



709
715
NORTH
2ND STREET



INVESTMENT SUMMARY

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24,329 SF REVITALIZED, URBAN CLASS A, 100% LEASED, MIXED-USE PROPERTY
PREMIER NORTHERN LIBERTIES LOCATION

**AVISON
YOUNG**

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Avison Young is pleased to offer for sale 709 - 715 N. 2nd Street (“Property” or “Building”), a 24,249 sf, Class A, retail and office investment opportunity in the heart of Northern Liberties, Philadelphia, PA. Situated on three parcels in an irreplaceable in-fill location, the rejuvenated mixed-use property offers a charming balance between modernized functionality, simplistic aesthetic appeal, and best in class building and market amenities.

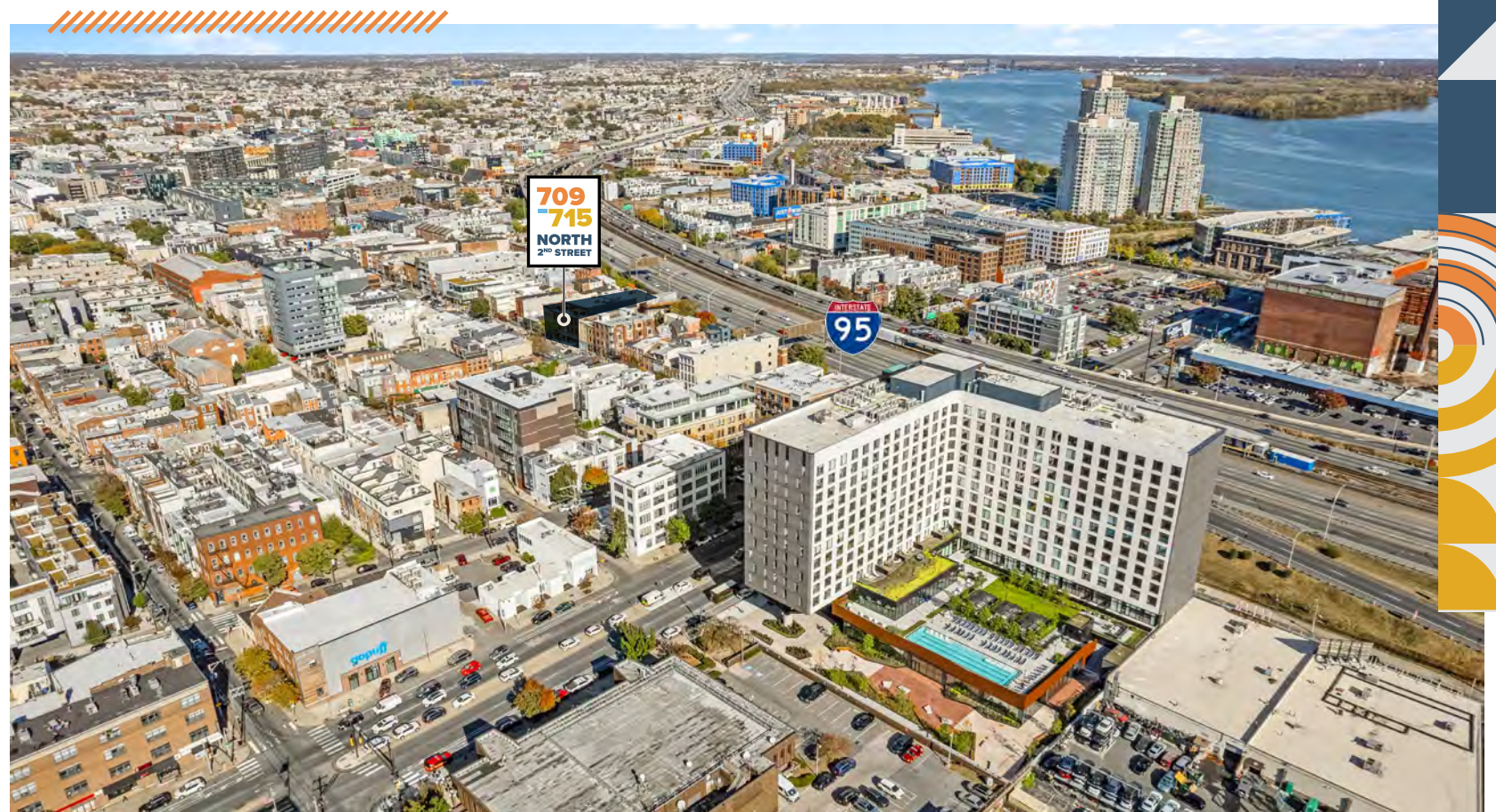
Originally built in 1915 and fully renovated from 2020 – 2024, 709 - 715 N. 2nd Street is located within walking distance of many well-known restaurants, bars, and attractions. The Property is within one mile of three transit/subway stations and is located just three miles from 30th Street and Suburban Station which allows for easy access to the entire city and surrounding areas. Unlike Center City, Philadelphia, Northern Liberties is equipped with off-street parking as well as available free parking, which fronts and surrounds the Building.

Currently 100% leased to four tenants, the Property has a weighted average lease term of 6.7 years, offering stable and predictable returns for the future owner.

709 - 715 N. 2nd Street boasts high ceilings, exposed brick, polished concrete floors, and ample natural sunlight, which is in high demand among tenants and users seeking collaborative and creative space in the area.

The Building is available for sale, offering an opportunity to own a unique, Class A, live-work-play asset in the highly sought after Northern Liberties neighborhood.

Property Address:	709 - 715 N. 2nd Street, Philadelphia, PA
RBA:	24,329 SF
Construction:	Built: 1915 Renovated: 2024
Zoning:	CMX - 2.5
Use:	Mixed Use (Office/ Retail)



CENTRAL & HIGHLY DESIRABLE LOCATION

Located in the heart of Philadelphia's Northern Liberties neighborhood, 709–715 N. 2nd Street offers exceptional accessibility to various public transportation options. The Property is a mere 0.2 miles from the Spring Garden Station on the Market-Frankford Line, providing swift connections to Center City and beyond. Additionally, it's just 0.5 miles from the Girard Avenue trolley line, further enhancing transit flexibility. Multiple bus routes, including the 25, 43, and MFO lines, are within

walking distance, offering convenient access to various city destinations. For drivers, the property's frontage along I-95 ensures immediate access to Center City Philadelphia and surrounding areas. This prime location combines urban convenience with seamless connectivity, making it an ideal choice for businesses and individuals alike.



Benjamin Franklin Bridge

Spring Garden El Stop
40 Luxury Apartments

City Center Philadelphia

The Carson Luxury Apts
373 Luxury Apts - Built in 2023

The Noble & City Fitness
360 Luxury Apts & 24,000 SF Gym
Built in 2024

Vine Street Expressway

Spring Garden
Subway Station

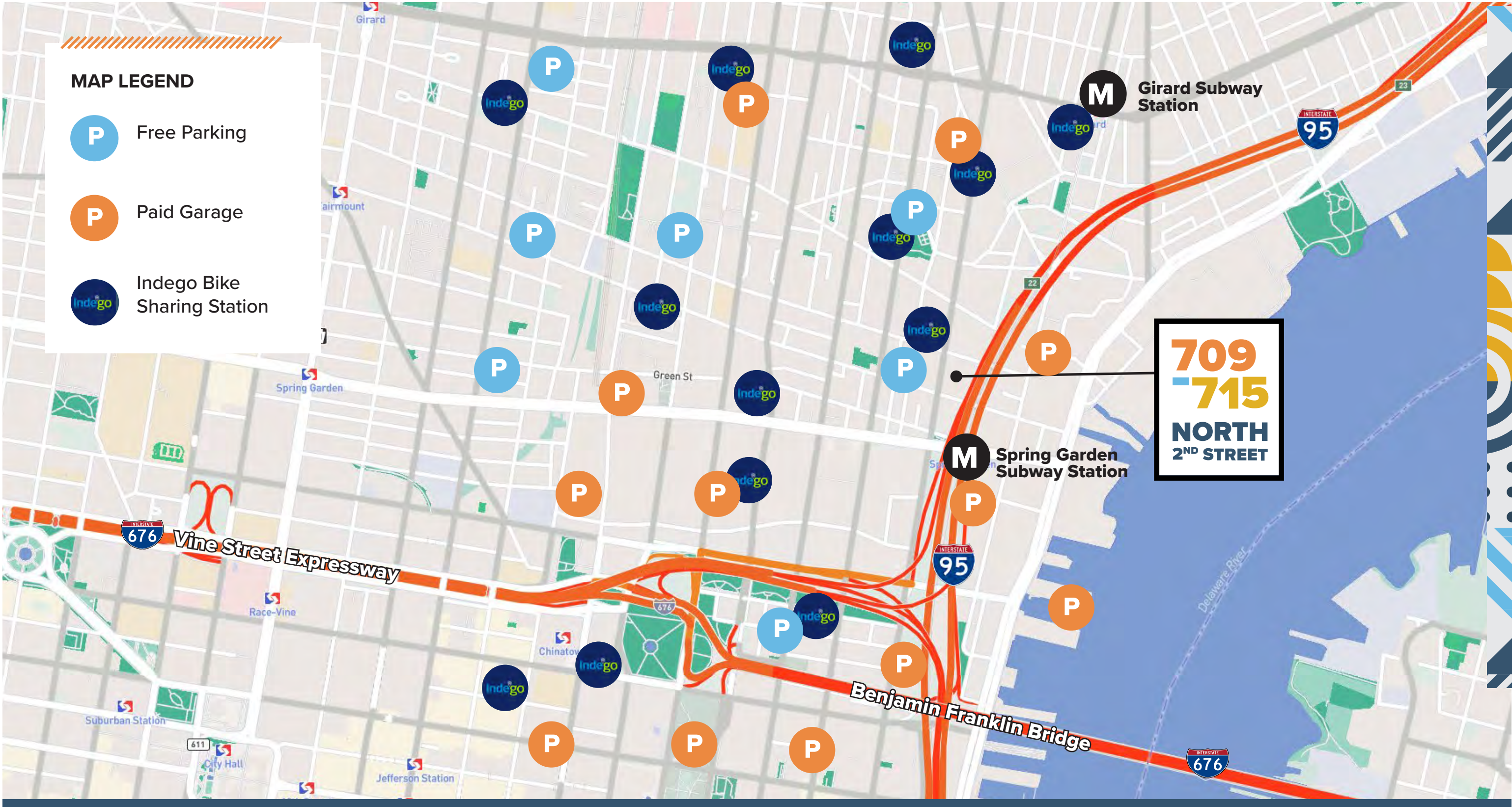
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Rivermark Northern Liberties
470 Unit Apt Complex - Built in 2024

American Lofts
40 Luxury Apartments

ACCESS & NEARBY PARKING





Yards Brewing & Taproom
Image source: www.visitphilly.com

THE NEIGHBORHOOD & AMENITIES

Philadelphia's Northern Liberties, affectionately known as "NoLibs," has transformed from a historic industrial area into a lively, contemporary neighborhood brimming with unique charm. Located just north of Center City, it seamlessly blends rich history with modern urban living.

Originally a manufacturing district, Northern Liberties underwent a renaissance in the late 20th century as artists and professionals turned it into a cultural hub. Today, it is renowned for its vibrant arts scene, diverse dining options, boutique shops, and a distinctive mix of historic and modern architecture.

Highlights of the area include The Piazza at Schmidt's Commons, a popular spot for dining and entertainment, Liberty Lands Park, a community-maintained green space, and N3RD Street, a hub for tech startups. With excellent public transportation and close proximity to I-95, getting to Center City and beyond is a breeze.

Northern Liberties is a dynamic, walkable neighborhood that combines history, innovation, and community, making it one of Philadelphia's most desirable areas.



Silk City
Image source: www.visitphilly.com



Schmidt's Commons at The Piazza
Image source: www.em-arc.com



Annual Northern Liberties Festival
Image source: www.visitphilly.com

SELECT NEARBY AMENITIES

DINING

1. Bourbon & Branch
2. 3J's Food Market
3. Ortlieb's
4. North Third
5. Honey's Sit 'n Eat
6. Cafe la Maude
7. SUYA SUYA West African Grill
8. Silk City
9. Menagerie Coffee
10. Jerry's Bar
11. Anejo Philadelphia
12. Urban Village Brewing Company
13. El Camino Real
14. One Shot Coffee
15. George's Pizza
16. Nourish
17. Middle Child Clubhouse
18. McDonald's
19. Barcade
20. Frankford Hall
21. Craft Hall

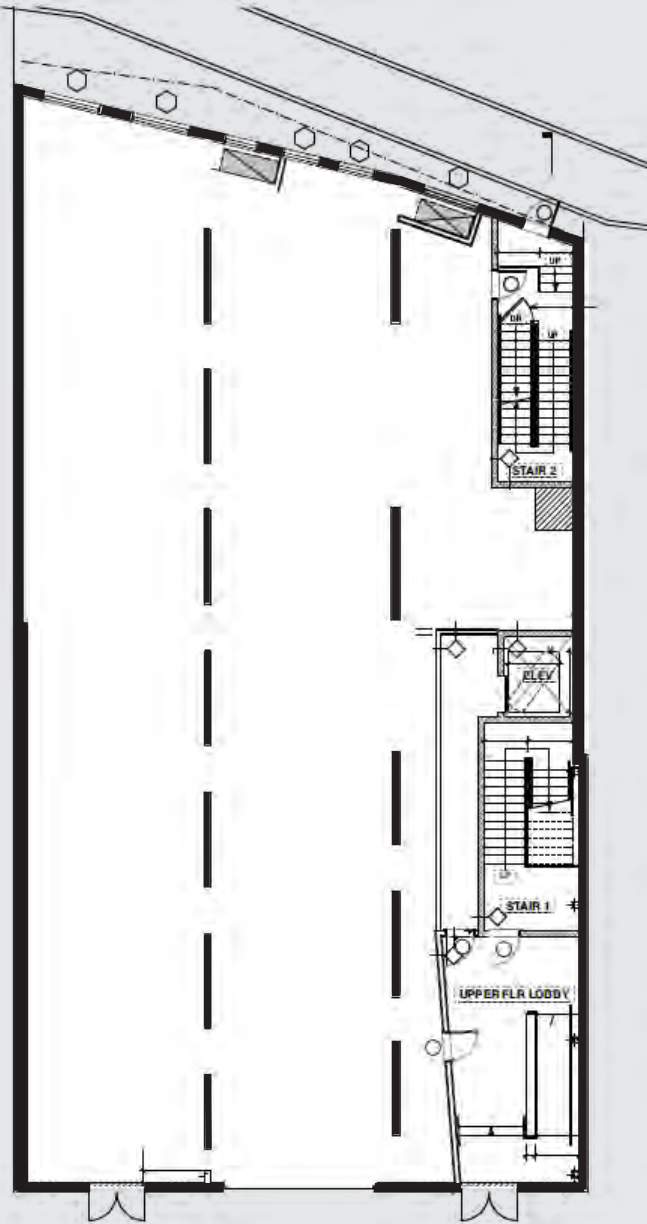
FITNESS

1. City Fitness
2. F45 Training Northern Liberties
3. Warhorse Barbell Club
4. Maleek Jackson Boxing
5. Orangetheory Fitness
6. Philly Personal Fitness
7. Pridefit Training
8. Train & Nourish Studio

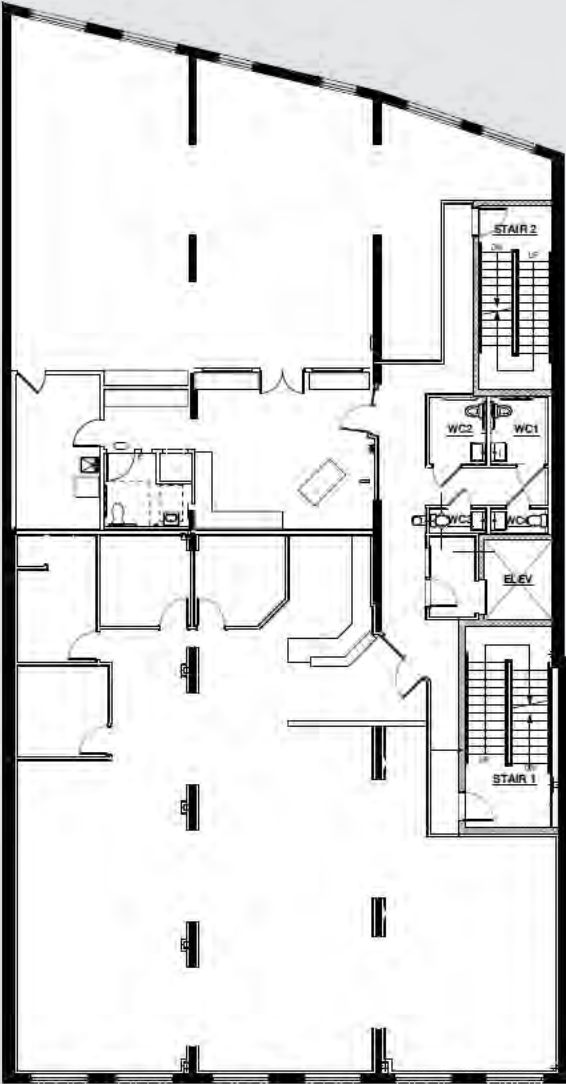


FLOOR PLANS

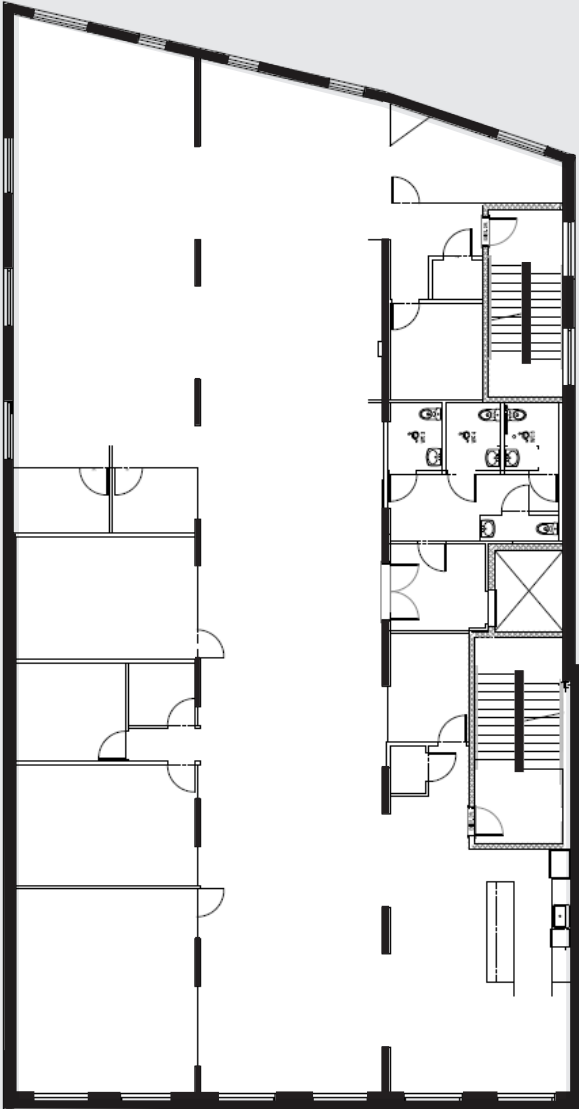
First Floor



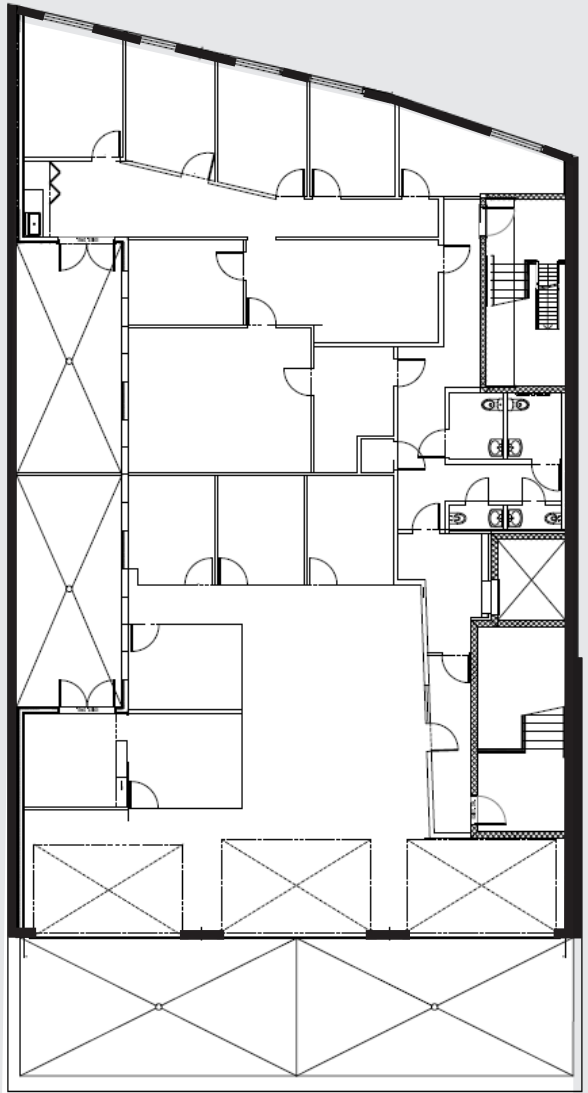
Second Floor



Third Floor



Fourth Floor





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OFFERING PRICE & PROCEDURE

709 - 715 N. 2nd Street is offered for sale to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:

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