



**RD+**  
**ROTHBERG  
DUBROW**



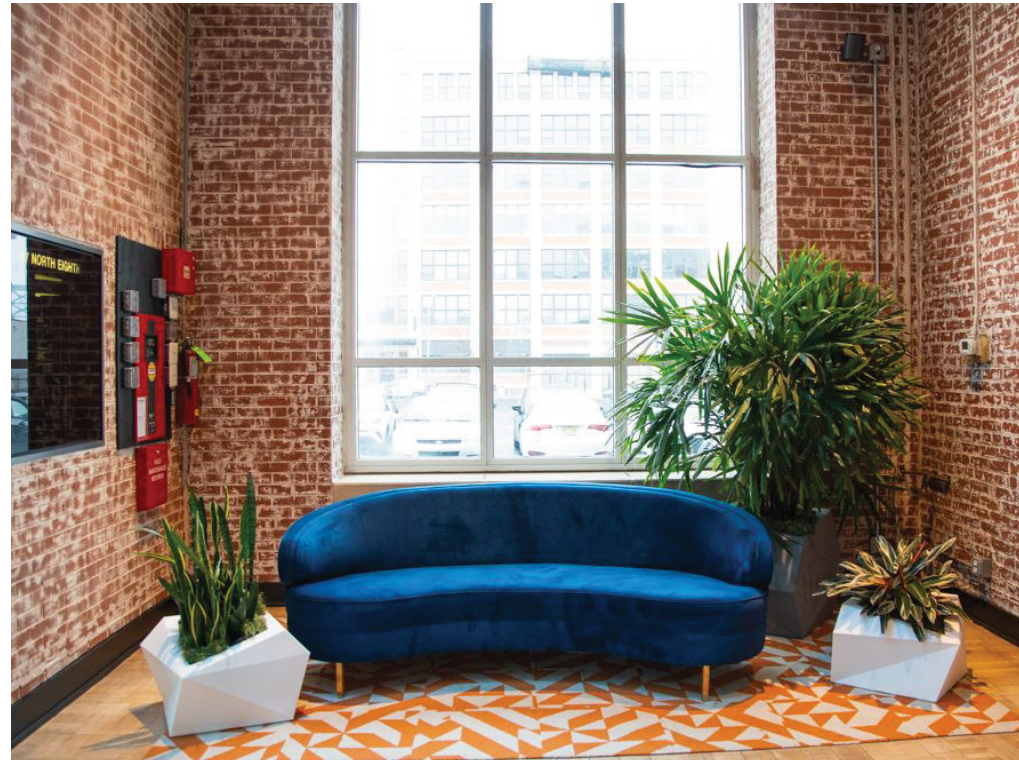
**417 N. 8TH STREET, PHILADELPHIA, PA 19123**

**TURNKEY OFFICE SUITES  
AVAILABLE FOR LEASE**



# PROPERTY INFORMATION

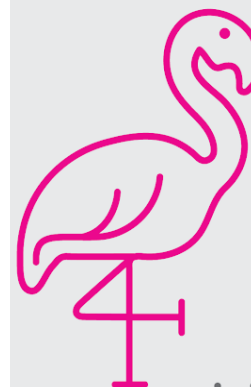
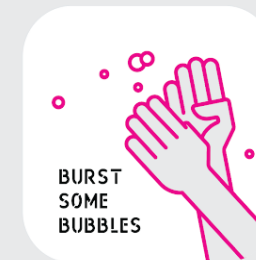
- Available suites ranging in size from 2,086 -7,326sf that include high ceilings with mushroom columns, exposed brick, natural light, and amazing views of Center City.
- 137,000+ SF building, originally developed by Brown & Bailey as a cardboard box factory in 1896. The building has been repurposed to reflect its history and future of innovation and creativity.
- Join an exciting mix of tenants including Penn Lighting, Tech Impact, Brawer & Hauptman Architects, and Clutch.
- On-site parking, accessible loading dock, and freight elevator available for tenants' use.
- Part of the well-established Arts + Crafts Holdings portfolio, this building is a significant asset that is part of the creative once hub which has been created by ownership.



# HEALTH & SAFETY PRECAUTIONS

- The Arts & Crafts portfolio of buildings has been recently updated to better suit today's health and safety needs
- Enhanced cleaning procedures have been implemented adhering to CDC guidelines
- Motion-sensor hand sanitizer dispensers have been installed at all common access points
- Signage and elevator and floor markers continuously indicate to tenants and visitors how to maintain social distancing guidelines
- Touchless entry/exit at common bathrooms with newly installed foot-pulls and antimicrobial button covers on elevators
- More options for tenant improvements to decrease the spread of germs - options include step-and-pull door fixtures, hands-free faucets, HVAC UV light, and more

## DON'T FLAMINGLE THE NEW PECKING ORDER



..... SIX FEET .....



# LOCATION INFORMATION

- Located in the Northern Edge of Philadelphia, a rapidly growing creative office submarket next to the Spring Arts district cultivating an independently creative personality
- Nearby neighborhoods Old City, Chinatown, Northern Liberties, and the Temple University Campus include multiple new restaurants, breweries, and entertainment venues including; Yards, Roy Pitz Barrel House, Love City Brewing Co., Silk City, Federal Donuts and Union Transfer
- Direct access to I-676, I-76, and I-95, enabling convenient transportation to Center City, New Jersey and the Philadelphia suburbs.
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad Street subway lines.
- Spring Garden Greenway Project and Connector Trail currently under design review



## AREA DEMOGRAPHICS QUARTER MILE RADIUS

Total Population	43,812
Daytime Population	180,768
Average Age	33.4
Total Households	26,166



# AREA HIGHLIGHTS



## **Franklin Square**

A park with world class programming and activities is just a block away



## **I-676**

Direct access to I-676 quickly links 421 N. 7th St to Center City and New Jersey



## **The Philadelphia Convention Center**

A 5 minute drive or 7 minute bike ride away with ever-changing programs



## **Independence Mall**

A quick 5 minute walk away and features historical sites and restaurants



## **The Viaduct**

This section of the Rail Park is planned to extend nearby 421 N. 7th Street



## **The Rail Park**

Phase One of the Rail Park is open a few block away



# AREA AMENITIES

## FOOD & RESTAURANTS

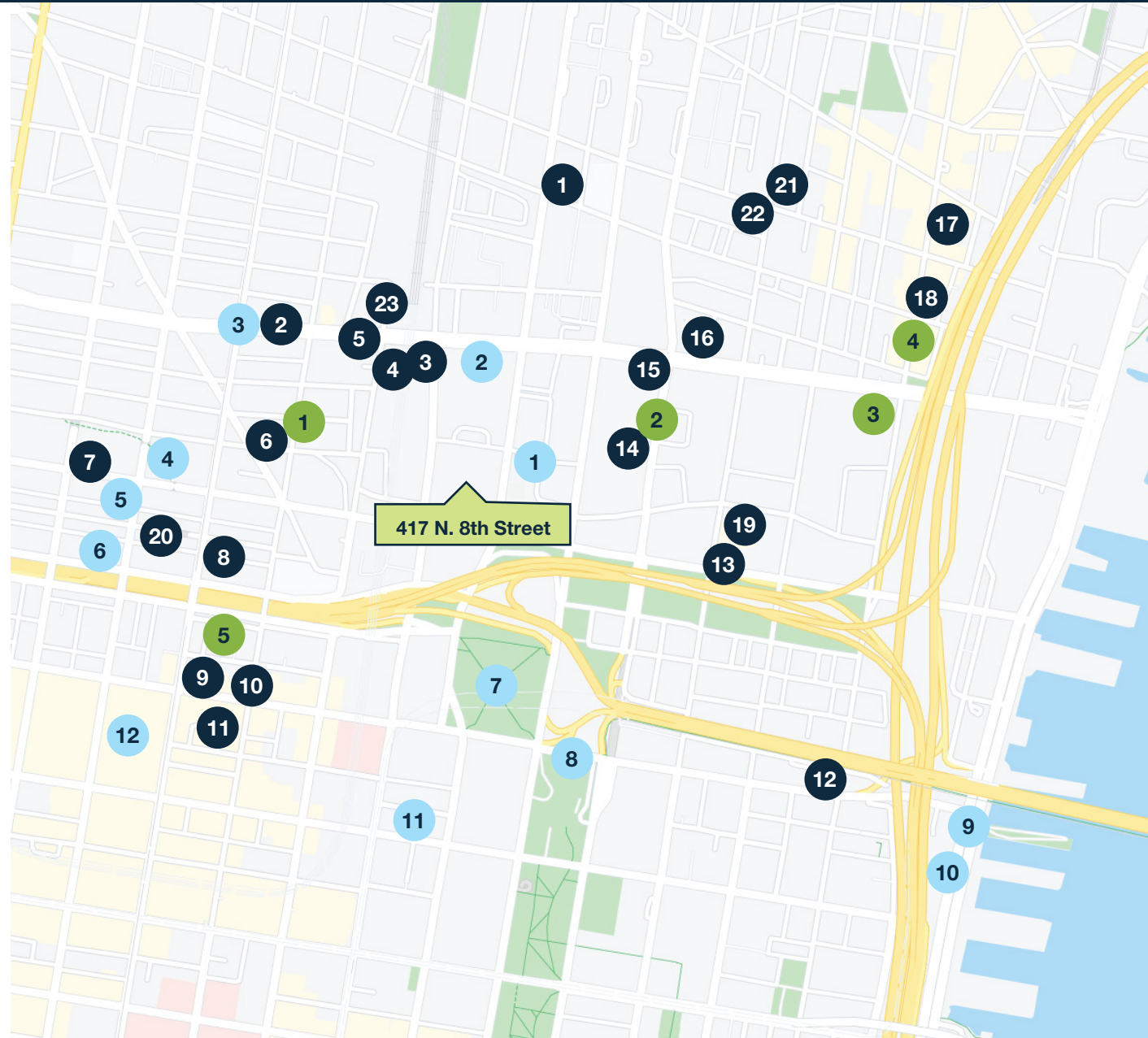
- |                                      |                           |
|--------------------------------------|---------------------------|
| 1. Federal Donuts                    | 12. United by Blue        |
| 2. W/N W/N Coffee Bar                | 13. Radicchio Cafe        |
| 3. Roy Pitz Barrel House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

## STORES, RETAIL & SHOPS

- |                    |                          |
|--------------------|--------------------------|
| 1. Sol Garden Yoga | 4. The Duke Barber Co.   |
| 2. Target          | 5. Good Good Comedy Club |
| 3. City Fitness    |                          |

## AREA ATTRACTIONS

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







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