

For Sublease

123 S. Broad Street, Philadelphia, PA 19109

21,695 RSF on the 17th Floor

Term through 7/31/2029



Eric Berkowitz

Vice President

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Jones Lang LaSalle Brokerage, Inc.

1700 Market Street Suite 2400

Philadelphia, PA 19103

215-988-5500

Property Overview

Set on the 17th floor of the historic 123 S. Broad St. building, this near full floor opportunity features a high-tech, creative environment in turnkey condition. Inspire your employees with exposed ceilings, polished concrete floors, high-end furniture, thoughtful design, and unique architectural features all within a newly amenitized office building.

Unique Office Features

- Expansive communal area with restaurant style seating and kitchen
- Executive in-suite conferencing equipped with modern technology
- Views overlooking Broad St. and City Hall
- Modular conference / training area
- Benching for 120+ people
- Furniture available



Access to Premium Amenities



Rooftop patio and lounge



Fitness center



Brand new building conference facilities



24/7 security



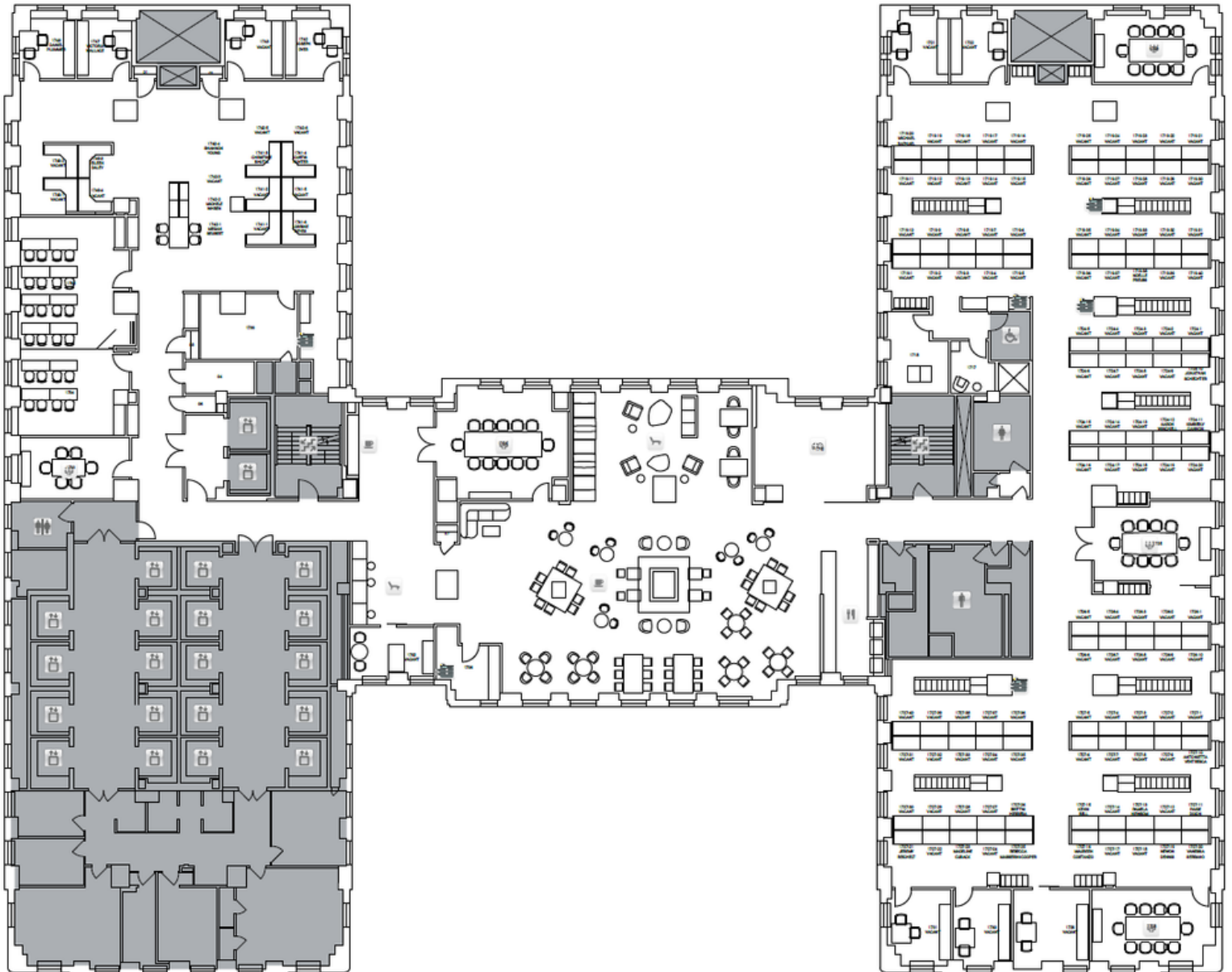
First floor bike storage



Direct access to SETPA concourse

Floorplan

17th Floor, 21,695 RSF



Location Overview

Distance/Time (Walking)

Suburban Station 0.4 mi / 8 min.

Jefferson Station 0.5 mi / 10 min.

30th Street Station 1.3 mi / 25 min.

Distance/Time (Driving)

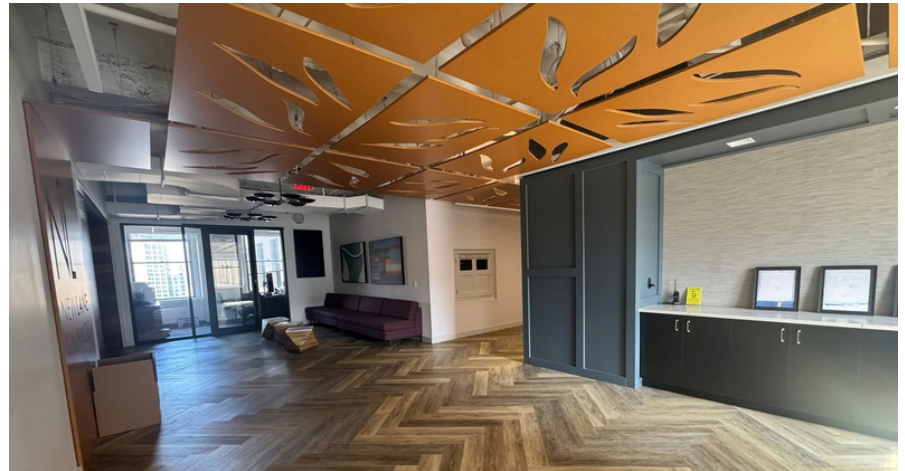
I-676 0.5 mi / 2 min.

I-76 1.0 mi / 5 min.

I-95 1.5 mi / 10 min.

PHL Intl. Airport 13 mi / 20 min.

Suburban, Jefferson, and 30th Street Stations service SEPTA Regional Rail, subways, and AMTRAK, including a line directly to the Airport.





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