

# MSC ARCH STREET

CENTER CITY  
PHILADELPHIA, PA

24,423 SF BI-LEVEL  
RETAIL/OFFICE CONDO FOR SALE



1218 ARCH  
STREET

## Center for Architecture



### PROPERTY DETAILS

- ▶ Incredibly rare large format retail condominium strategically located in core Center City, across from the entrances to the Pennsylvania Convention Center and Reading Terminal Market
- ▶ 12,350 SF on the ground floor with retail storefront, 17' ceilings, hardwood floors, exposed brick and columns
- ▶ 12,073 SF in basement with 12' ceilings currently used as storage
- ▶ Direct loading in the rear from Cuthbert Street
- ▶ Annual rental income of \$47,000 generated by cellular equipment storage leases
- ▶ Ideal opportunity for a variety of commercial end-users or investors

### DEMOGRAPHICS

Center City Trade Area  
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
206,964	\$95,215
EST. MEDIAN AGE	EST. EMPLOYEES
35.5	227,743

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## PROPERTY DETAILS

<b>PARCEL NUMBER:</b>	883305700
<b>MUNICIPALITY:</b>	City of Philadelphia
<b>ASSESSED VALUE:</b>	\$3,821,800 (under appeal) \$316,260 abated
<b>NEIGHBORHOOD:</b>	Convention Center
<b>ZONING:</b>	CMX-5
<b>BUILDING TYPE:</b>	Commercial condominiums
<b>AGE:</b>	Built 1900
<b>CONSTRUCTION:</b>	Masonry
<b>FLOORS:</b>	Ground floor and basement
<b>HVAC:</b>	Split system; 6 units, 28 tons
<b>ELECTRIC:</b>	3 phase service 6 panels, 1,800 amps total
<b>ALARMS:</b>	Security and fire
<b>SPRINKLERED:</b>	Ground floor and basement

<b>GROUND FLOOR:</b>	12,350 SF Access from Arch Street Open meeting room Two conference rooms Large and medium-sized partitioned offices Kitchenette Storage room Men's restroom Women's restroom Full bathroom Loading area from Cuthbert Street Adjacent to common trash room
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<b>BASEMENT:</b>	12,073 SF Access from elevators and stairs Multiple storage areas Leased space Restroom Passenger and freight elevators
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<b>AT&amp;T LEASE:</b>	Space - 435 SF Annual Rent - \$22,944 gross Expires - 10/31/28 Options - None Lease Commencement - 1997
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<b>T-MOBILE LEASE:</b>	Space- 550 SF Annual Rent - \$24,000 Expires - 2/10/27 Options - One 5-year extension Lease Commencement - 1997
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## GROUND FLOOR INTERIOR PHOTOS

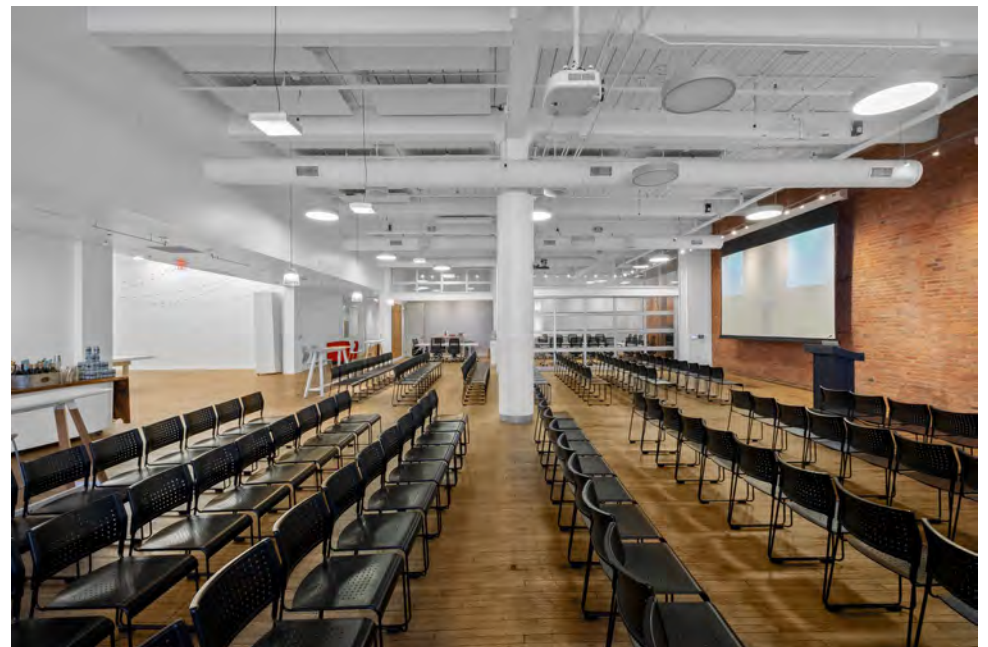


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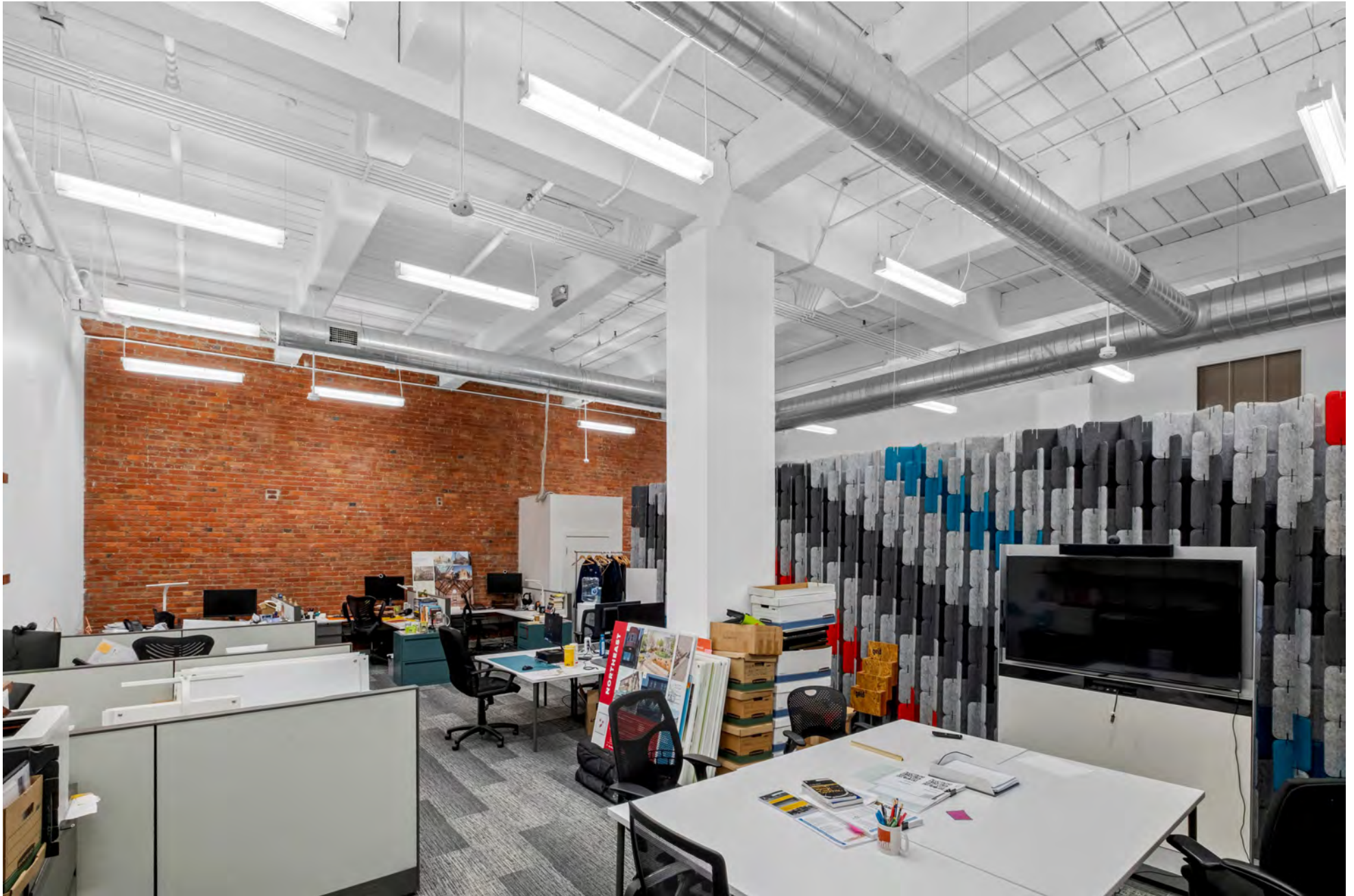


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## BASEMENT INTERIOR PHOTOS



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## BASEMENT INTERIOR PHOTOS



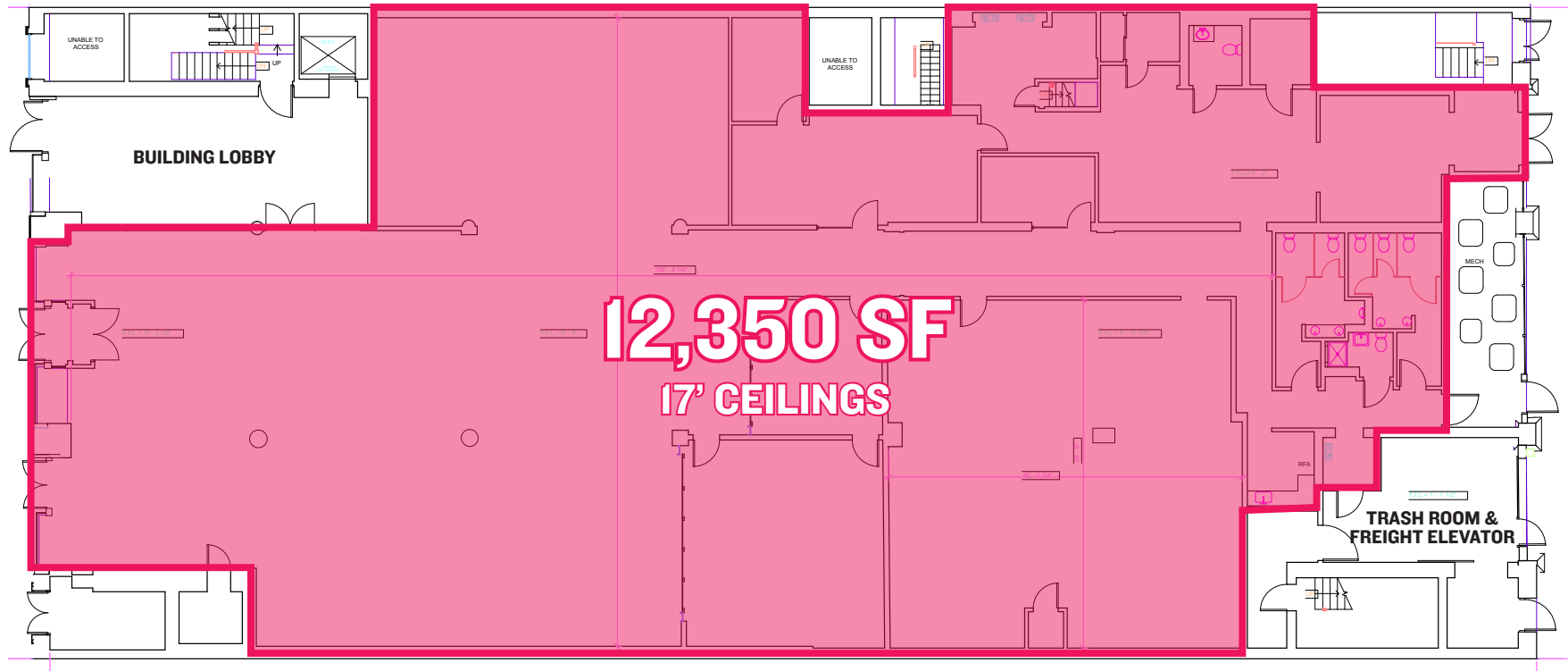
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# GROUND FLOOR PLAN

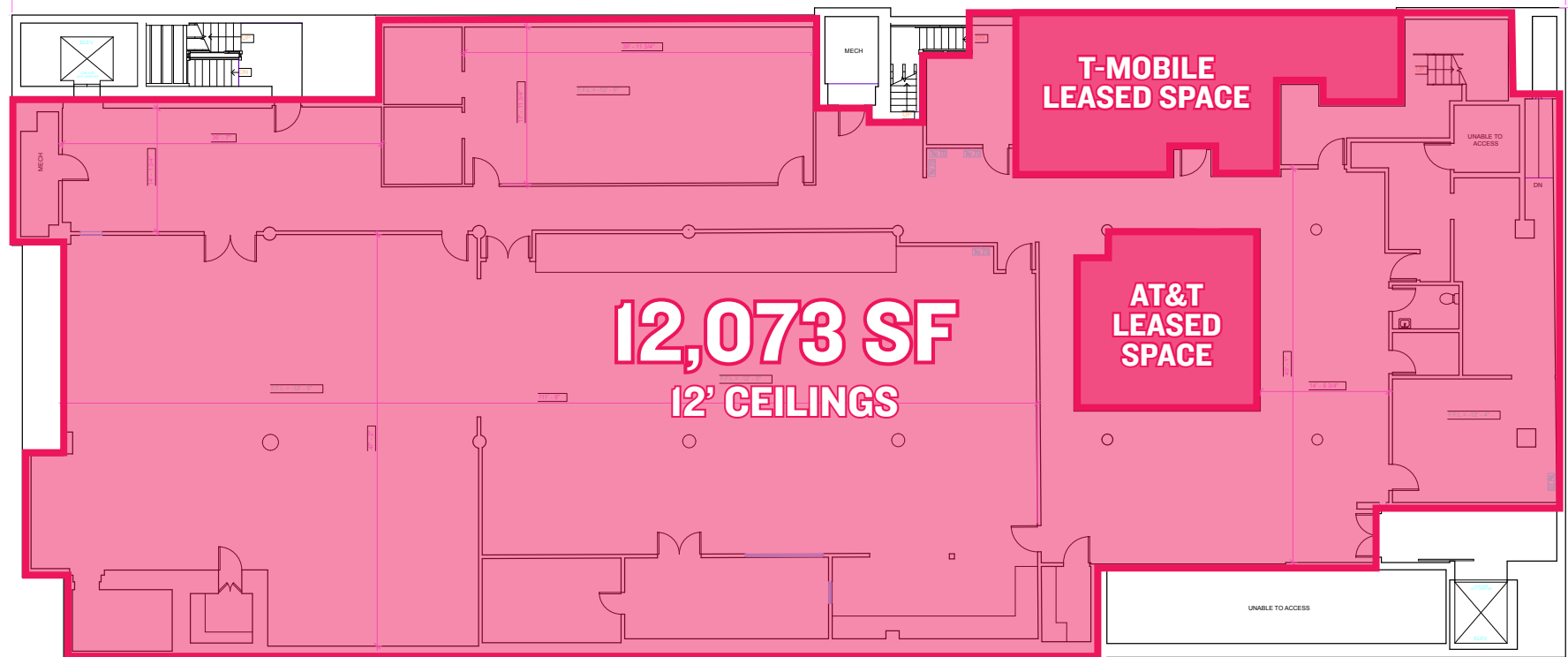
ARCH STREET



CUTHBERT STREET



## BASEMENT PLAN





## ANCHOR ATTRACTIONS MAP





# DENSITY MAP

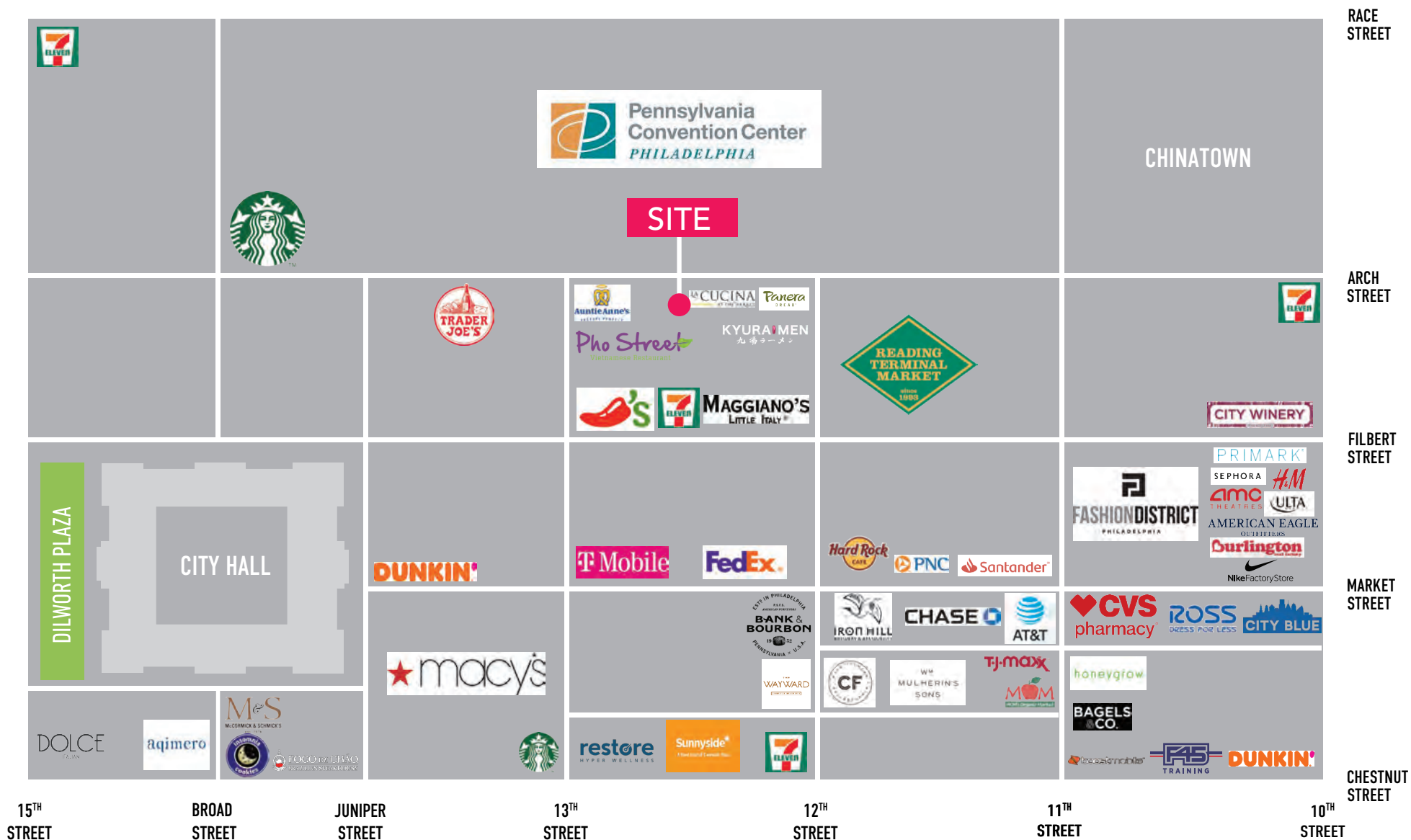


<span style="color: #e91e63;">■</span> HOTEL	5,000+ Keys	<span style="color: #004d80;">■</span> TOURISM/CULTURAL	3M SF
<span style="color: #4682b4;">■</span> OFFICE/MUNICIPAL	5M SF	<span style="color: #32cd32;">■</span> RETAIL	1.5M SF
<span style="color: #8e44ad;">■</span> RESIDENTIAL	2,600 Units	<span style="color: #f39c12;">■</span> PARKING	5,000+ spots

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# RETAIL AERIAL







# MSC

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