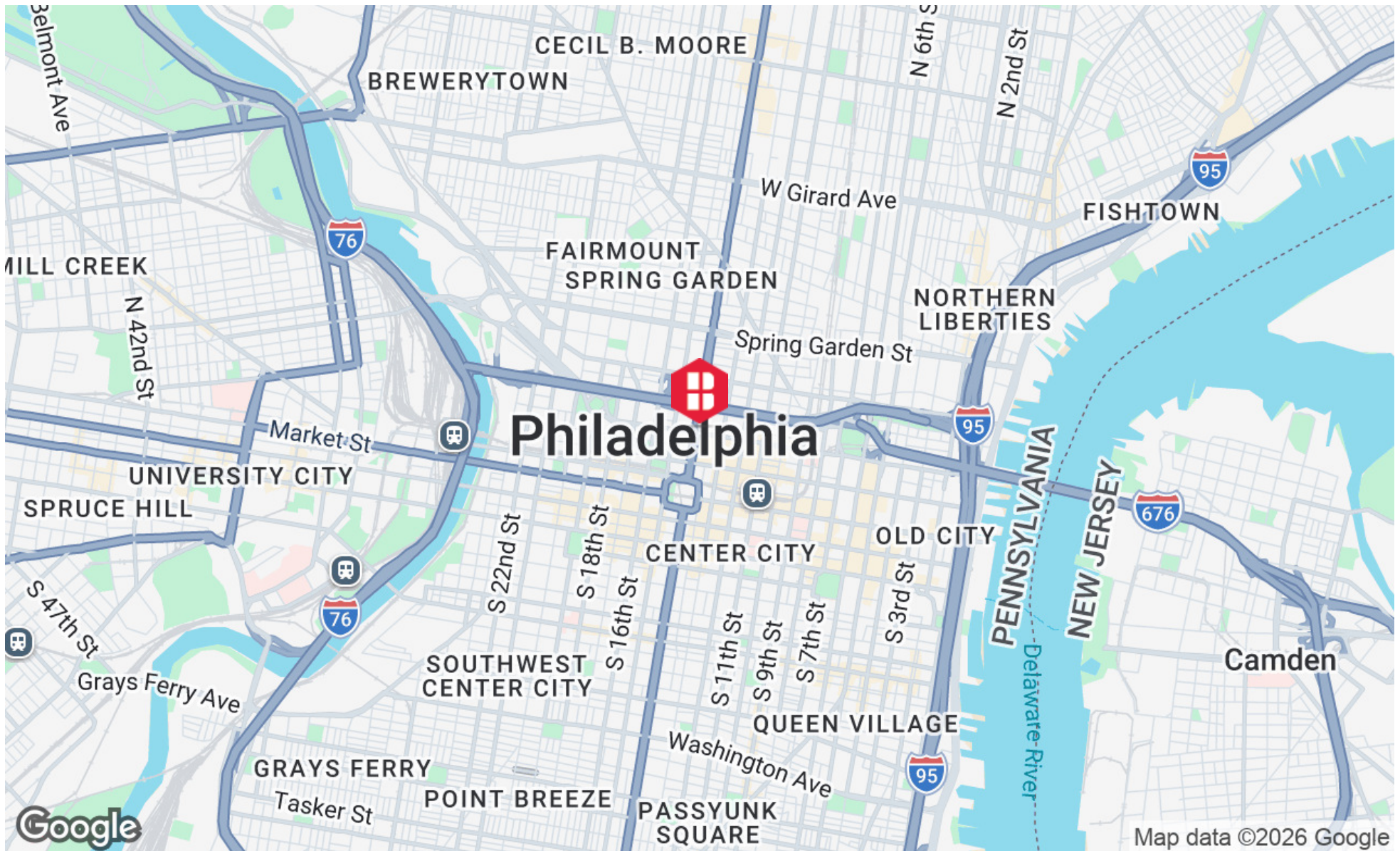
SUITE 500

205 N. BROAD ST.
 PHILADELPHIA, PA

**PROPOSED
 PLAN**

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LOCATION MAP

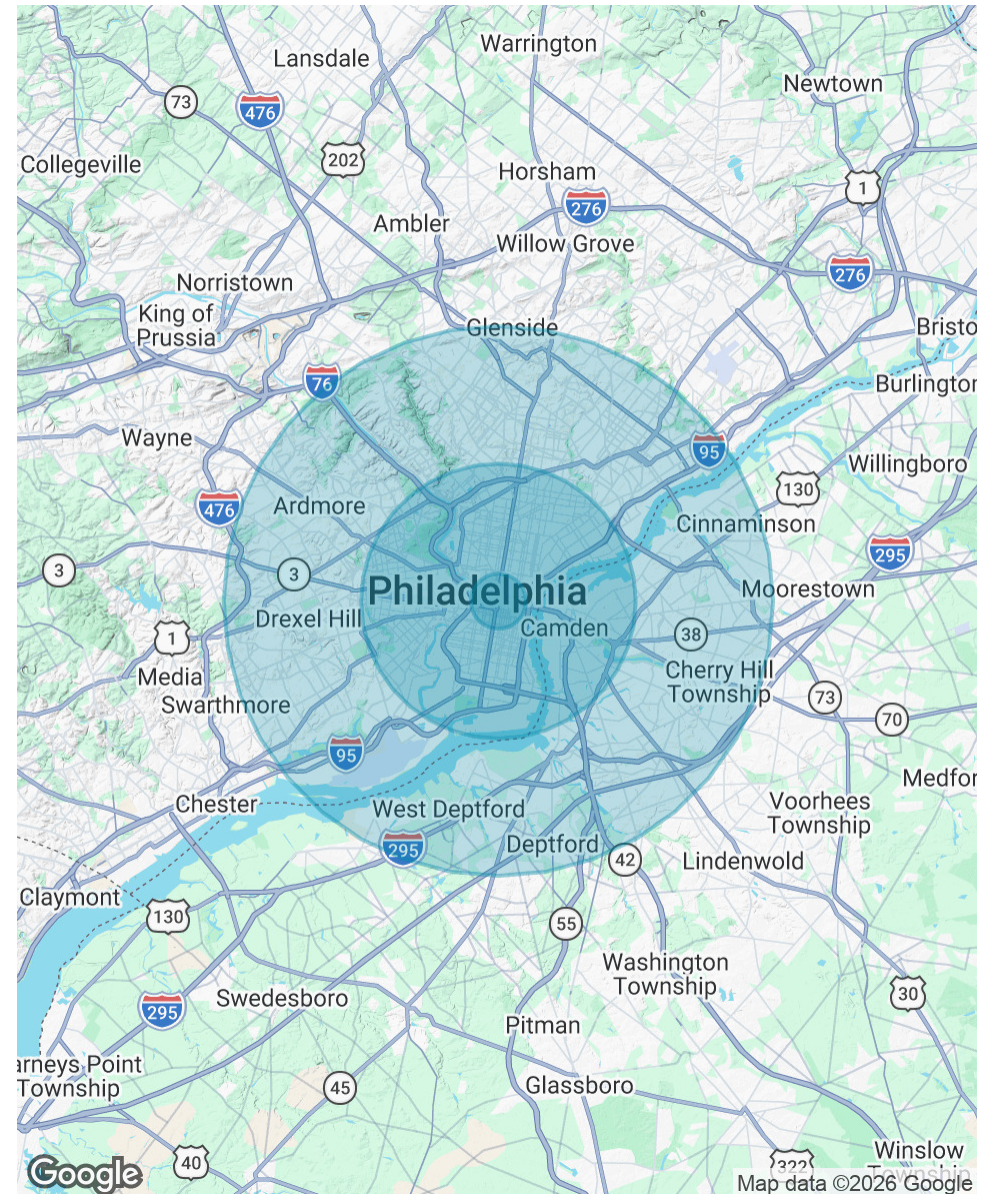


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	83,180	949,690	2,225,015
Average Age	38.3	35.1	37.3
Average Age (Male)	37.8	34.0	35.9
Average Age (Female)	38.3	36.6	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	50,570	410,226	914,773
# of Persons per HH	1.6	2.3	2.4
Average HH Income	\$145,127	\$90,308	\$99,047
Average House Value	\$621,077	\$287,062	\$297,524

2023 American Community Survey (ACS)





UNIQUELY SPECIALIZED SINCE 1931

Three Logan Square

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Philadelphia, PA 19103

<https://www.binswanger.com>

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