

Full Building Lease Opportunity

9,818 SF Available



1701 Spring Garden Street

PHILADELPHIA, PA 19130

Exclusively Represented By:

The
Flynn
Company

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THE FLYNN COMPANY

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Property Description:



2- Story office building totaling 9,818 SF

- 1st Floor: 5 offices, boardroom & lounge, break room, entrance lobby, Men's & Women's bathrooms
- 2nd Floor: 10 offices, workstation area, kitchenette, storage/ copy room, 2 bathrooms
- Lower Level: 7 offices, conference room, storage, 2 bathrooms.



Gated parking lot with 19 striped spaces, EV charging station and patio seating area



Headquarters opportunity with beautiful Federal-style architecture



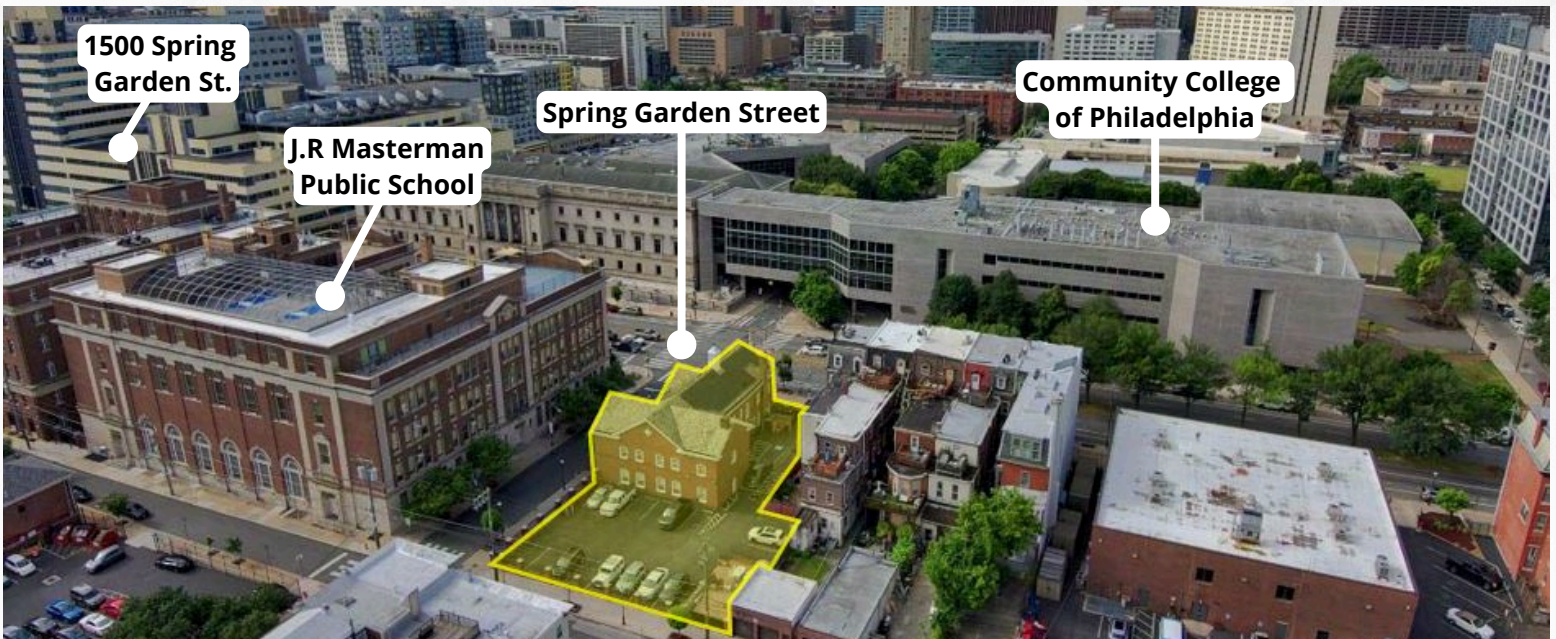
Highly visible monument signage opportunity at corner of 17th and Spring Garden Street



Tremendous access to public transportation with #2 and #43 SEPTA bus stops at 17th and Spring Garden Street as well as the Broad Street Subway 3 blocks away



Building originally built for and occupied by John McShain, "The Man Who Built Washington." McShain's construction firm was one of the largest in the United States, building The Pentagon, the Jefferson Memorial, JFK Center for Performing Arts and the 1942-54 reconstruction of The White House.



Interior Photos:



1st Floor Lounge



Decorative Millwork Throughout



Technologically Equipped Conference Room



Private Office



Executive Office



Second Floor Kitchen

Exterior Photos:



Corner Property with Tremendous Visibility



Gated Parking Lot - 19 Spaces



Great Signage Opportunity



Secure Building Lobby

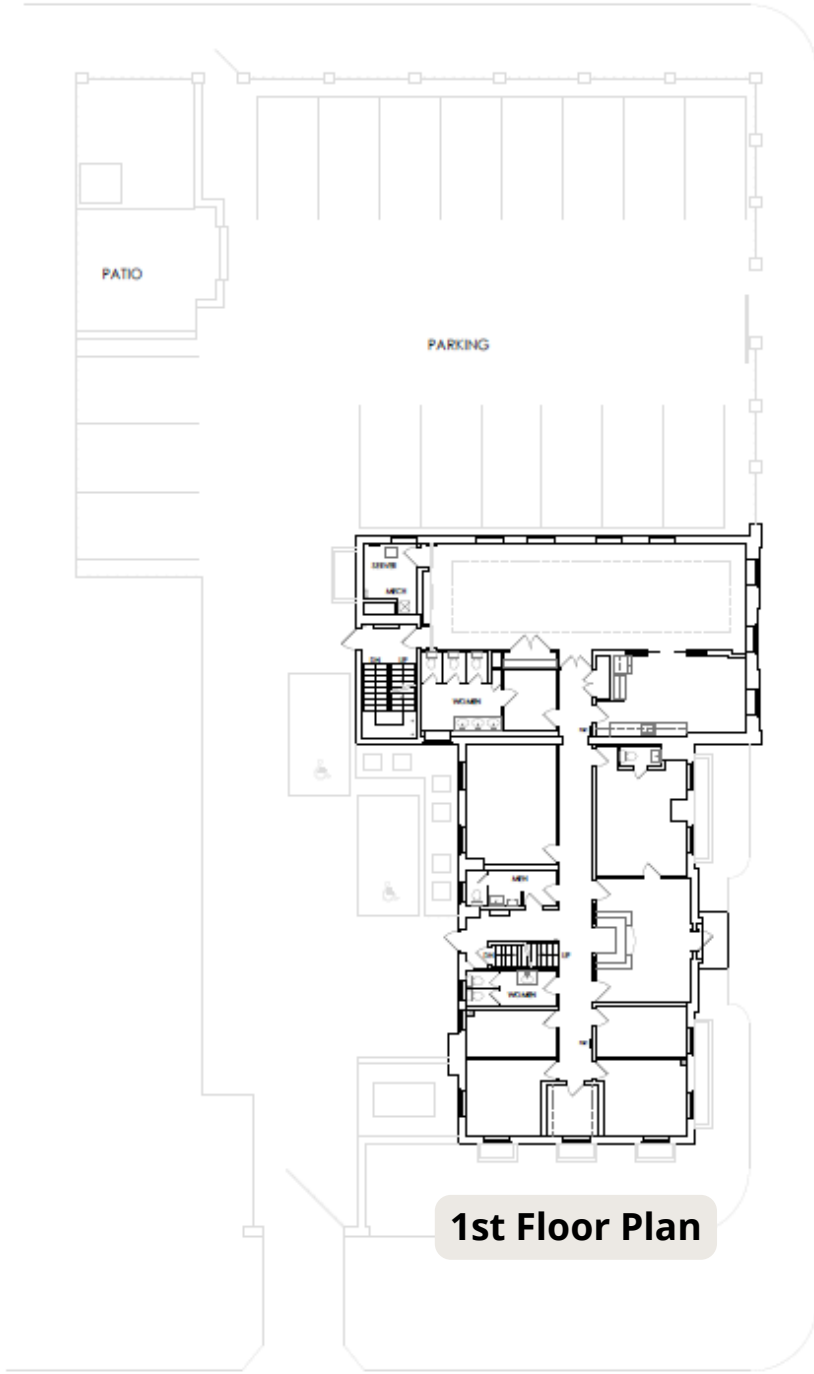


Outdoor Patio Area

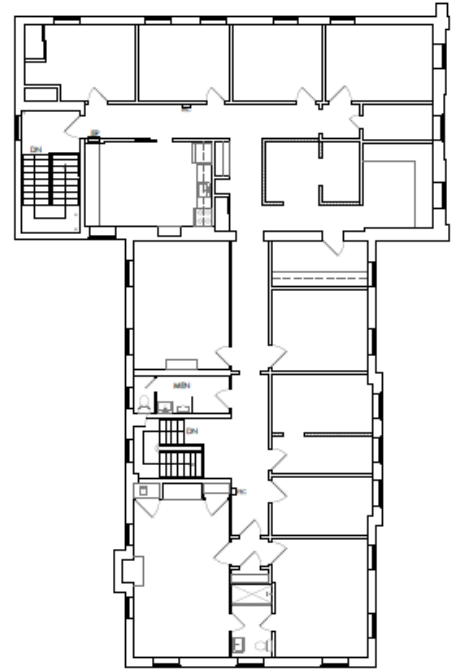


Main Entrance

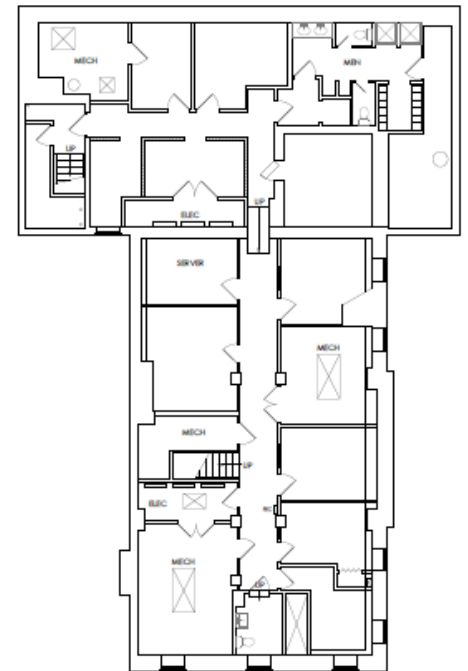
Floor Plans:



1st Floor Plan

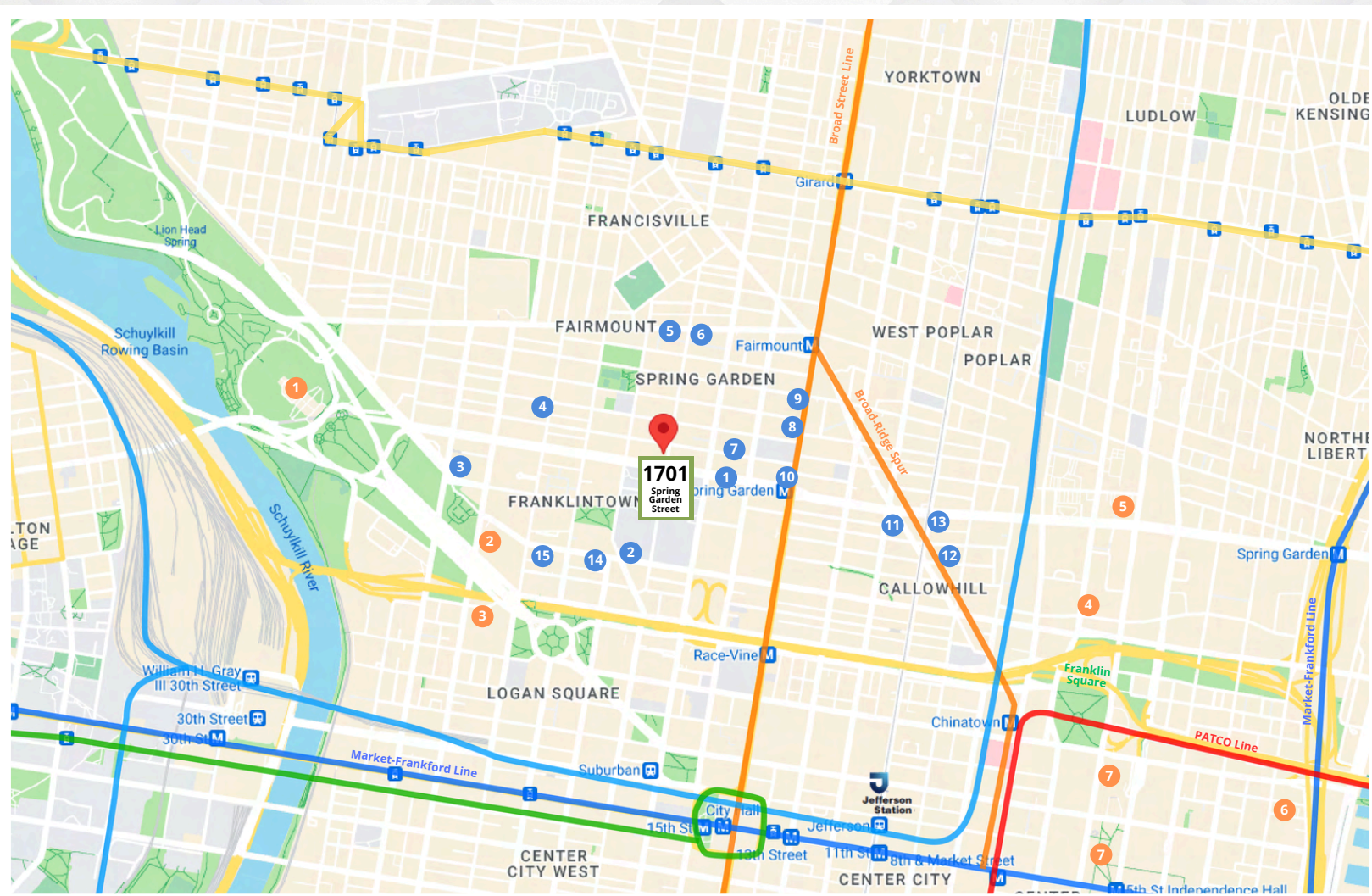


2nd Floor Plan



Basement Plan

Location:



Food & Drink

1. Dunkin' Donuts
2. 7-Eleven
3. Whole Foods Market
4. Green Room
5. Bar Hygge
6. Thirsty Dice
7. Nepali MoMo Kitchen
8. SOUTH Restaurant & Jazz Club
9. Osteria
10. Giant
11. Cafe Lift
12. Love City Brewing
13. La Chinesca
14. Sabrina's Cafe
15. Gyu-Kaku Japanese BBQ

Attractions

1. Philadelphia Museum of Art
2. Barnes Foundation
3. The Franklin Institute
4. Franklin Music Hall
5. Edgar Allen Poe National Historic Site
6. Elfreth's Alley Museum
7. National Constitution Center
8. Independence Visitor Center



Walk Score
95



Transit Score
85



Bike Score
80



**FOR MORE
INFORMATION
PLEASE CONTACT:**

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