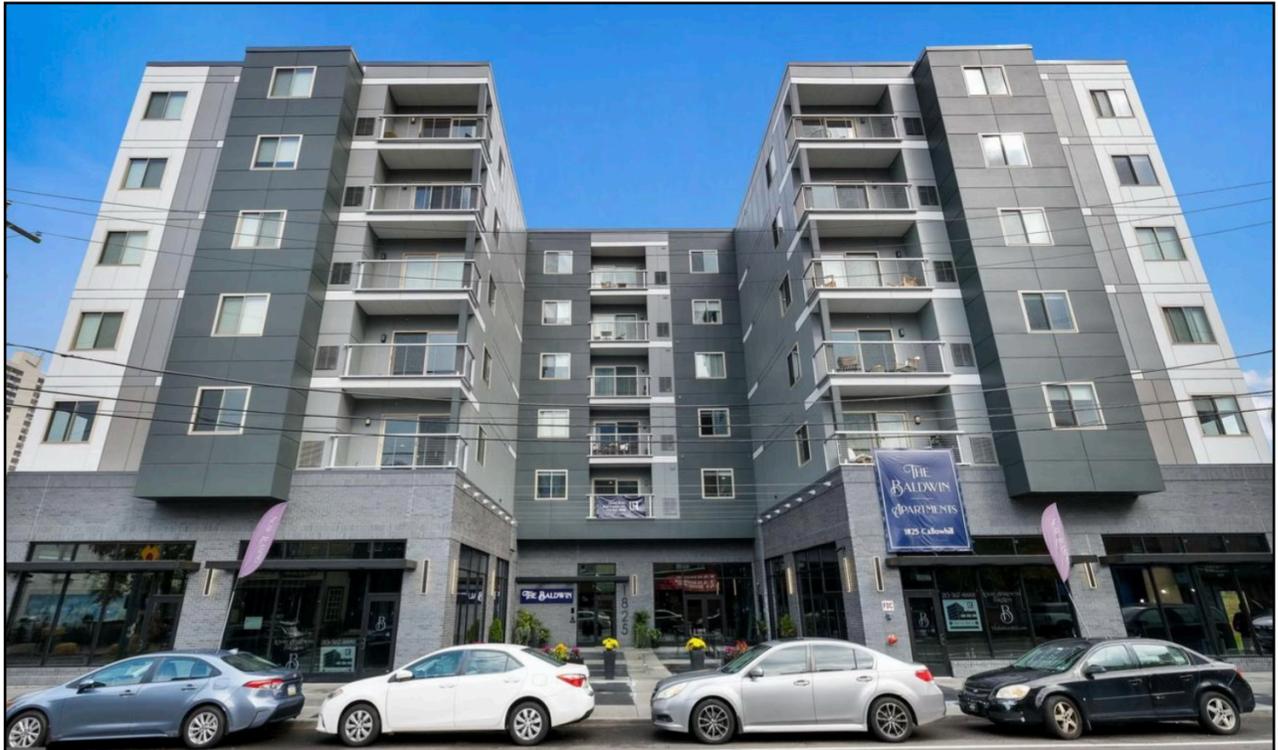


# THE BALDWIN

1825 Callowhill

## RETAIL SPACE AVAILABLE

Up to 4,000 Square Feet in Logan Square



1825 Callowhill St. Philadelphia, PA 19130

**Jonathan Orens**  
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## ATTENTION BUSINESS OWNERS OR INVESTORS!!!

Discover an exceptional opportunity to establish your business at **THE BALDWIN**, a newly constructed apartment building located at 1825 Callowhill St. in the Logan Square section of Philadelphia. This expansive 4,000 square foot commercial space offers a modern and inviting environment, perfectly suited for a variety of uses, including retail, restaurant, or fresh food market.



Capitalize on this unique opportunity to secure a prime commercial space in a dynamic setting. Whether you're launching a new venture or expanding an existing one, 1825 Callowhill St. is the perfect location to grow your business.

### Key Features:

- **Prime Location:** Situated in a bustling neighborhood with high foot traffic, this space benefits from its proximity to residential units, making it an ideal spot for businesses looking to attract a steady stream of customers.
- **Modern Design:** The Baldwin is a 57 residential unit apartment complex constructed in 2023 and features contemporary architecture and design, providing a stylish backdrop for your business and enhancing the overall appeal of the area.
- **Versatile Space:** With 4,000 square feet of customizable space, you can tailor the layout to fit your unique business needs, creating an inviting atmosphere for your customers.
- **Community Engagement:** Join a thriving community of residents and local businesses in a growing neighborhood of new developments fostering collaboration and increasing your brand visibility.

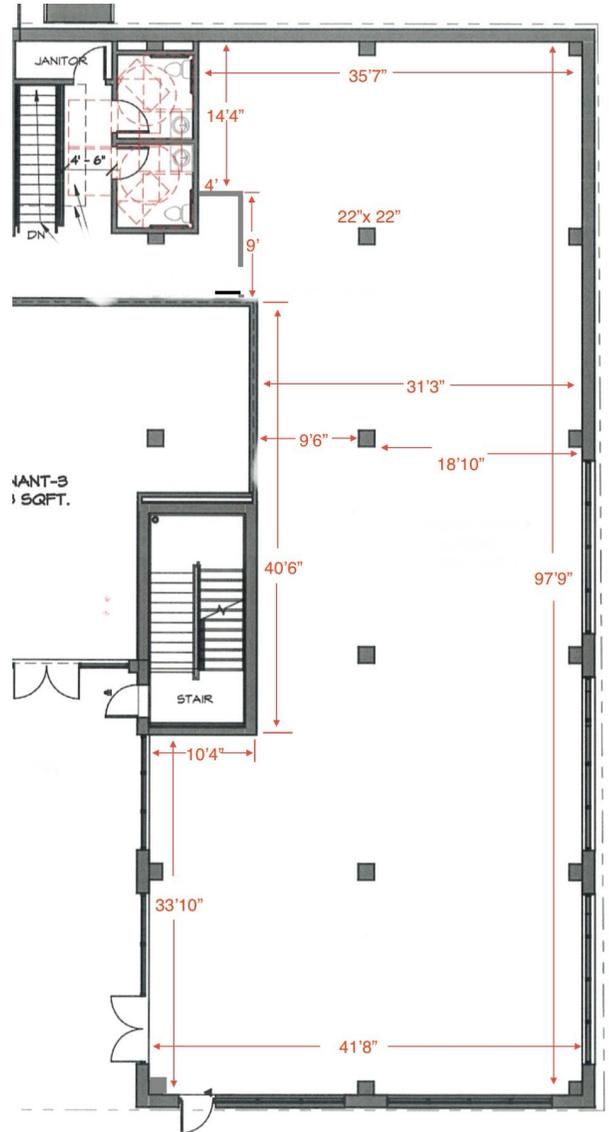
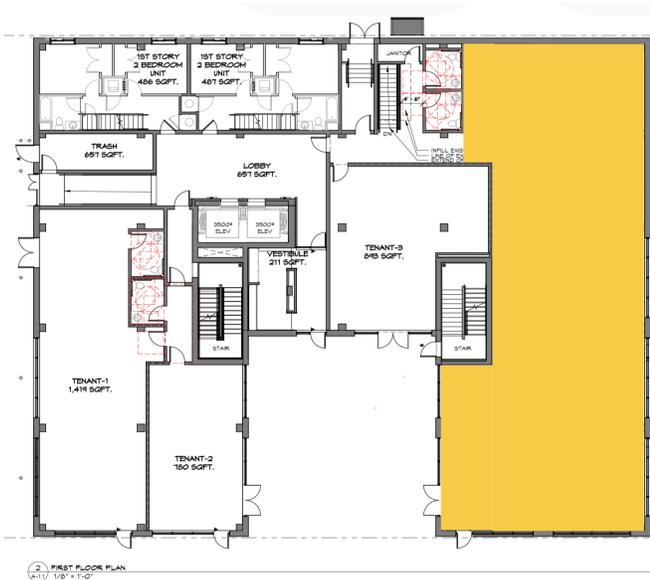
# Details and Pricing

Rent - \$35/sf - Triple Net - Stepped up yearly

10 years preferred

Utilities additional - gas available upon request

18' high ceiling heights

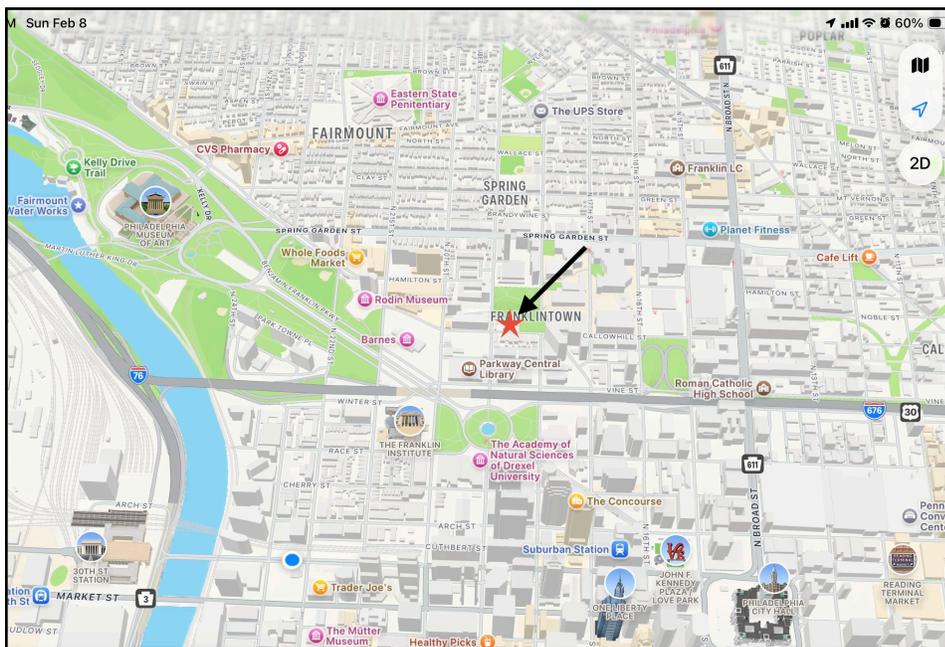


# AREA

## Community and Amenities:

Located in the heart of Logan Square, 1825 Callowhill places residents at the crossroads of Center City's most dynamic neighborhoods. Steps from the Benjamin Franklin Parkway, the building is surrounded by world-class cultural institutions, green space, and some of Philadelphia's best dining. With easy access to Suburban Station, 30th Street Station, and major highways, commuting is effortless whether heading downtown or beyond. From neighborhood cafés to fine dining, museums to river trails, Logan Square offers a rare blend of urban energy, walkability, and classic Philadelphia charm.

The Baldwin - which houses this commercial space - is a luxury apartment complex that includes one- and two-bedroom floor plans with exceptional amenities such as a fitness center, outdoor courtyard, a large community room, storage lockers. Apartments feature granite countertops, energy efficient stainless steel appliances, and city-view with private balconies.



1825 Callowhill St. is not just a prime location for business; it is part of a rich tapestry of history, culture, and community in Logan Square. Its strategic placement within a revitalized area makes it an attractive opportunity for businesses

looking to engage with a vibrant and diverse population while contributing to the ongoing growth and development of this historic neighborhood.