

# 435 N BROAD ST BROAD + NOBLE

*Toll Brothers*  
APARTMENT LIVING



## RETAIL/RESTAURANT SPACE FOR LEASE

**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

1

*Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.*

# 435 N BROAD ST

Callowhill, Philadelphia 19123



## RETAIL/RESTAURANT SPACE FOR LEASE

- » Introducing Broad + Noble, a new luxury 344-unit residence in the vibrant Center City district of Philadelphia.
- » Available Retail/Restaurant Space:
  - » Space 1: 1,300-3,842 SF with 19' ceiling height.
  - » Space 2: 2,000-6,804 SF with up to 30' ceiling height.
- » Outdoor patio seating.
- » Unique space with double height ceilings.
- » Tremendous presence on N. Broad St.
- » Zoning: CMX-4
- » Located in a QOZ
- » Expansive storefront windows providing tons of natural light and valuable street exposure on N. Broad Street.



### NEIGHBORS:



Bank of America.



**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

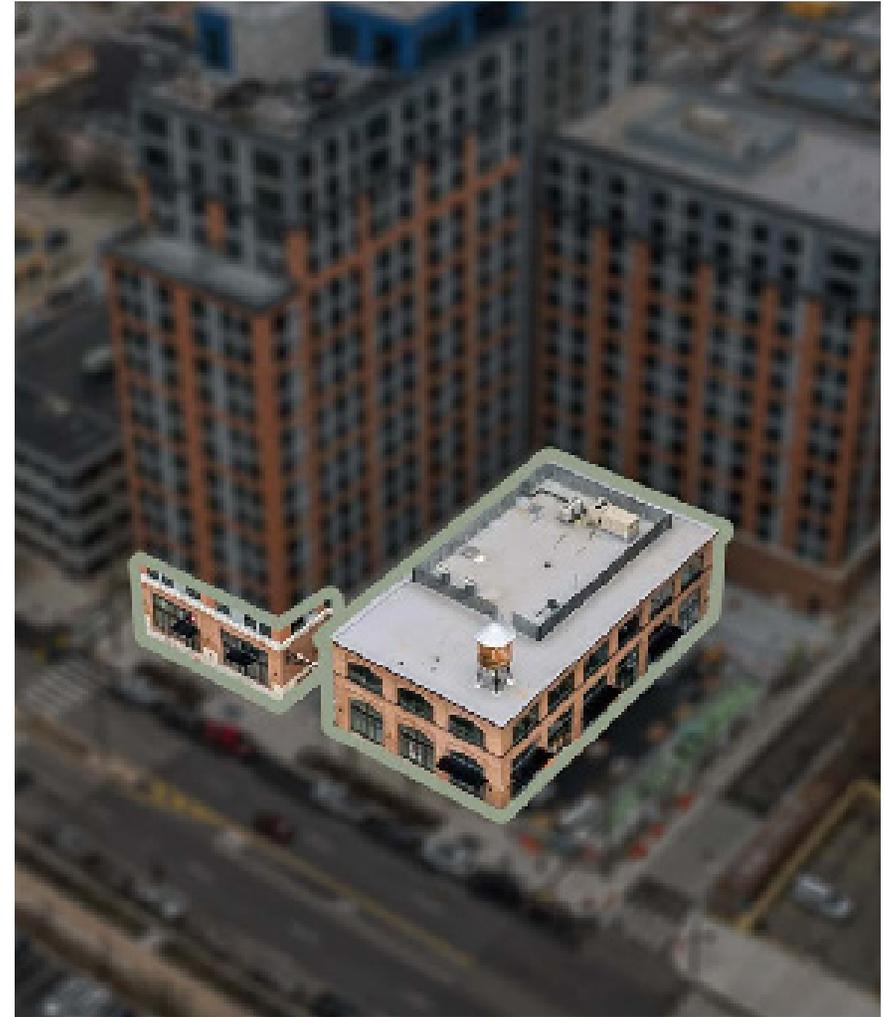
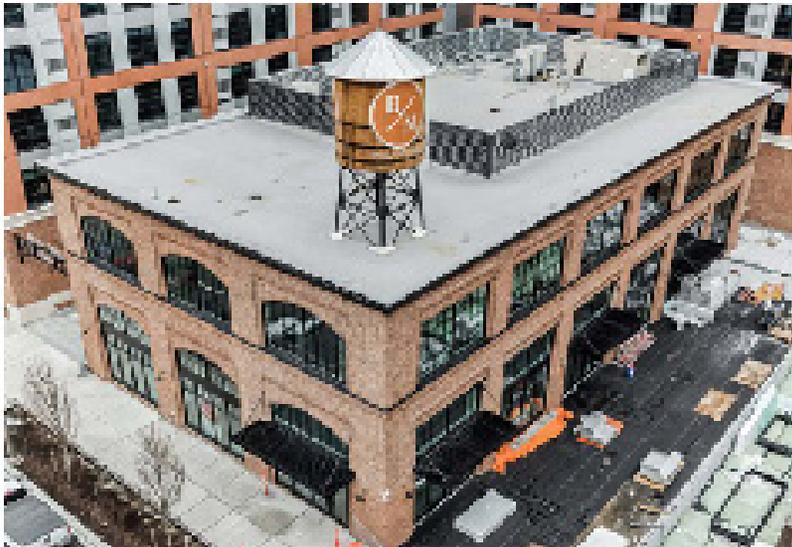
**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 435 N BROAD ST

Callowhill, Philadelphia 19123

## About the Neighborhood

- » Broad + Noble is ideally positioned at the entrance to Philly's beloved Rail Park, blocks from the Spring Garden Station, and only eight minutes to Center City.
- » North Broad Street provides high vehicle and walking traffic exposure with an average vehicular traffic over 16,000 per day.
- » Half a mile from City Hall.
- » Over 3,000 residential units within in a quarter mile radius.



**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

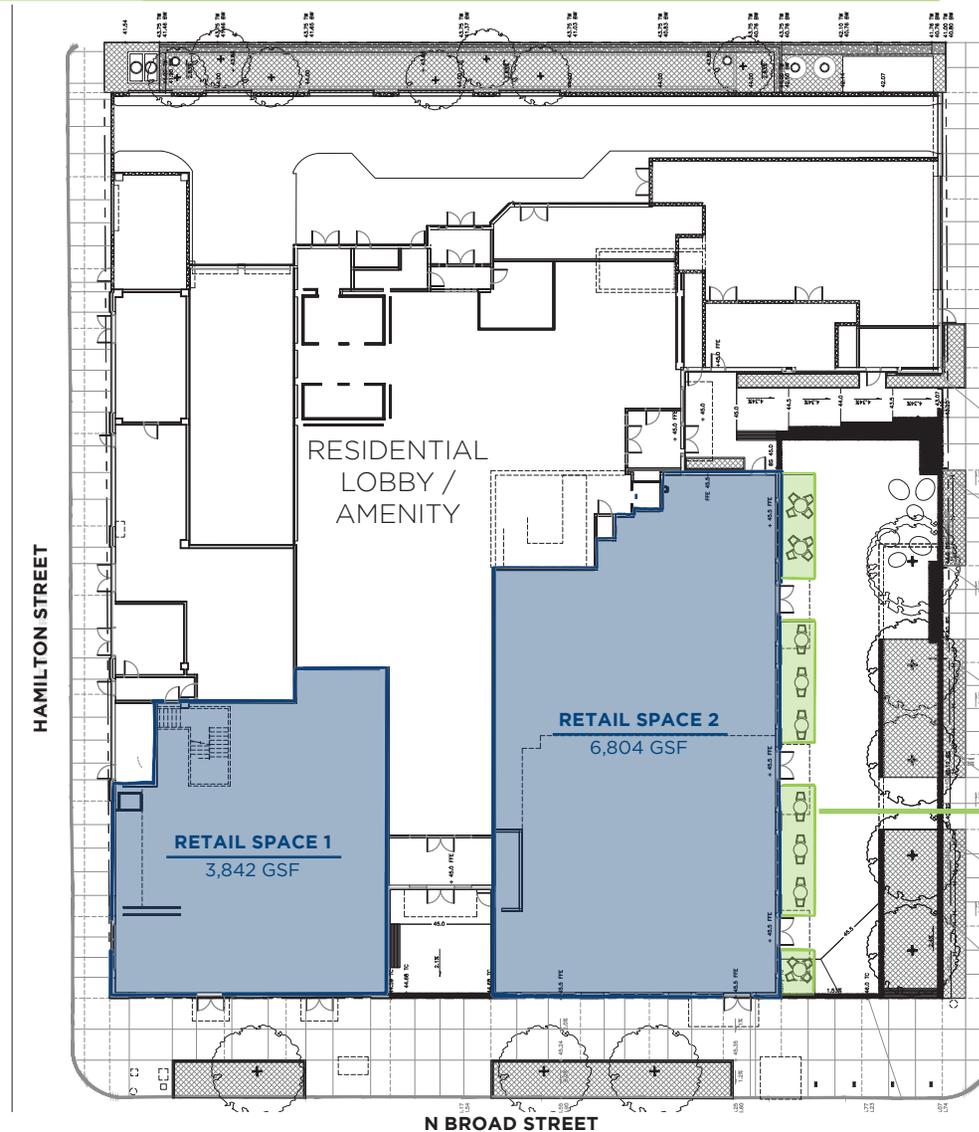
**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)



# 435 N BROAD ST

Callowhill, Philadelphia 19123

## Floor Plans



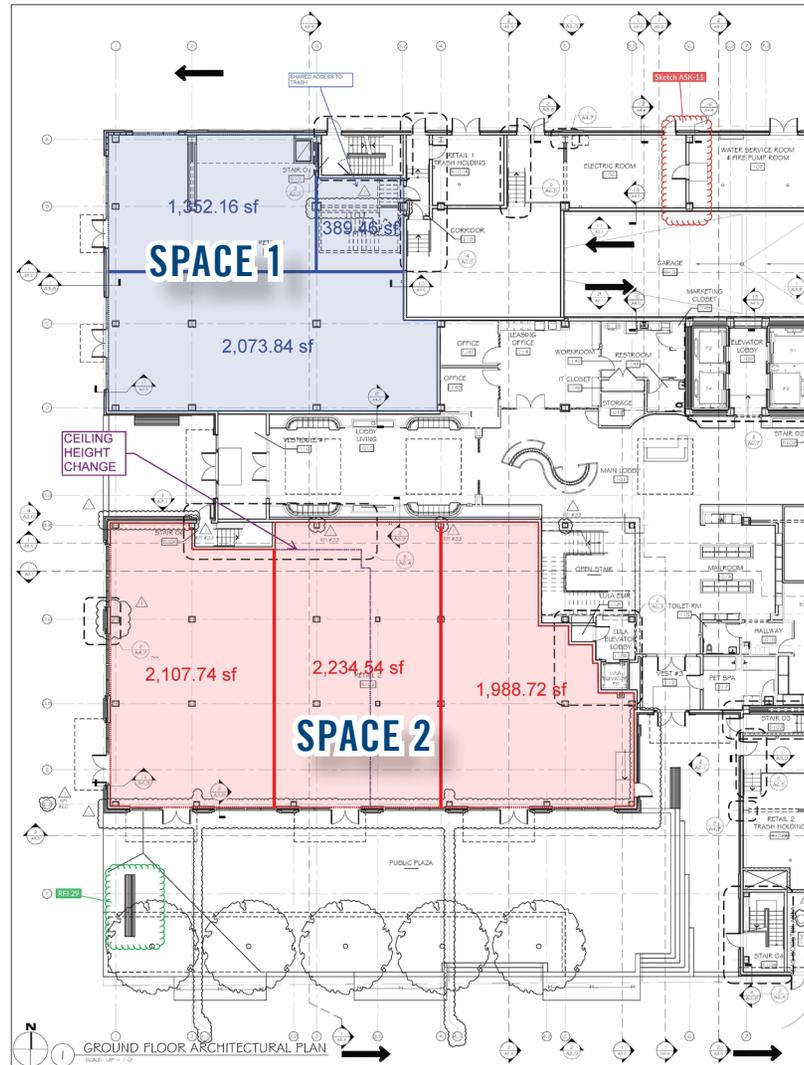
Outdoor patio seating.

**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com) **KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 435 N BROAD ST

Callowhill, Philadelphia 19123

## Demising Plan (Floor Plan)



**NADIA BILYNSKY** 267.546.1718 ■ nbilynsky@mpnrealty.com

**KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com

# 435 N BROAD ST

Callowhill, Philadelphia 19123

## Property Photos - Exterior



**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

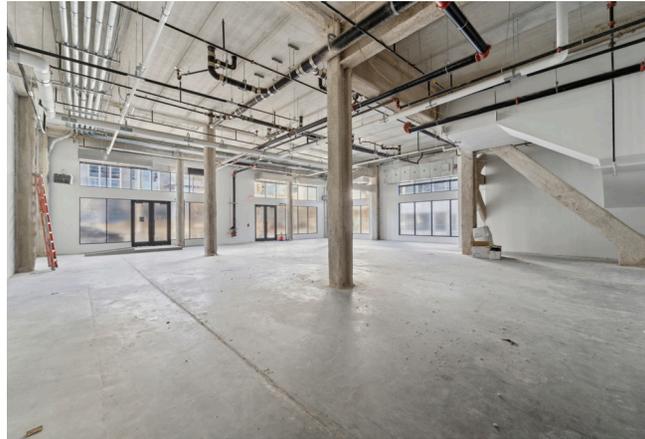
**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 435 N BROAD ST

Callowhill, Philadelphia 19123



## Property Photos - Retail/Restaurant Space



**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 435 N BROAD ST

Callowhill, Philadelphia 19123



## Property Photos - Building Amenities/Common Areas



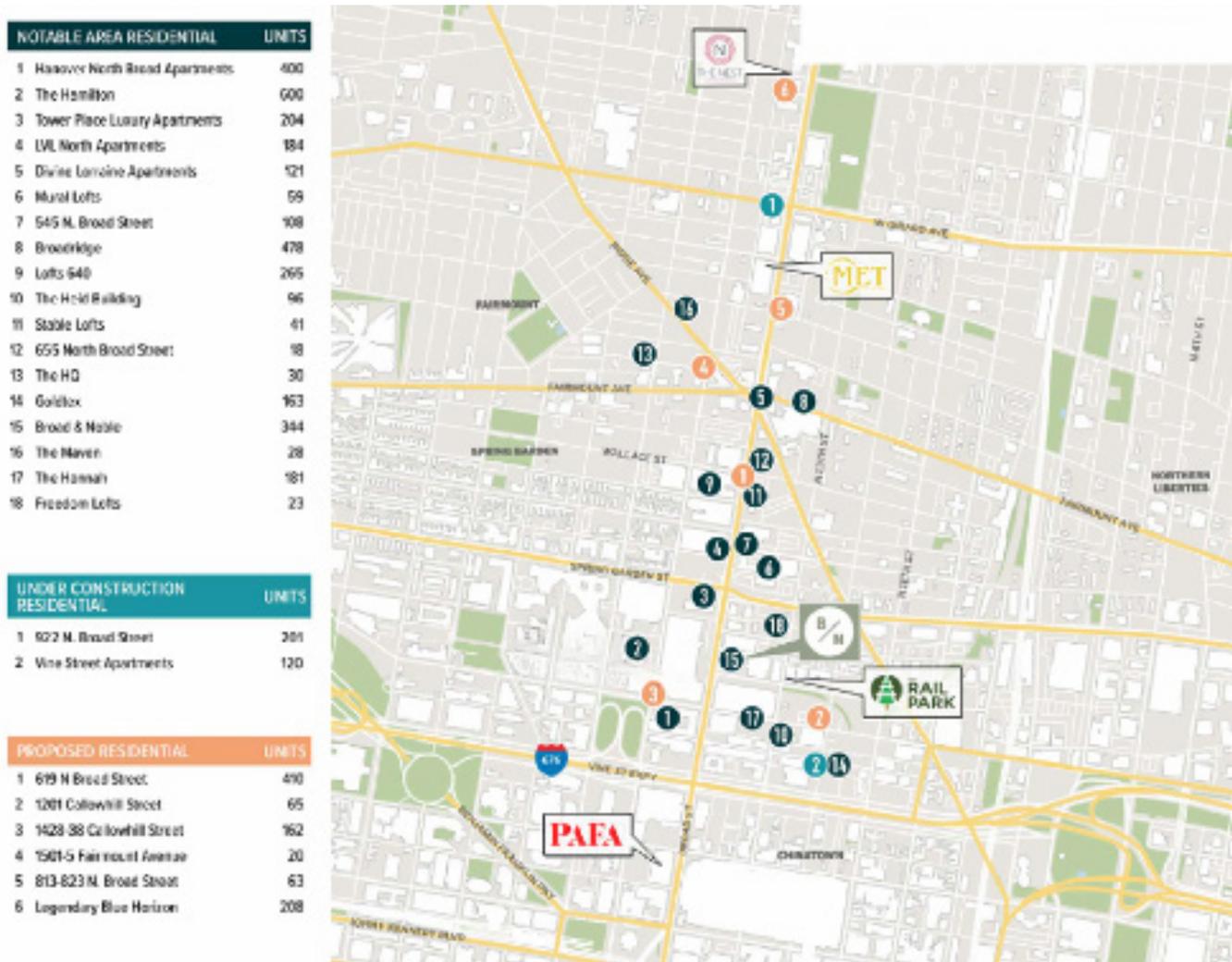
**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

**KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

# 435 N BROAD ST

Callowhill, Philadelphia 19123

## North Broad Development Map



**NADIA BILYNSKY** 267.546.1718 ■ nbilynsky@mpnrealty.com

**KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com