

1,700 SF GROUND FLOOR OR 3,936 SF MEZZANINE AVAILABLE FOR LEASE



THE WHITE BUILDING

105 S 12TH STREET • MIDTOWN VILLAGE • PHILADELPHIA, PA

CBRE

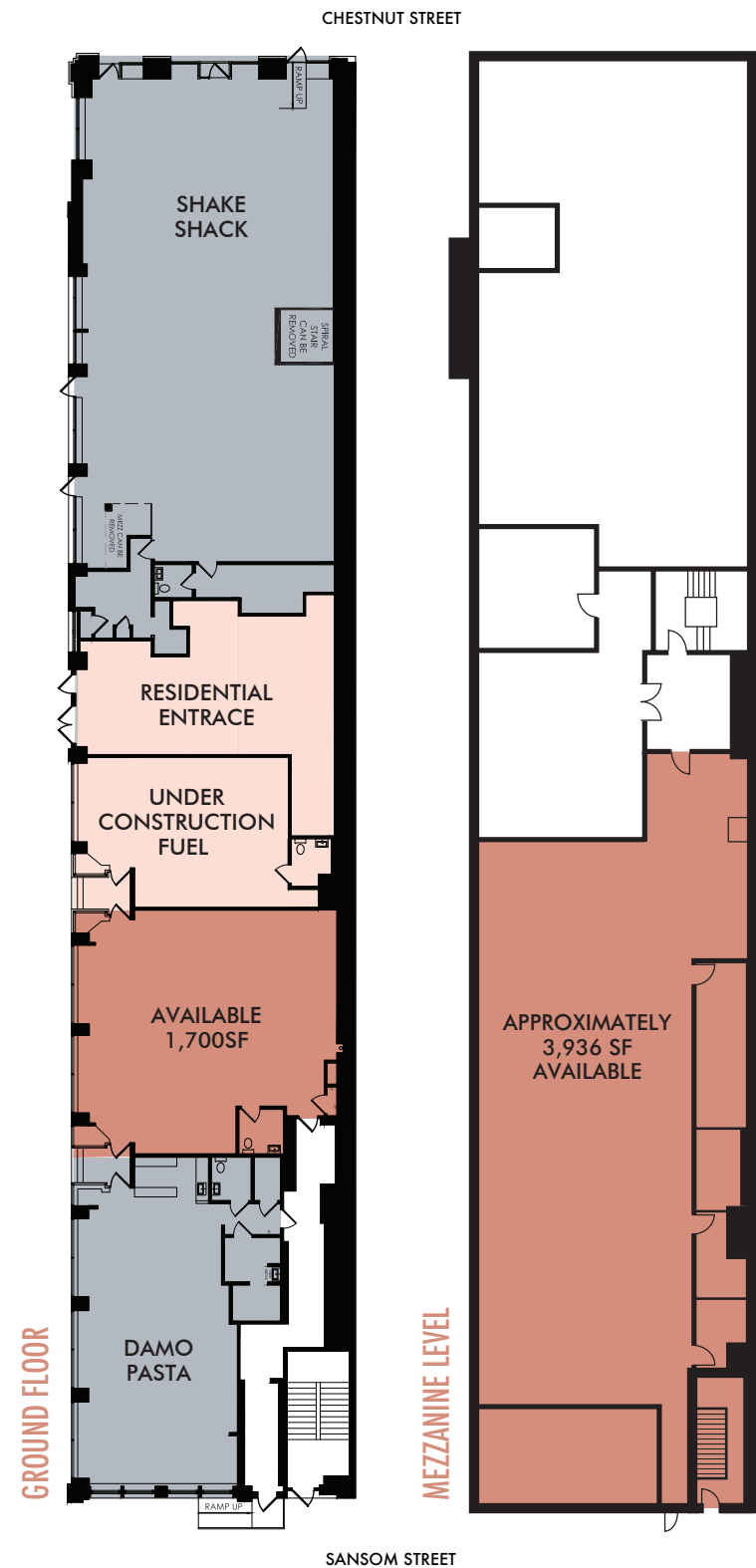
Center City Demographics

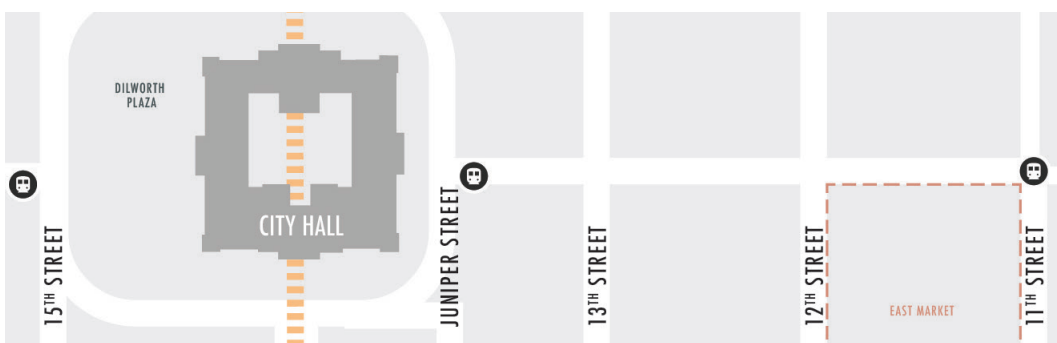
203,484
POPULATION

\$158,829
AVG HH INCOME

307,300
TOTAL EMPLOYEES

36.2
MEDIAN AGE





STEPS AWAY FROM MIXED USE DEVELOPMENT, EAST MARKET

- 562 residential apartment units, across two buildings, 60 of which are extended stay hotel rooms; now open
- 236 room Canopy by Hilton; now open
- 23-story office tower currently under construction
- 396 unit, 34-story residential tower under construction

THE RITZ-CARLTON
La COLOMBE
COFFEE ROASTERS
PHILADELPHIA

M&S BREADS & BAKERY, BLICK art materials, U-Bahn, Federal Donuts, PINE WINE & GOOD SPIRITS, MOM, IRON HILL BREWERY & RESTAURANT, THE CAPITAL GRILLE, BARCADE, VanLeeuwen, TRADESMAN, SHAKE SHACK, planet fitness, heart+paw, hg honeygrow, HipCityVeg, Open House FORECAST, VERDE, Dom, Morea, MilkBoy PHILADELPHIA, TD, BLIND BARBER, BARBUZZO, prunella, FUEL, Finn McCools Ale House, Sweets, Kicht

CHESTNUT STREET

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LE PAIN QUOTIDIEN, REAL FOOD EATERY, CB2, Bitches and Scurges, CYCLES & KAY, SPIN PHILADELPHIA, Alice, Schlesinger's, Estia, MAD PRODUCE, lado irish pub, SUITSUPPLY

CHIPOTLE MEXICAN GRILL, Pearl & Mary OYSTER BAR, DOUBLE KNOT, Graffiti Bar, smile DIRECT CLUB, SL, Starbucks, Kilwins, SHIBE VINTAGE SPORTS, SAMPAN, OLOROSO, Charlie was a sinner, Mitchell & Ness, Scoop DeVille, MORIARTY'S, CVS pharmacy, ten thousand villages, FORREST THEATRE, WALNUT STREET THEATRE, DEL FRISCO'S GRILLE, EUROPEAN WAX CENTER, DUNKIN' DONUTS, The Papery, WINKEL, Strangelove's, CAMBRIA hotels, WISHBONE, Middle Child, duross & langel soap makers, green eggs café, UBAR, Bud & Marilyn's, Nanna's, KINME

SANSOM STREET

Retail Space Available

- Approximately 1,700 SF ground floor retail space with floor to ceiling windows and tremendous frontage and visibility along 12th Street
- Approximately 3,936 SF of mezzanine space on second level with windows along 12th Street

WALNUT STREET

Property Features

- Small shop retail opportunity in vibrant and dense Midtown Village neighborhood
- Rare second level retail or office opportunity
- Advantageously positioned to capture daytime and nighttime traffic
- Second level has private access on Sansom street with windows spread along 12th Street
- Both spaces available immediately

JEFFERSON HOSPITAL

LOCUST STREET

Steak 48, VOLVÉR, Academy of Music, Miller Theater, Kimmel Center

WILMA, Fairfield BY MARIOTT, LIBERTINE, HABITAT COFFEE ROASTERS, KANELLA, LOCH BAR, MONSTER VEGAN, MUSIC THEATRE PHILLY, TABU PHILADELPHIA, Blue Sushi, Writer's BLOCK rehab, Vetri CUCINA, MERCATO RESTAURANT • BYOB, WINE BAR TRIA, Varga

SPRUCE STREET

LOCATED WITHIN ONE BLOCK OF JEFFERSON UNIVERSITY HOSPITAL, HOME TO:

- Approximately 9,935 employees
- Over 950 hospital beds

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