

RD+
**ROTHBERG
DUBROW**


GOLDMAN PROPERTIES

THE PHILADELPHIA BUILDING

REIMAGINED & REFINED

The Philadelphia Building | Property

Reimagined and Refined Historic Multitenant Office Building in the Heart of Midtown Village

- + A range of different suite sizes available with turnkey, and custom build-to-suit options
- + Modernized ground floor lobby with cutting-edge security technology to be delivered 2024
- + The 1315 Club: a dedicated amenity space
- + Kastle Systems access control providing flexibility for staff and guest access, 24/7 security personnel, and a secured bike room
- + Full service, private fitness center

Goldman Properties is a creative real estate firm with a storied history of developing thriving global destinations across the United States. Marrying real estate and public art to build community, Goldman Properties is known for its revitalization of iconic neighborhoods such as SoHo in New York City, Center City Philadelphia, Miami Beach, and Wynwood, home of the internationally acclaimed Wynwood Walls.



The Philadelphia Building



The Philadelphia Building | Location

Midtown Village is home to some of the best food and beverage in the city, and thrives as a hub for creativity. It includes several large-scale, mixed-use developments and Jefferson Health's recently completed, state-of-the-art Honickman Center.

Prime Urban Connectivity: Located steps away from the Broad Street SEPTA Line, multiple SEPTA bus routes, the PATCO Line connecting to the New Jersey suburbs, and Regional Rail line connecting to the Philadelphia suburbs.

Vibrant Cultural Scene: Surrounded by standout restaurants, happy hour destinations, coffee shops, and parks including the brand-new Jefferson Plaza.

Surrounding Community: Neighboring Old City, Washington Square West, Logan Square, and Graduate Hospital.



Area Demographics

	Total Population	148,836
	Median Age	34.3
	Median Household Income	\$93,864

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

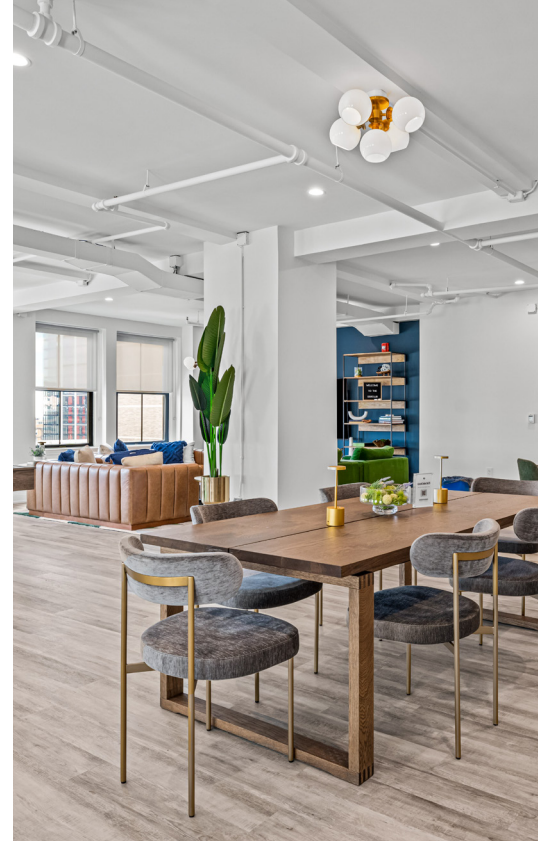
The 1315 Club

Enjoy exclusive access to a dedicated tenant amenity space designed to enhance your workday experience, where employees can take time out and tend to their wellness needs. Featuring a podcast room for creative brainstorming sessions, breakout rooms for focused collaboration, table games for a quick mental break, a fully equipped kitchen for refreshments, and a nursing room for mothers. This space caters to all your professional and personal needs.

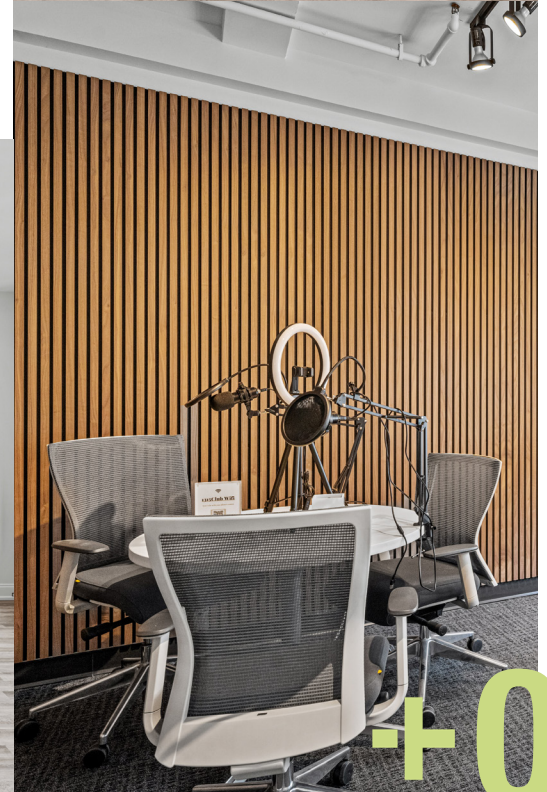
Comfortable Collaborative Space



Brain Break & Recharge



Unwind and Unplug



Creativity & Collaboration

The Philadelphia Building | Fitness Center & Bike Room



The Philadelphia Building | Area



FOOD & RESTAURANTS

- | | |
|--------------------------|---------------------------|
| 1. Sampan | 13. El Vez |
| 2. Oyster House | 14. Bud and Marilyn's |
| 3. Harp & Crown | 15. Sahara Grill |
| 4. Darling Jack's Tavern | 16. Steak 48 |
| 5. Mission Taqueria | 17. DaMo Pasta Lab |
| 6. Pizzeria Vetri | 18. The Dandelion |
| 7. Butcher and Singer | 19. McGillin's |
| 8. HipCityVeg | 20. Kabuki Sushi |
| 9. Dig | 21. Bodega Bar |
| 10. Prunella | 22. Foods on First Diner |
| 11. Gran Caffè L'Aquila | 23. Parc |
| 12. The Capital Grille | 24. McCormick & Schmick's |
| | 25. Pressed Juicery |



STORES, RETAIL & FITNESS

- | | |
|-----------------|-------------------|
| 1. Wawa | 7. Apple Store |
| 2. Starbucks | 8. The North Face |
| 3. Trader Joe's | 9. CB2 |
| 4. CVS | 10. All Birds |
| 5. Madewell | 11. Lulu Lemon |
| 6. Macy's | 12. Soul Cycle |
| | 13. Optimal Sport |



AREA ATTRACTIONS

- | | |
|----------------------|---------------------------|
| 1. The Union League | 5. The Academy of Music |
| 2. City Hall | 6. The Racquet Club |
| 3. The Kimmel Center | 7. Love Park |
| 4. Dillworth Park | 8. University of the Arts |



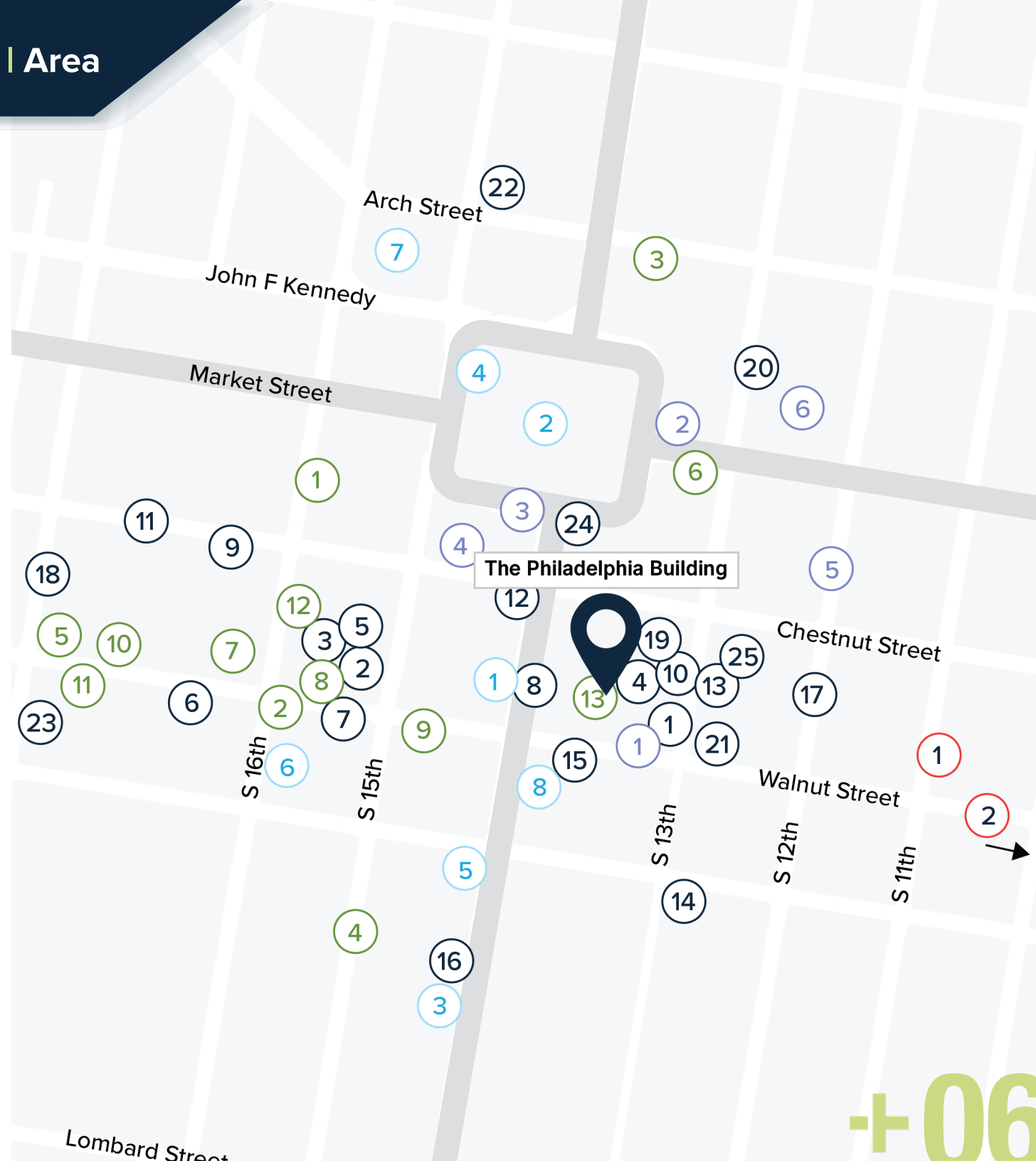
HOTELS

- | | |
|-----------------------------|--------------------------|
| 1. Holiday Inn Express | 4. W Philadelphia |
| 2. Residence Inn by Marriot | 5. Canopy by Hilton |
| 3. The Ritz-Carlton | 6. Philadelphia Marriott |



HOSPITALS

- | | |
|---------------------|--------------------------|
| 1. Jefferson Health | 2. Pennsylvania Hospital |
|---------------------|--------------------------|



The Philadelphia Building | Transit

Walk Score



100

Bike Score



100

Transit Score



100

 Indego Stations

 PATCO

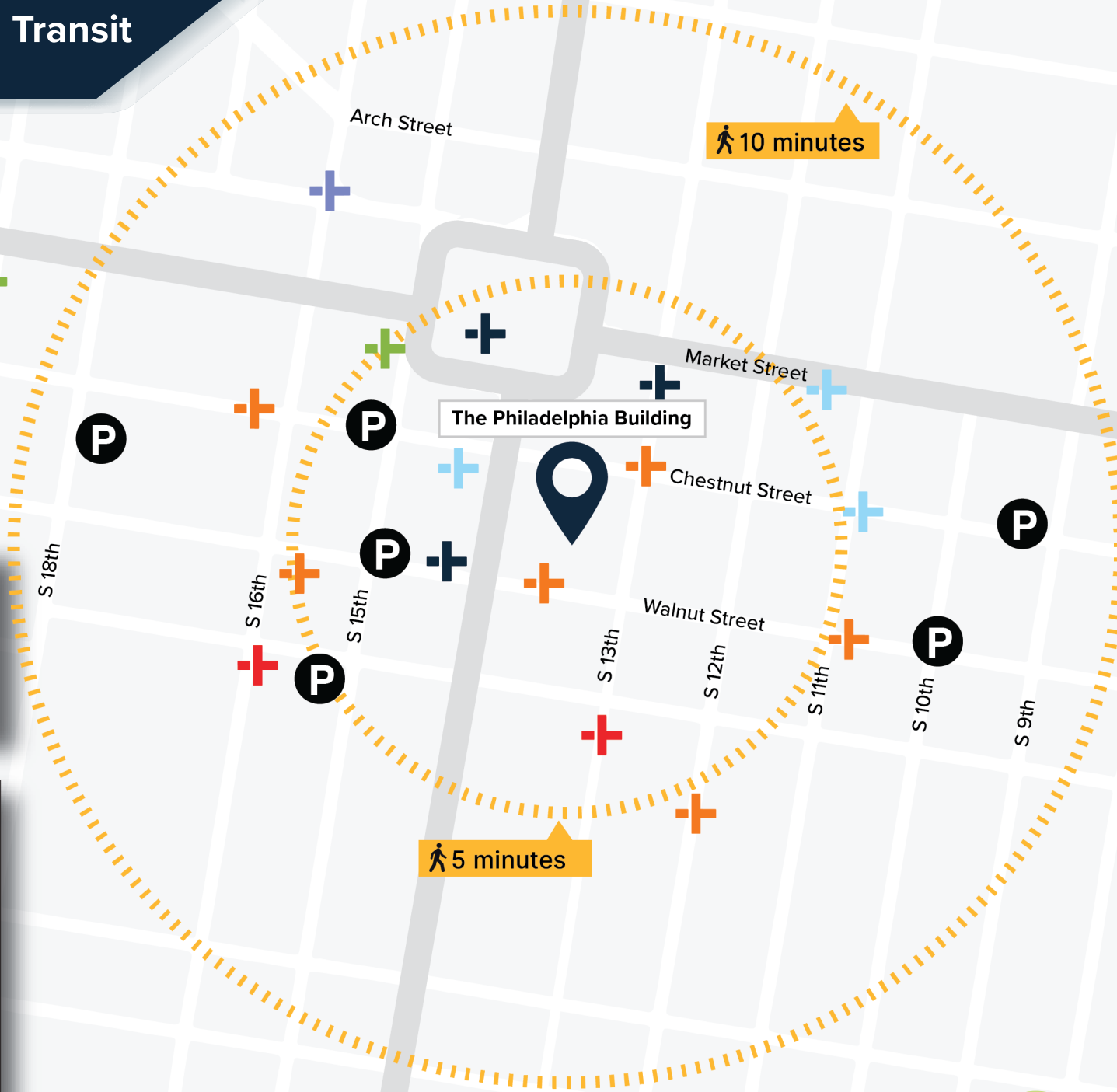
 SEPTA MFL & BSL Lines

 SEPTA Bus Routes

 Trolley Lines

 Regional Rail Line

 PARKING





JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

GENNADIY KAPKANOV

DIRECT 267.238.4234

MOBILE 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com



The information contained herein has been obtained from sources deemed reliable. Coldwell Banker Commercial cannot verify it and makes no guarantee, warranty, or representation about its accuracy. Any opinions, assumptions, or estimates provided by Coldwell Banker Commercial are for discussion purposes only and do not represent the current or future performance of a property, location, or market.

