



1022 BUTTONWOOD STREET  
PHILADELPHIA, PA 19123

**CREATIVE OFFICE  
SUITE AVAILABLE  
FOR LEASE**



# PROPERTY INFORMATION

- 2,442 SF available with direct street access
- Turn-key office space, perfect for a tenant looking to be in the heart of the thriving Spring Arts neighborhood
- Featuring an open floorplan, exposed brick walls and timber ceilings
- Owned by Arts + Crafts Holdings as a part of their significant office building portfolio within the Spring Arts area

## AREA DEMOGRAPHICS QUARTER MILE RADIUS

Total Population	49,856
Daytime Population	197,999
Average Household Income	\$88,665
Average Age	32.4



# LOCATION INFORMATION

- Located in the Spring Arts District, a rapidly growing neighborhood known for its creative offices and trendy restaurant and retail mix
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous restaurants and breweries including Roy Pitz Barrel house, Yards, Love City Brewing Co., and the brand new Triple Bottom Brewing
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad-Ridge Spur Street subway lines and brand new bike lanes throughout the area.
- Phase One of the Rail Park is now open and the Spring Garden Greenway Project and Connector Trail are currently under design review



**Walk  
Score of  
94**



**Bike  
Score of  
94**



**Transit  
Score of  
98**



# AREA DEVELOPMENTS



## **I-676**

Direct access to I-676 quickly links 1022 Buttonwood Street to Center City and New Jersey



## **The Rail Park**

Phase One of the Rail Park is open a few block away



## **The Viaduct**

This section of the Rail Park is planned to extend nearby 1022 Buttonwood Street



## **Reading Terminal Market**

One of America's largest public markets with a huge variety of produce, meats, fish, and baked goods



## **The Philadelphia Convention Center**

A 5 minute drive or 7 minute bike ride away with ever-changing programs



## **Spring Garden Street**

Spring Garden Street is an arterial cutting across the entirety of Philadelphia



# AREA AMENITIES

## FOOD & RESTAURANTS

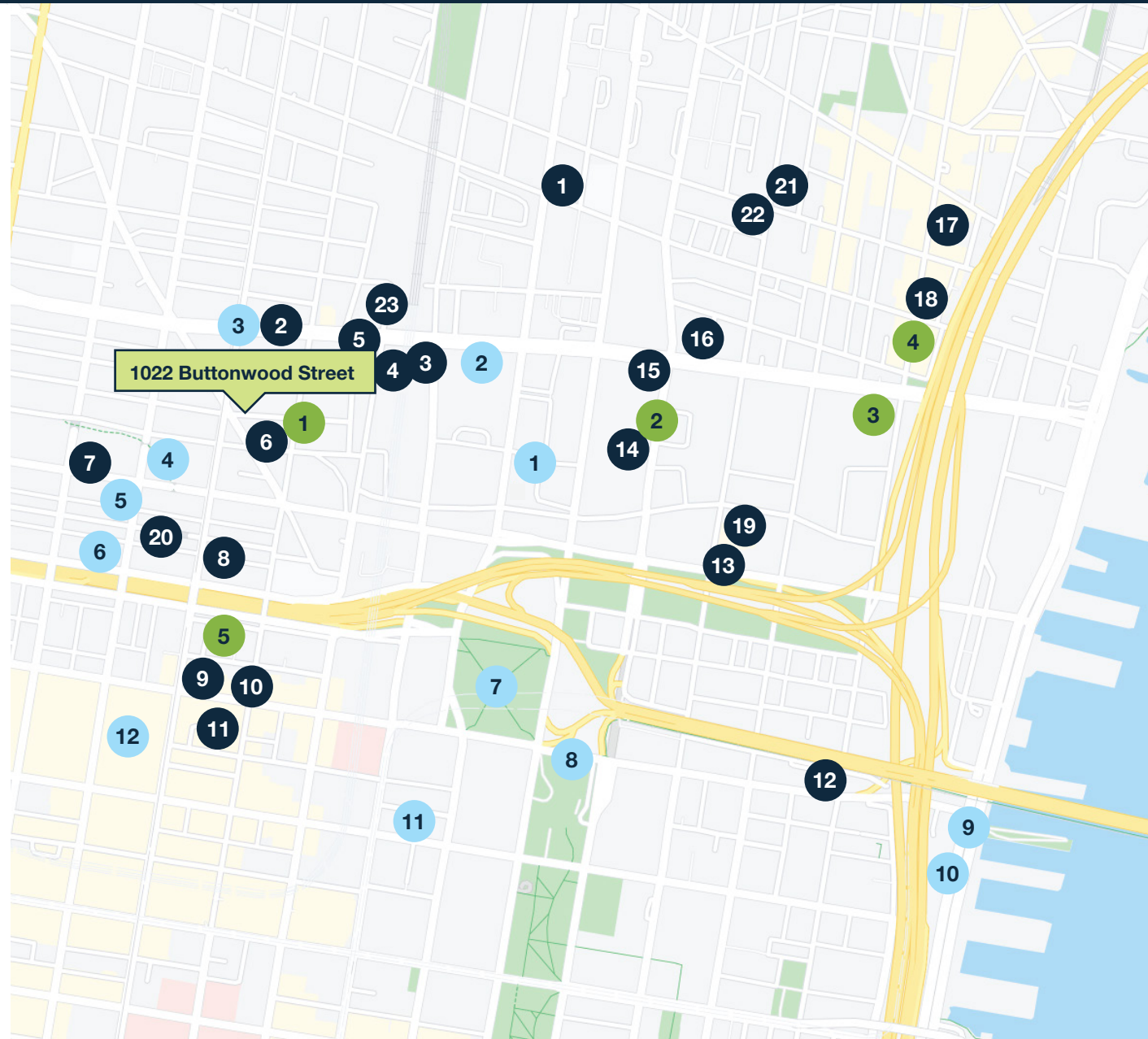
- |                                      |                           |
|--------------------------------------|---------------------------|
| 1. Federal Donuts                    | 12. United by Blue        |
| 2. W/N W/N Coffee Bar                | 13. Radicchio Cafe        |
| 3. Roy Pitz Barrel House             | 14. Starbucks             |
| 4. The Lucky Well                    | 15. Yards Brewing         |
| 5. Kaiseki                           | 16. Silk City             |
| 6. Love City Brewing                 | 17. Green Eggs Cafe       |
| 7. Cafe Lift                         | 18. Bourbon & Branch      |
| 8. Trestle Inn                       | 19. Darnel's Cakes        |
| 9. Dim Sum Garden                    | 20. El Purpecha           |
| 10. David's Mai Lai Wah              | 21. Cafe La Maude         |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Honey's Sit N Eat     |
|                                      | 23. Triple Bottom Brewing |

## STORES, RETAIL & SHOPS

- |                      |                          |
|----------------------|--------------------------|
| 1. Roots Philly Yoga | 4. The Duke Barber Co.   |
| 2. Target            | 5. Good Good Comedy Club |
| 3. City Fitness      |                          |

## AREA ATTRACTIONS

- |                          |   |
|--------------------------|---|
| 1. Franklin Music Hall   | 8. National Constitution Center                 |
| 2. Phield House          | 9. Race Street Pier                             |
| 3. Union Transfer        | 10. Cherry Street Pier                          |
| 4. The Rail Park         | 11. The African American Museum in Philadelphia |
| 5. Underground Arts      | 12. Philadelphia Convention Center              |
| 6. Asian Arts Initiative |   |
| 7. Franklin Square       |   |





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