



**MARQUEE SINGLE TENANT LEASE OPPORTUNITY**  
**41,480SF ALONG S. BROAD STREET**  
**1900 S Broad Street Philadelphia, PA 19145**

**RD+**  
**ROTHBERG**  
**DUBROW**

- Rarely offered, built to suit, single tenant leasing opportunity
- 41,480sf over 5 floors with delivery in Q2 2024
- Significant signage, branding and access along the bustling South Broad Street corridor
- Private parking, ambulance/transport loading and more
- Immediately adjacent to Constitution Health Plaza, a 300,000sf healthcare facility driving significant patient volume and staff from the region



## AREA DEMOGRAPHICS 1 MILE RADIUS

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total Population</b>         | <b>109,884</b>  |
| <b>Daytime Population</b>       | <b>89,452</b>   |
| <b>Average Age</b>              | <b>39.1</b>     |
| <b>Average Household Income</b> | <b>\$85,488</b> |

\*Based on information provided by third party sources and deemed to be reliable

# RD+ 1900 S Broad St | Location

- Located just South of Center City Philadelphia, only minutes from major interstates including I-76 I-95, and 295 with access from the Ben Franklin and Walt Whitman Bridges
  - 15 minutes from The Philadelphia International Airport
  - 10 minutes from the Philadelphia Navy Yard and Sport Stadiums in South Philadelphia
- Surrounded by prestigious medical institutions such as The Children's Hospital of Philadelphia, Thomas Jefferson University Hospital, Pennsylvania Hospital, Hospital of the University of Pennsylvania, Will's Eye Hospital
- Immediately adjacent to a 300,000sf medical office building that is home to inpatient and outpatient healthcare providers and health systems including Penn Medicine, Mercy/Trinity Health and Davita Dialysis
- 22,000 Vehicles Per Day along South Broad Street
- Steps away from the Tasker Morris and Snyder SEPTA Broad Street Subway Stations as well as access to multiple SEPTA bus routes

## Walk Score



100

## Transit Score



100



RD+ 1900 S Broad St | Retail Map

## FOOD & RESTAURANTS

|                            |                                 |
|----------------------------|---------------------------------|
| 1. Barcelona Wine Bar      | 12. Rival bros Coffee           |
| 2 . Le Virtu               | 13. Mish Mish                   |
| 3. Stargazy                | 14. Ultimo Coffee               |
| 4. Restorante Pesto        | 15. South Philadelphia Tap Room |
| 5. Pistolas Del Sur        | 16. Hardena                     |
| 6. Noir Restaurant         | 17. Green Eggs Cafe             |
| 7. Stogie Joes             | 18. American Sardine bar        |
| 8. Fuel                    | 19. Chicks                      |
| 9. Bing Bing Dim Sum       | 20. Dock Street Brewery South   |
| 10. Cantina Los Caballitos |                                 |
| 11. Laurel                 |                                 |

## STORES, RETAIL & FITNESS

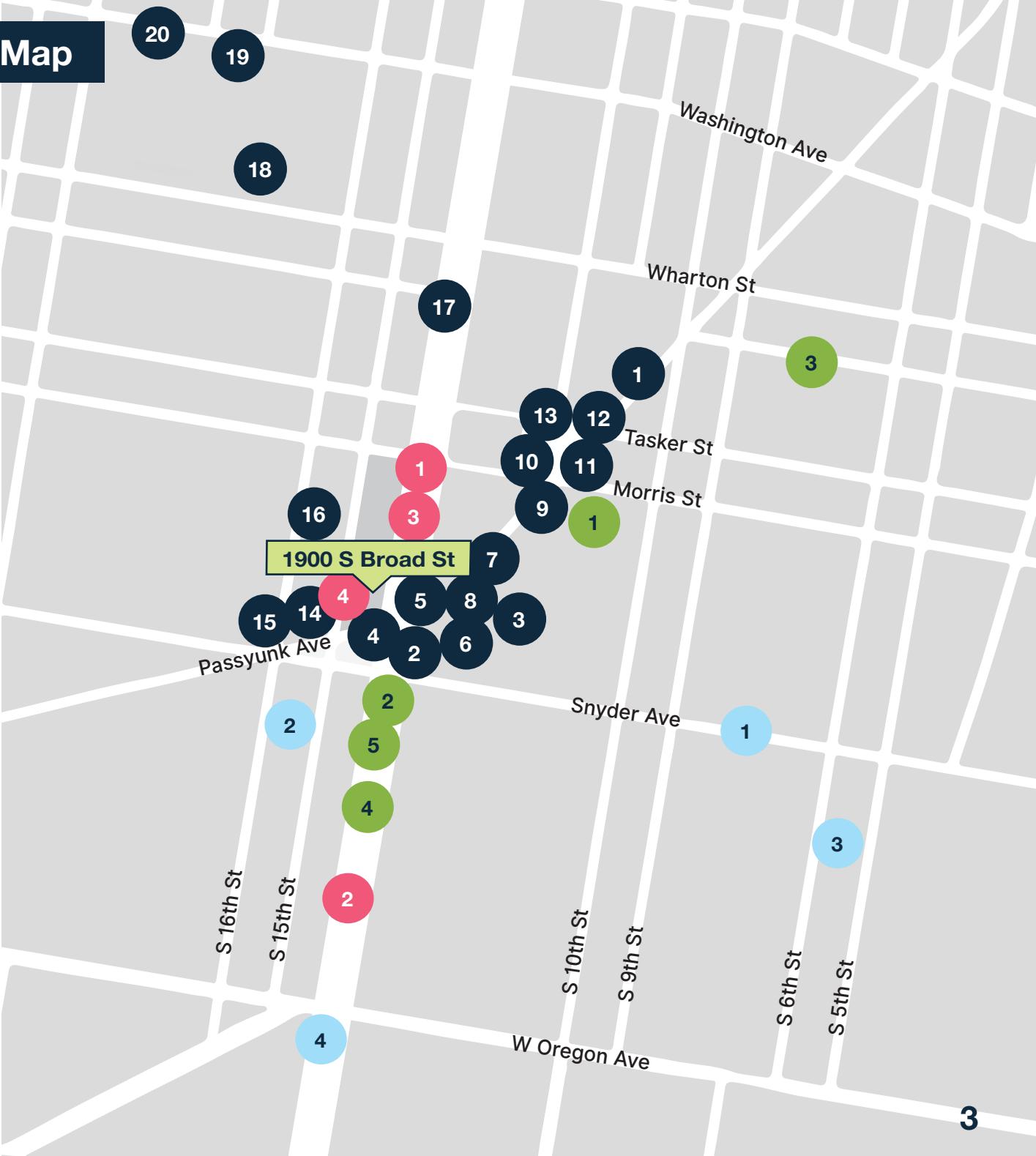
- 1. City Fitness
- 2. Rite Aid & Walgreens
- 3. Fitness Works
- 4. 7-Eleven
- 5. Starbucks

## AREA ATTRACTIONS

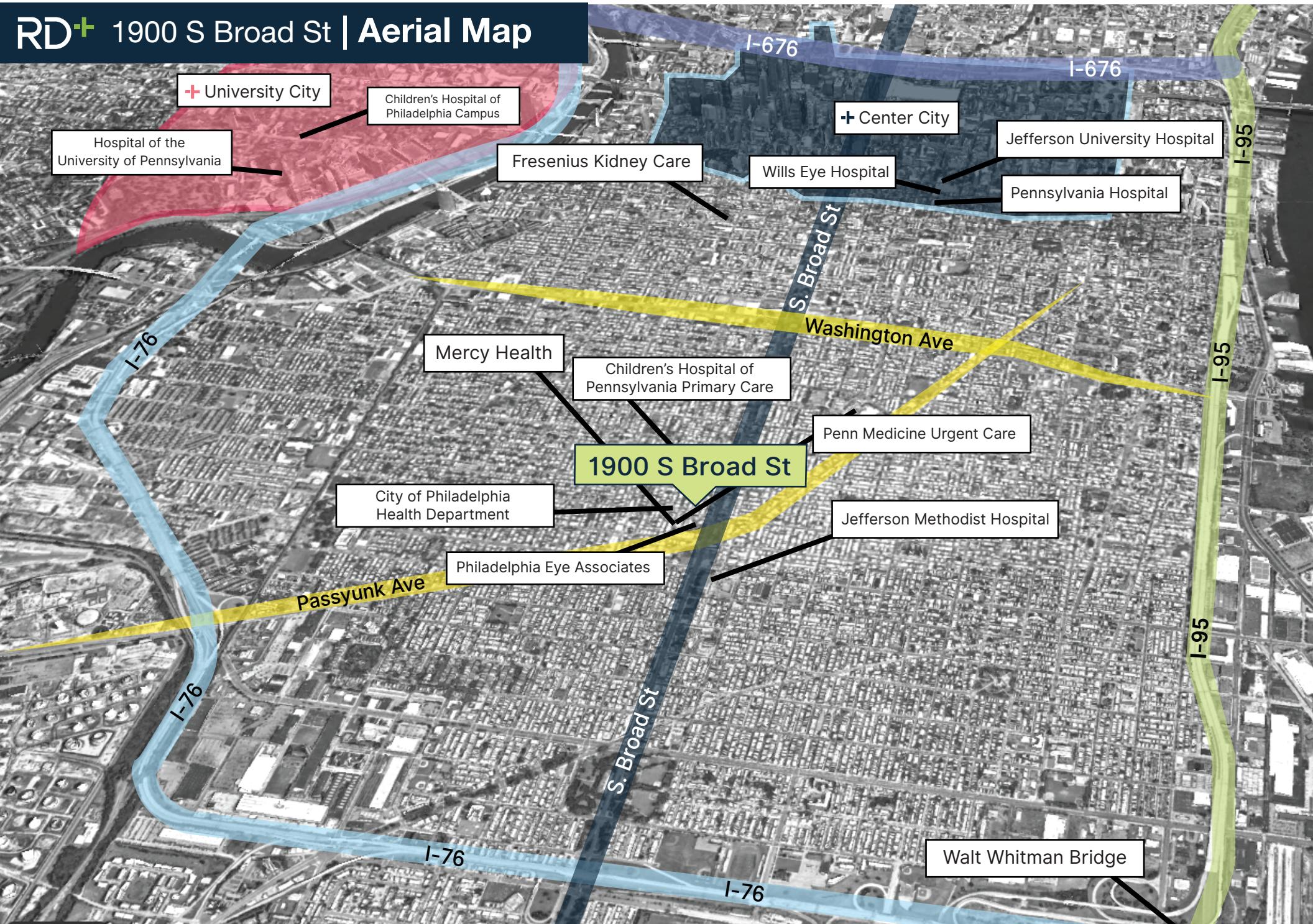
- 1. Bok Bar
- 2. Guerin Recreation Center
- 3. Mifflin Square Park
- 4. Marconi Plaza

## HEALTHCARE SYSTEMS

- 1. CHOP Primary Care: South Philadelphia
- 2. Jefferson Methodist Hospital
- 3. Penn Urgent Care
- 4. Mercy Health System



# RD+ 1900 S Broad St | Aerial Map

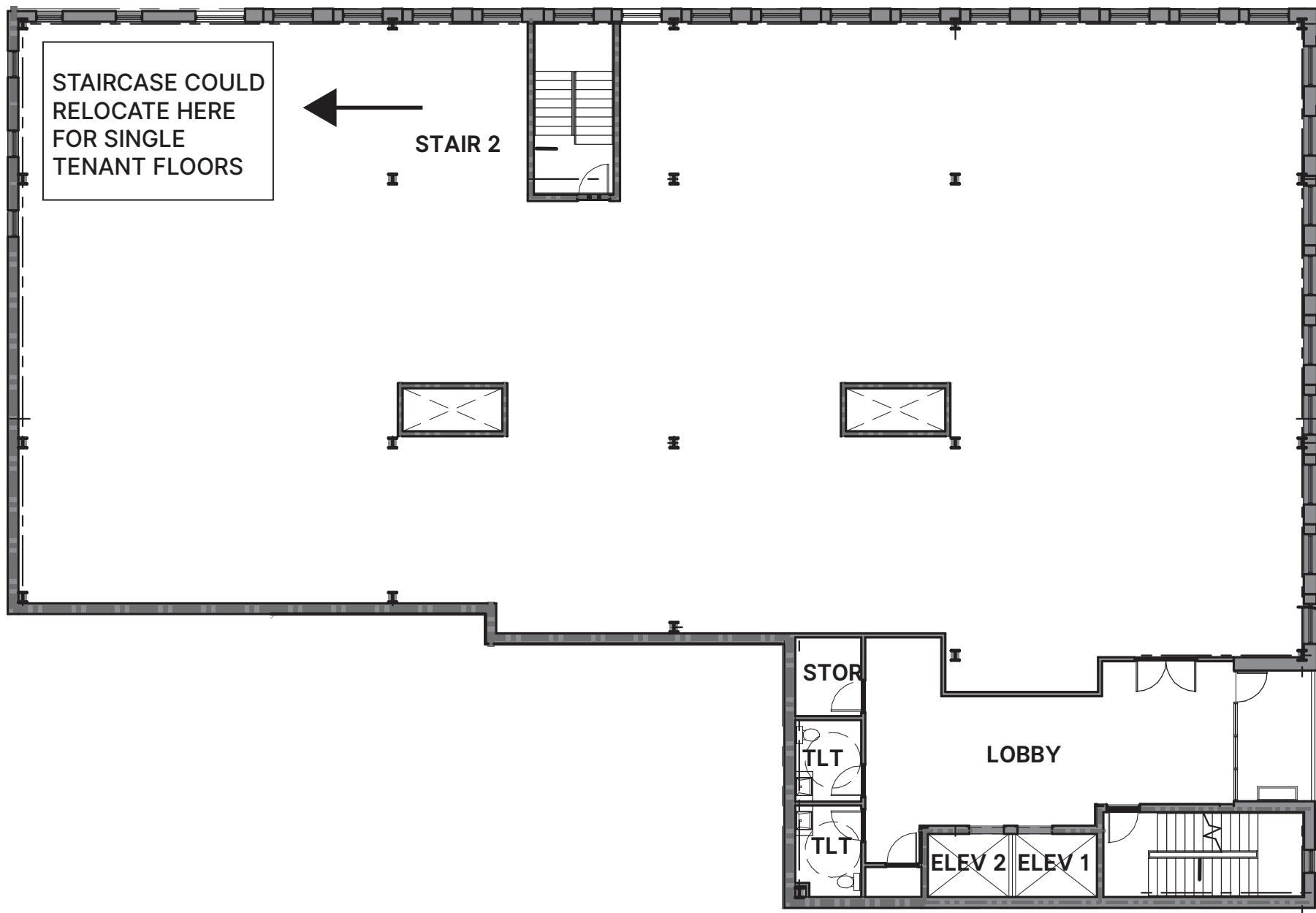


# RD+ 1900 S Broad St | Building Information

|  |   |
|--|---|
| HVAC   | Rooftop VAV System with individual units to tenant suites                         |
| Loading  | Street & Garage   |
| Passenger Elevator(s)                                      | 2x OTIS Gen3 Edge 3,000lb Capacity, 350FPM Elevators w/ 8'0" Cab Doors            |
| Ceiling Heights (Deck to ceiling and floor to mechanicals) | Floor to Underside of Deck Height<br>Approximately 12'8" (or greater)             |
| Column Spacing   | 15'7" - 37'2"   |
| Floor Load (lbs / sf)                                      | 100 lbs per square foot   |
| ISP Options  | All (Verizon & Comcast Preferred)   |
| Electric Rent Structure                                    | Submetered, Tenant Responsible for Payment  |
| Parking  | Private garage parking with onsite loading.<br>Overflow spaces available as well. |



# RD+ 1900 S Broad St | Typical Floor Plan



# RD+ 1900 S Broad St | Transit Map

## SEPTA Broad Street Line

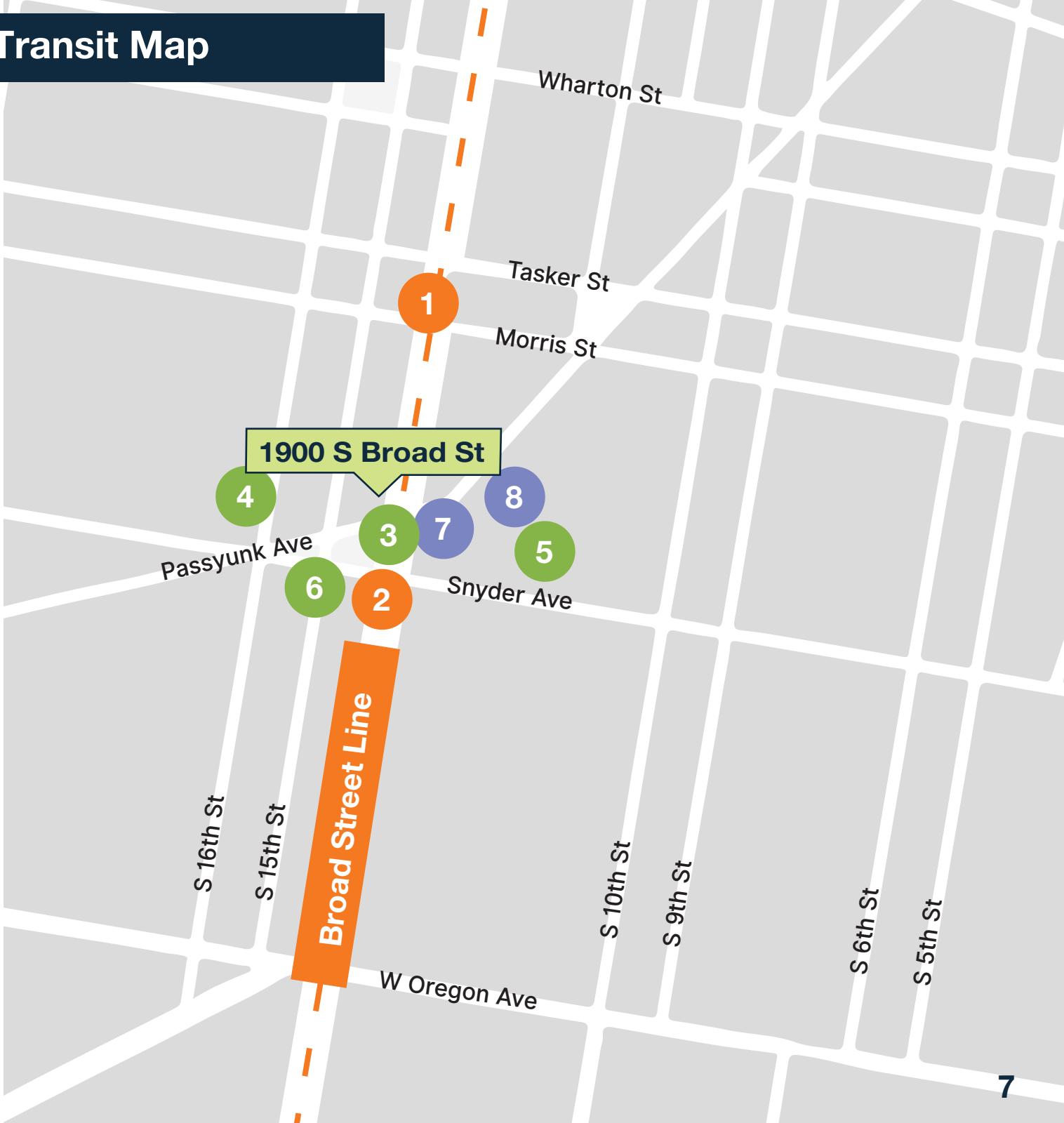
- 1 Tasker Morris Station  
4 minute walk
- 2 Snyder Station  
4 minute walk

## SEPTA Bus Routes

- 3 Bus Route #4  
1 minute walk
- 4 Bus Route #2  
5 minute walk
- 5 Bus Route #45  
6 minute walk
- 6 Bus Route #37, #79  
5 minute walk

## Indego Bike Station

- 7 Broad & Passyunk  
3 minute walk
- 8 13th & Mifflin  
3 minute walk





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