



Premium Office

Opportunity for Medical, Dental, and Legal Professionals.

HIGHLIGHTS

- Premier Center City location near Rittenhouse Square
- Ideal for medical, dental, and legal professionals
- Multi-level private layout for confidential work
- Established medical configuration
- Ownership stability in a high-demand district
- Rare professional property under \$2M



EXECUTIVE SUMMARY

313 S. 16th Street offers a private, multi-level professional space steps from Rittenhouse Square. The building's established medical layout and quiet floor separation create a strong fit for confidential consultations. Rare opportunity in a high-demand Center City location under \$2M.

- Secure vestibule with buzzer entry
- Waiting area, private offices & interior reception window
- Multiple restrooms and kitchenette/break room
- Active fire alarm certification
- 2019 ADA accessibility study with conceptual renderings available

FINANCIAL SUMMARY (Actual 2025)

- Annual Real Estate Taxes: \$11,902
- Additional financial details available upon request

PROPERTY FACTS

- Price: \$1,300,000
- Building Size: 3423 SF
- Year Built: 1920
- Building Class: B
- Stories: 4
- Lot Size: 0.03 AC
- Tenancy: Single
- Compliant with 1998 office variance

Sample floor layouts – full multi-level plans available upon request*

AMENITIES

- Walkable, transit-rich Center City location
- Excellent access to public transportation
- Proximity to major Philadelphia health systems



Schedule a private showing today. Scan the QR code below to view the full property listing.