

AVISON
YOUNG

2700
NORTH BROAD

AVAILABLE FOR LEASE



MULTIPLE USE OPPORTUNITIES

Warehouse

Retail

Office

Lab/Research

Multi-Family

Student Housing



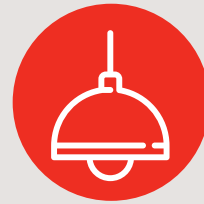
550,000 SF / 11 Floors



Rooftop Opportunity



Interior Loading Docks



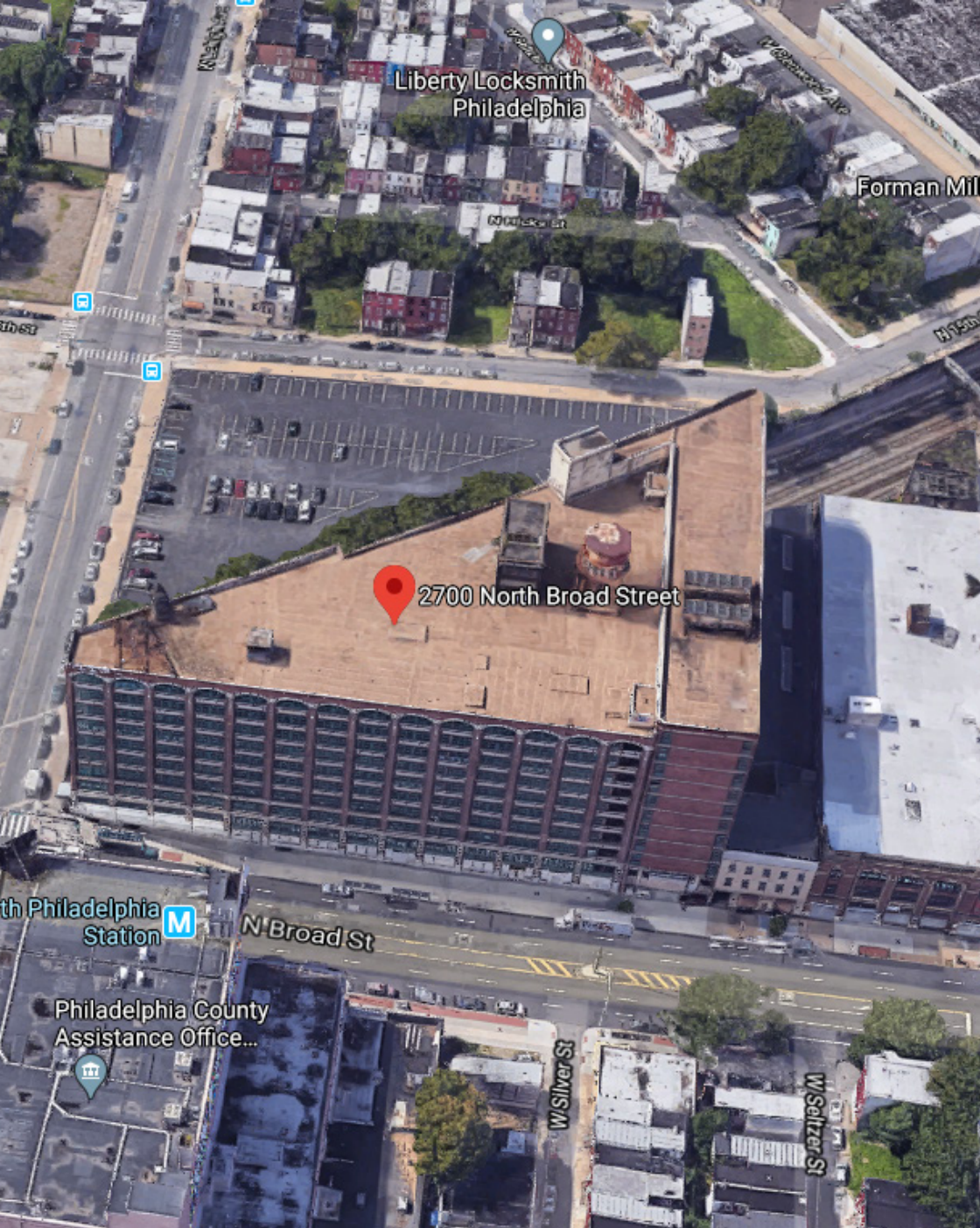
Unique Space with High Ceilings



Tax Abatements & Incentive Opportunities



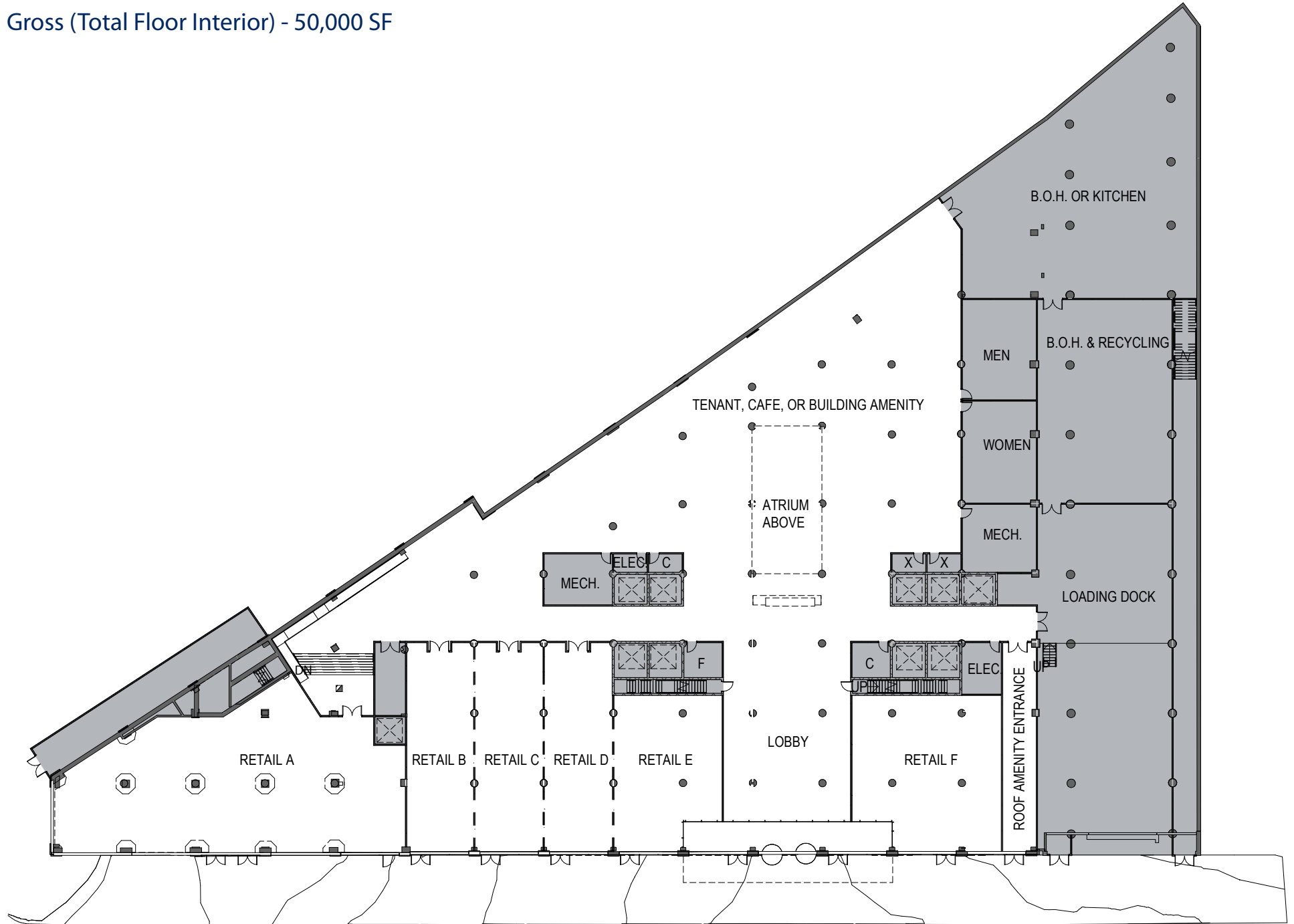
Transit-Oriented District
(Subway, Bus, Rail)



EXISTING PROPERTY

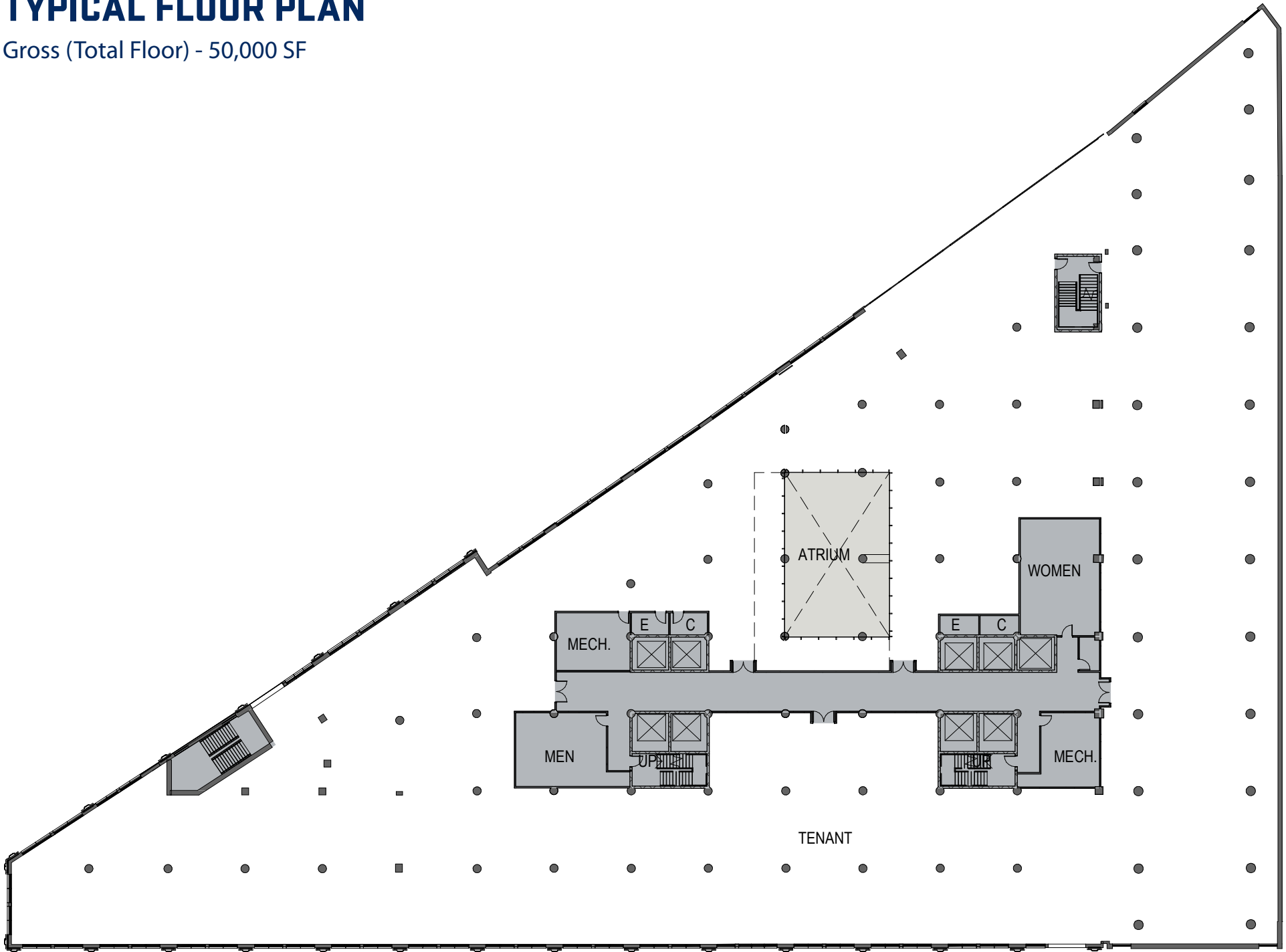
GROUND FLOOR PLAN CONCEPT PLAN

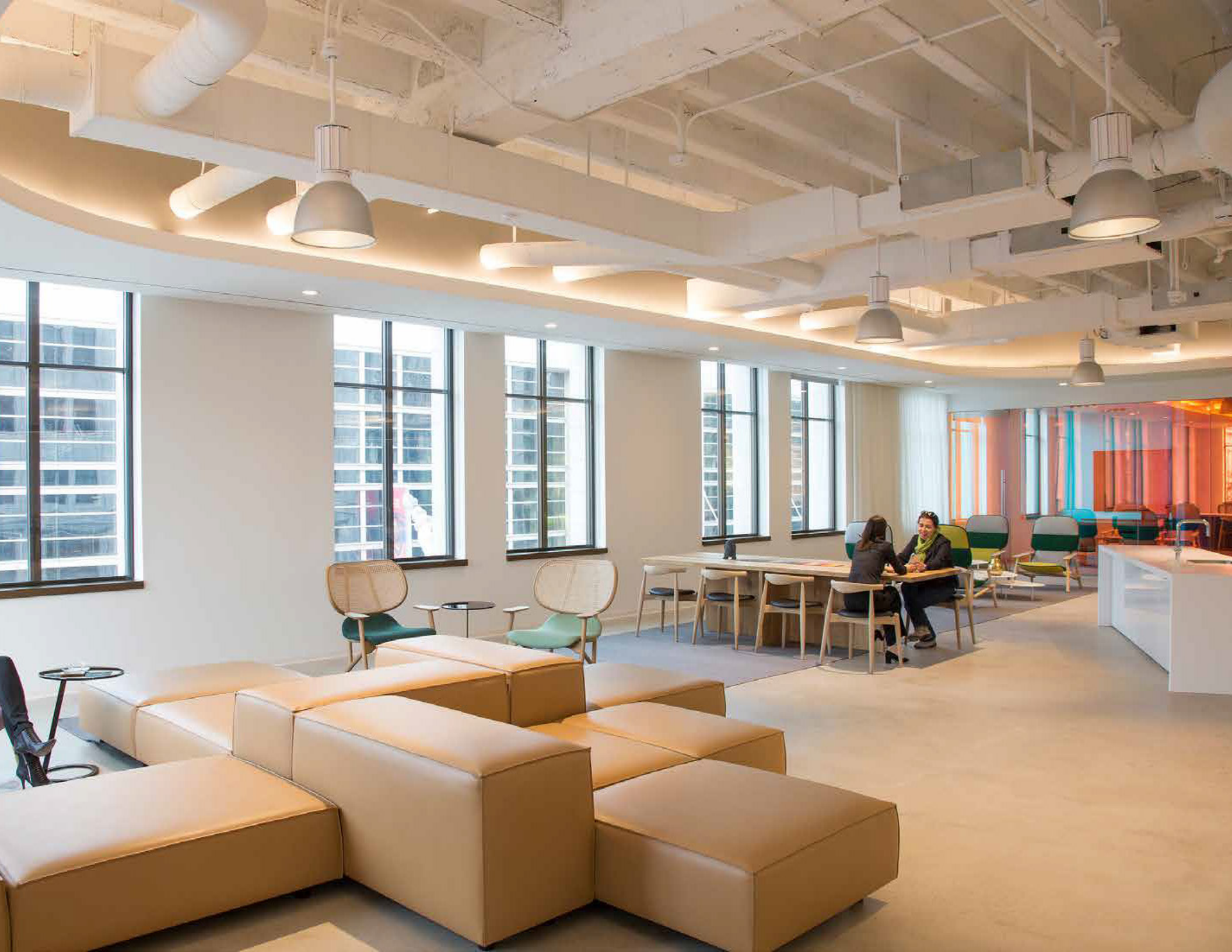
Gross (Total Floor Interior) - 50,000 SF

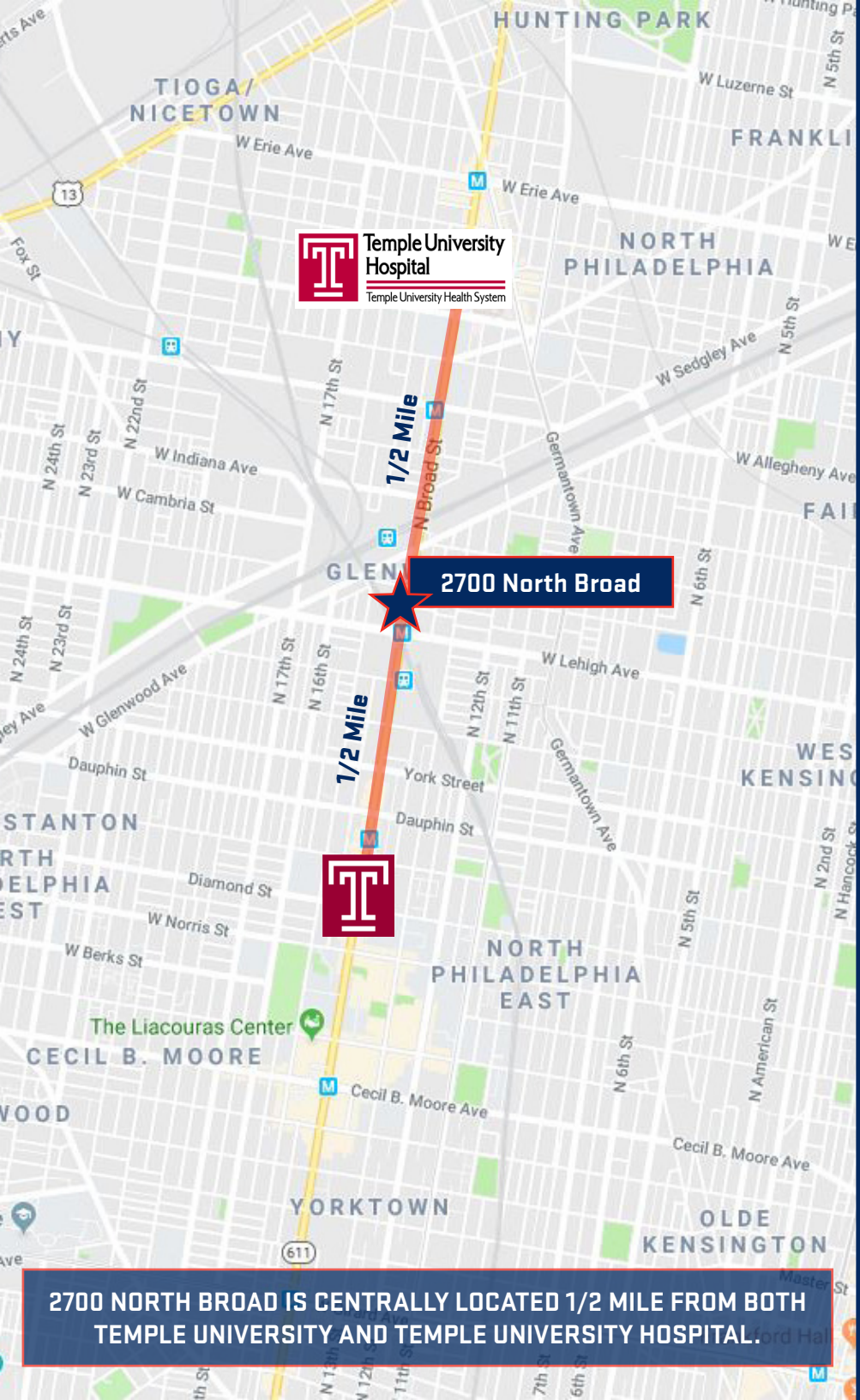


TYPICAL FLOOR PLAN

Gross (Total Floor) - 50,000 SF







2700 North Broad

1/2 Mile

1/2 Mile

2700 NORTH BROAD IS CENTRALLY LOCATED 1/2 MILE FROM BOTH TEMPLE UNIVERSITY AND TEMPLE UNIVERSITY HOSPITAL.



CAR

With limited off-street parking, 2700 North Broad is easily accessible via car due to convenient location around multiple roadways including I-76, I-95, I-676, Route 611 (Broad Street), Route 1 and Route 13.



RAIL

SEPTA Regional Rail and the Broad Street subway line coupled with Amtrak accessibility make rail transportation one the best methods in and out of 2700 North Broad. Amtrak service includes the Acela Express, Keystone Services and The Pennsylvanian.



BUS

No car? No problem. The building is within steps to SEPTA bus routes 4, 15 and 54. These routes provide direct transportation to major areas such as South Philadelphia, Center City, Cheltenham, and Port Richmond.



PLANE

Philadelphia International Airport is a mere 20 minutes from the property. The airport is home to major airlines such as American Airlines, British Airways, Delta Airlines, Jet Blue, Southwest Airlines and more.



WALK

The convenient access options around 2700 North Broad makes it an extremely walkable. The property is located immediately on the SEPTA Broad Street Subway Line, 0.2 miles from the Amtrak/SEPTA Regional Rail Station, and surrounded by other amenities

THE RESURGENCE OF THE NORTH BROAD STREET CORRIDOR

2019 Statistics

50,003

RESIDENTS IN NORTH BROAD

Source: ESRI Business Analyst

5%

POPULATION GROWTH
FROM 2019 TO 2024

Source: ESRI Business Analyst

44%

RESIDENTS 18-34
YEARS OF AGE

\$15,357

PER INCOME OF NORTH
BROAD RESIDENTS

19,900

HOUSING UNITS

30,786

JOB IN NORTH BROAD

MORE THAN

1,350

BUSINESSES

21%

RESIDENTS WHO
HAVE A BACHELORS
DEGREE OR HIGHER

\$129,785

MEDIAN HOME VALUE
IN 2019

5,000+

K-12 STUDENTS ALONG
THE CORRIDOR

54%

RESIDENTS WHO WALK,
BIKE OR TAKE TRANSIT
TO WORK

\$2.3

BILLION

ASSESSED VALUE OF REAL
ESTATE ALONG THE NORTH
BROAD CORRIDOR

92

AVERAGE WALK SCORE IN NORTH BROAD NEIGHBORHOODS

69% Meds & Eds Jobs

GREATER PHILADELPHIA

Greater Philadelphia area is a broad market stretching across three states and serving as home to over 6.3 million people. Encompassing Southeastern Pennsylvania, Southern New Jersey, and Northern Delaware, this tri-state region holds the title of third largest regional economy in the northeast. Over 440,000 students flock to the area's 104 colleges and universities, which complements the fastest growing millennial population amongst the largest cities in the country.



DEMOGRAPHICS SNAPSHOT

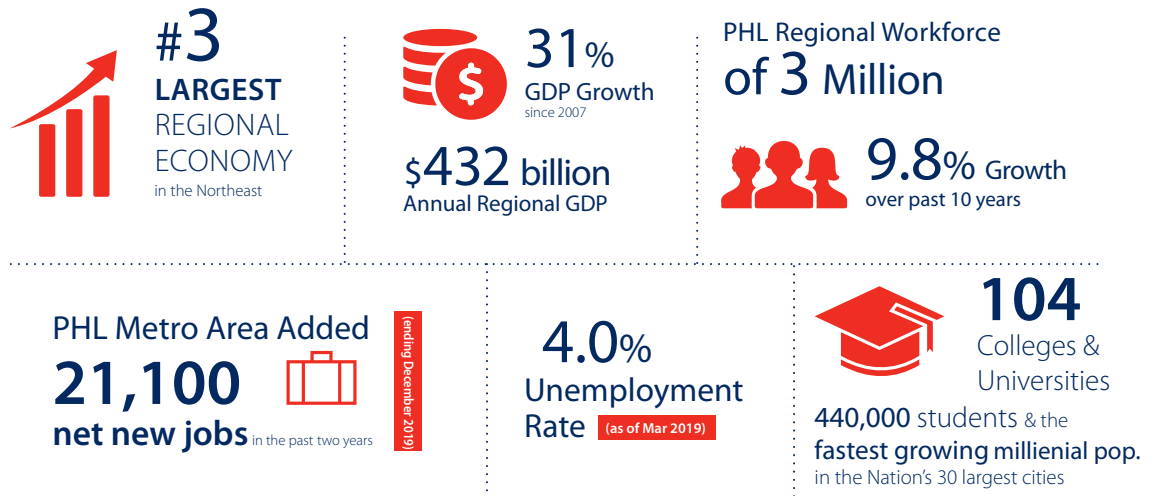
6.3 MILLION POPULATION

2.32 MILLION HOUSEHOLDS

\$92,635 LABOR FORCE

STATS BASED ON ESRI'S 2017 ESTIMATE AND THE
SELECT GREATER PHILADELPHIA OFFICE

Thanks to a workforce of 3 million that has grown 9.8% over the past ten years, the Philadelphia region has produced an annual GDP of \$432 billion, a figure that has grown by 31% since 2007. Given the fast growth in population, workforce, and GDP, the Philadelphia market stands as a top destination for education and employment. With abundant growth and strong market statistics, the outlook is bright for the greater Philadelphia region.





North Broad
BEER GARDEN

FOR MORE INFORMATION, PLEASE CONTACT:

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