

# CREATIVE OFFICE SPACE FOR LEASE

UP TO 10 PARKING SPACES

**225 Arch Street - 1st Floor**

**Philadelphia, PA 19106**  
**Old City**

**EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY**

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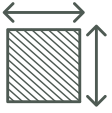
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## FEATURES



Approximately 4,313 SF of 1st floor, move-in ready office space



9 private offices, 2 conference rooms, kitchenette, open bullpen area, 2 bathrooms (shower)



Glass-front offices, high ceilings, oversized windows; an abundance of natural light



Excellent Old City location within walking distance to restaurants, cafes, bars, historic and cultural attractions



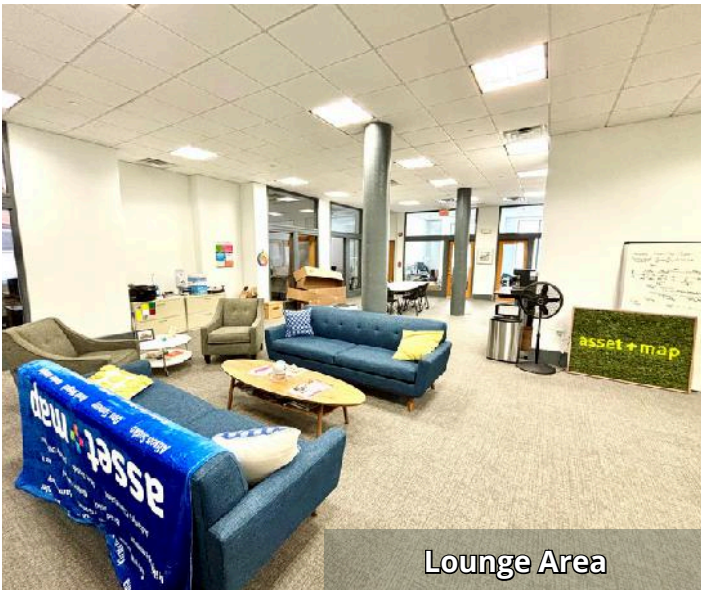
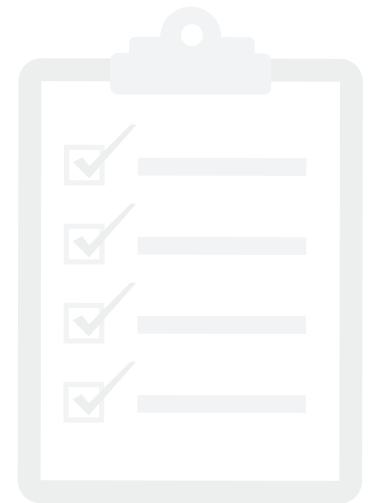
Gated on-site parking; up to 10 spaces available



Exterior building signage opportunity



Potential for lower level expansion space



Lounge Area



Glass-Front Offices



## FLOOR PLAN



ARCH STREET



10 Parking Spaces Available



## PHOTOS



Kitchenette



Exterior Signage



Reception



Large Conference Room



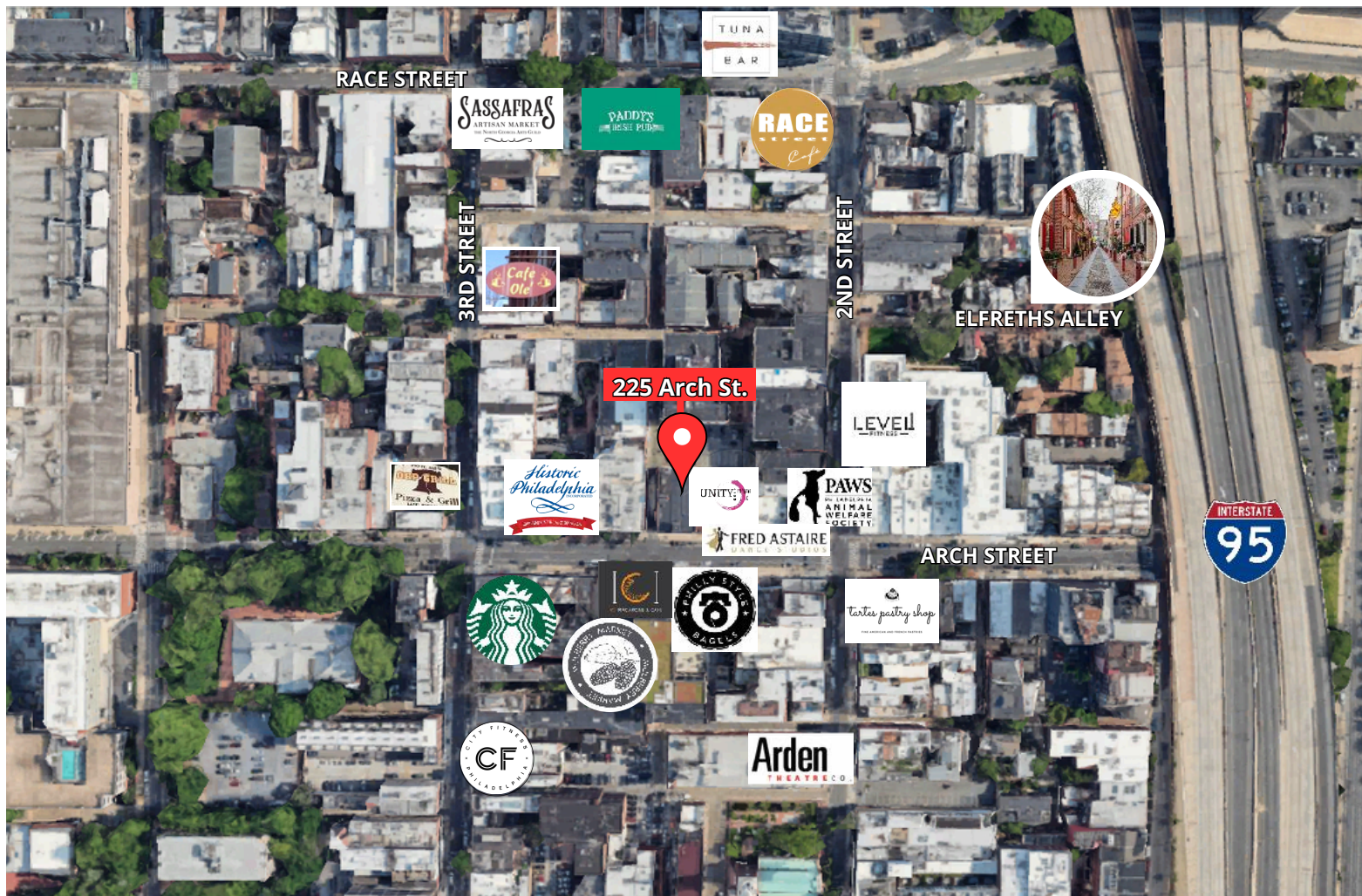
Small Conference Room



Building Exterior



## LOCATION



**Walker's Paradise:**  
Daily errands do not require a car.



**Very Bikeable:**  
Biking is convenient for most trips.



**Rider's Paradise:**  
World-class public transportation

## For More Information Please Contact:

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