



1022 BUTTONWOOD STREET
PHILADELPHIA, PA 19123

**CREATIVE OFFICE
SUITE AVAILABLE
FOR LEASE**



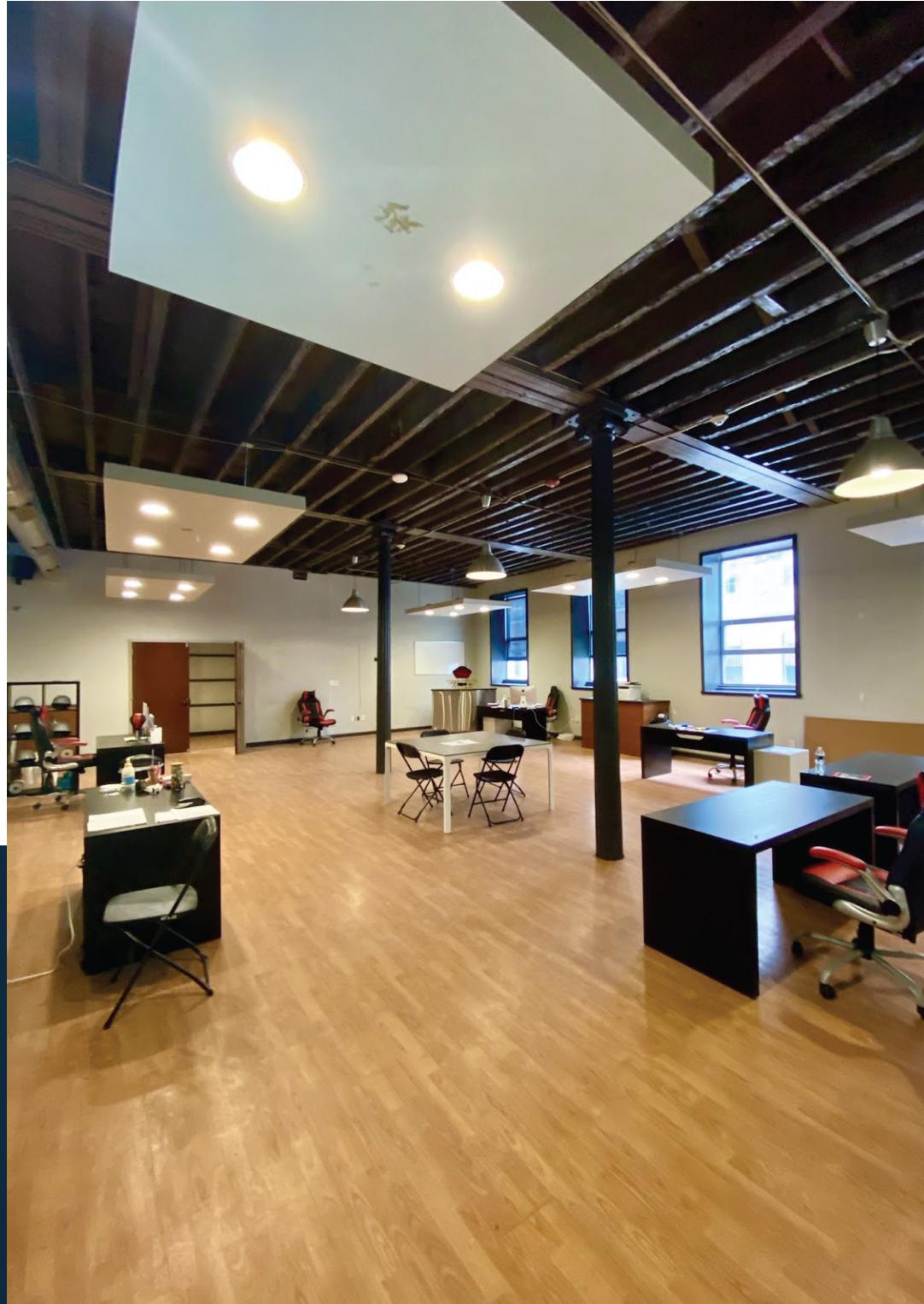
PROPERTY INFORMATION

- 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



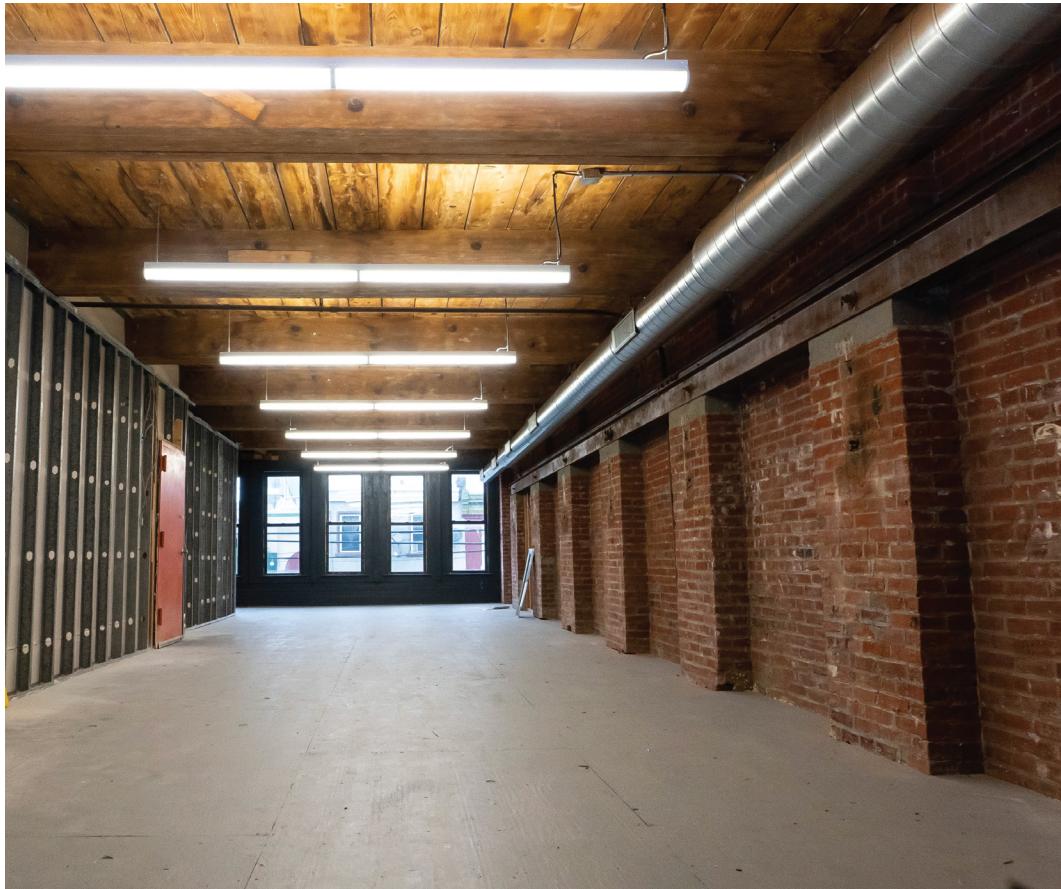
Walk
Score of
94



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 blocks 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

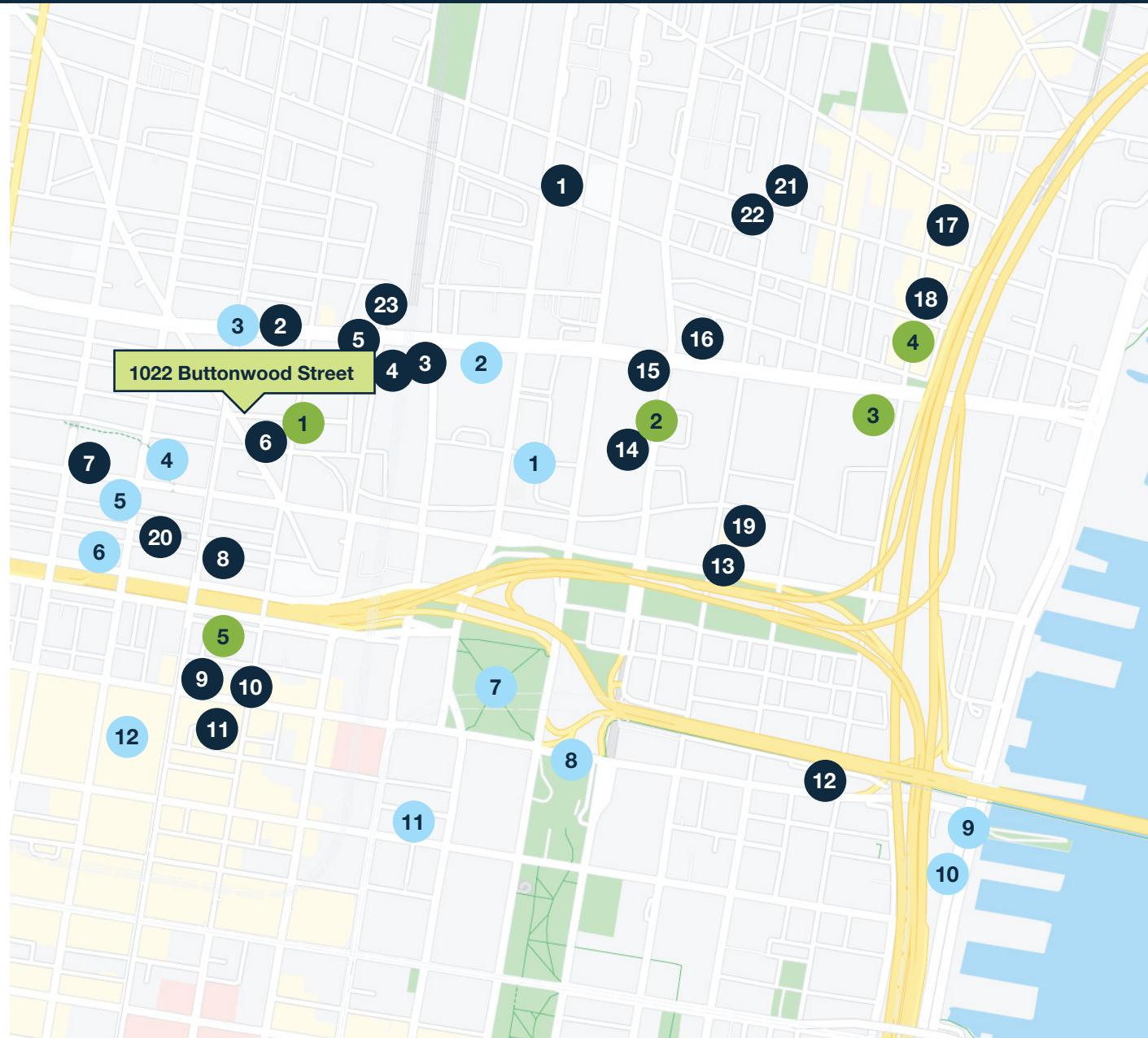
- 1. Federal Donuts
- 2. W/N W/N Coffee Bar
- 3. Roy Pitz Barrel House
- 4. The Lucky Well
- 5. Kaiseki
- 6. Love City Brewing
- 7. Cafe Lift
- 8. Trestle Inn
- 9. Dim Sum Garden
- 10. David's Mai Lai Wah
- 11. Nan Zhou Hand Drawn Noodle House
- 12. United by Blue
- 13. Radicchio Cafe
- 14. Starbucks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

STORES, RETAIL & SHOPS

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

AREA ATTRACTIONS

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





JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

PETER C. ROTHBERG

DIRECT 267.515.6021

MOBILE 215.292.2200

Peter@rothbergdubrow.com

GENNADIY KAPKANOV

DIRECT 267.238.4234

MOBILE 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com



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