

RETAIL/OFFICE SPACE FOR LEASE

RIVERVIEW RETAIL

PIER 3 (3 N. COLUMBUS BLVD) Old City, Philadelphia

- » 2,000 - 6,000 SF available
 - 2,000 SF of non-vented cafe space on the ground floor
 - 4,000 SF of office/retail space on the second floor
 - Spaces can be leased together or separately
- » Zoning: CMX-3
- » Easy access to public transportation, Center City, I-95, I-676, and the Ben Franklin Bridge
- » Walk-out balcony overlooking the Marina
- » Located along the Delaware River Front, a boulevard lined with parks, venues, restaurants, and museums
- » An estimate of 2 million visitors per year at the Delaware River Front
Source: Delaware Riverfront Corporation



DEMOGRAPHICS:

Residents within 1 mile:	38,622
Avg. household income:	\$137,309
Estimated daytime population: (workers within 1 mile)	71,864

NEIGHBORS INCLUDE:

FRINGE ARTS

Harbor Park

Delaware River
WATERFRONT
Corporation

Cavanaugh's RIVERDECK

SUGAR HOUSE CASINO
PHILADELPHIA PENNSYLVANIA

PENN'S LANDING

DAVE & BUSTER'S

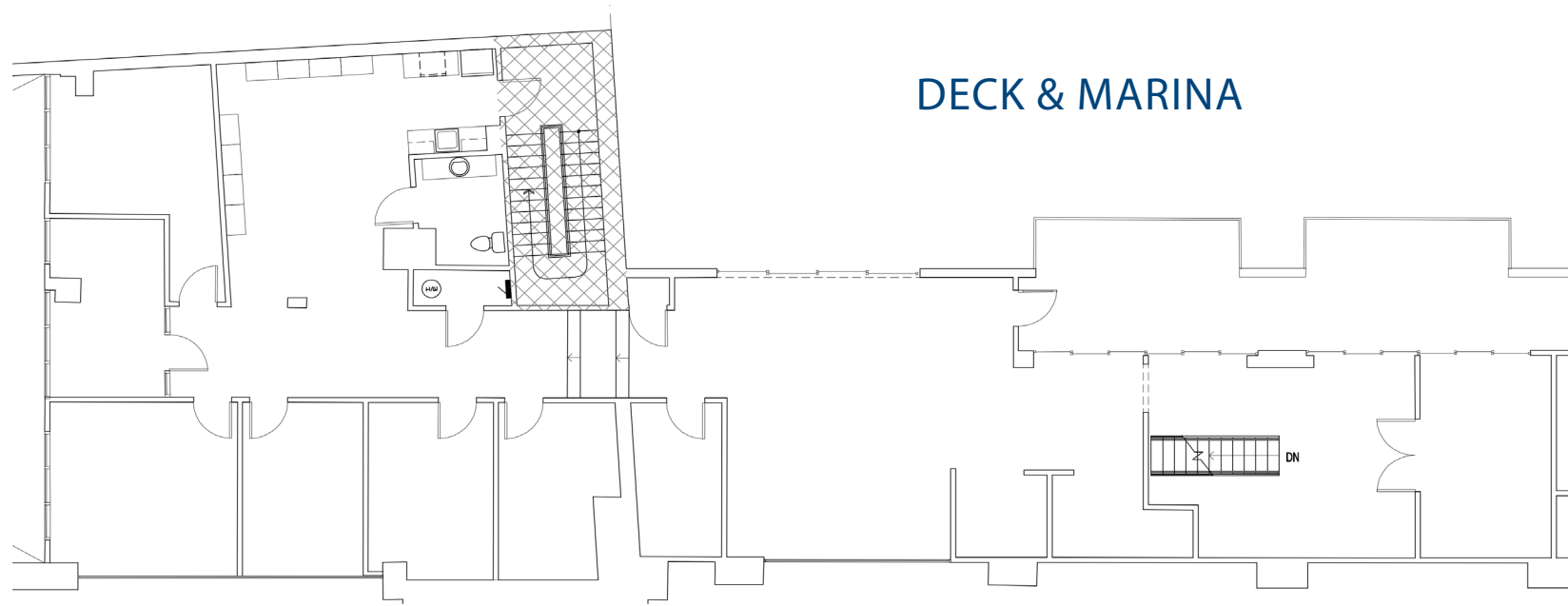
MORGAN'S PIER

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

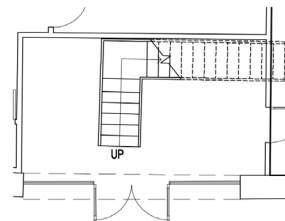
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Floor Plans - 2nd Floor



1ST FLOOR PLAN
NOT TO SCALE



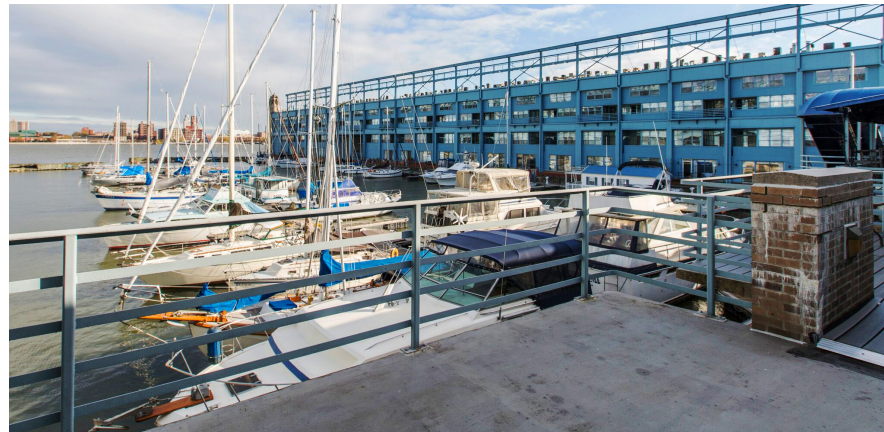
COMMON AREA

DELAWARE AVENUE

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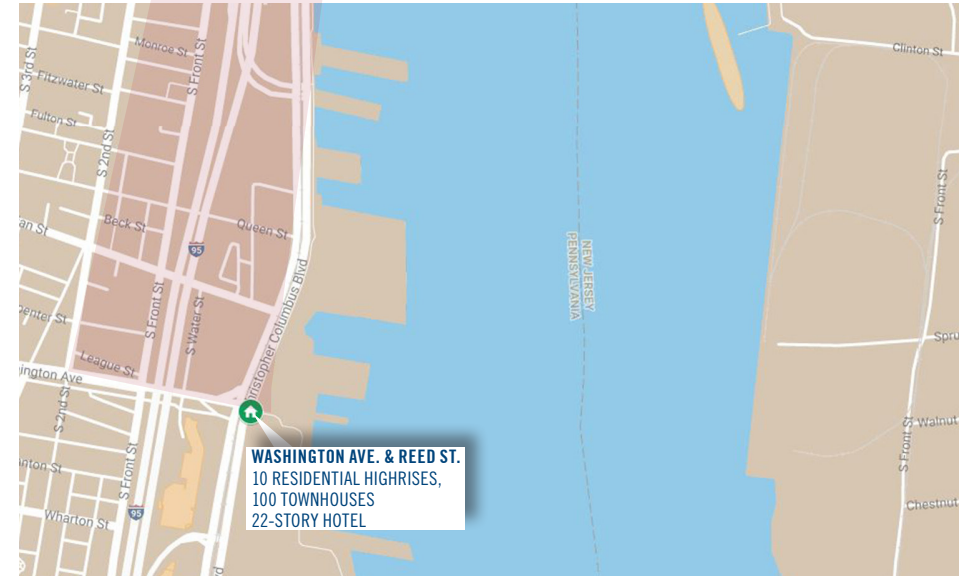
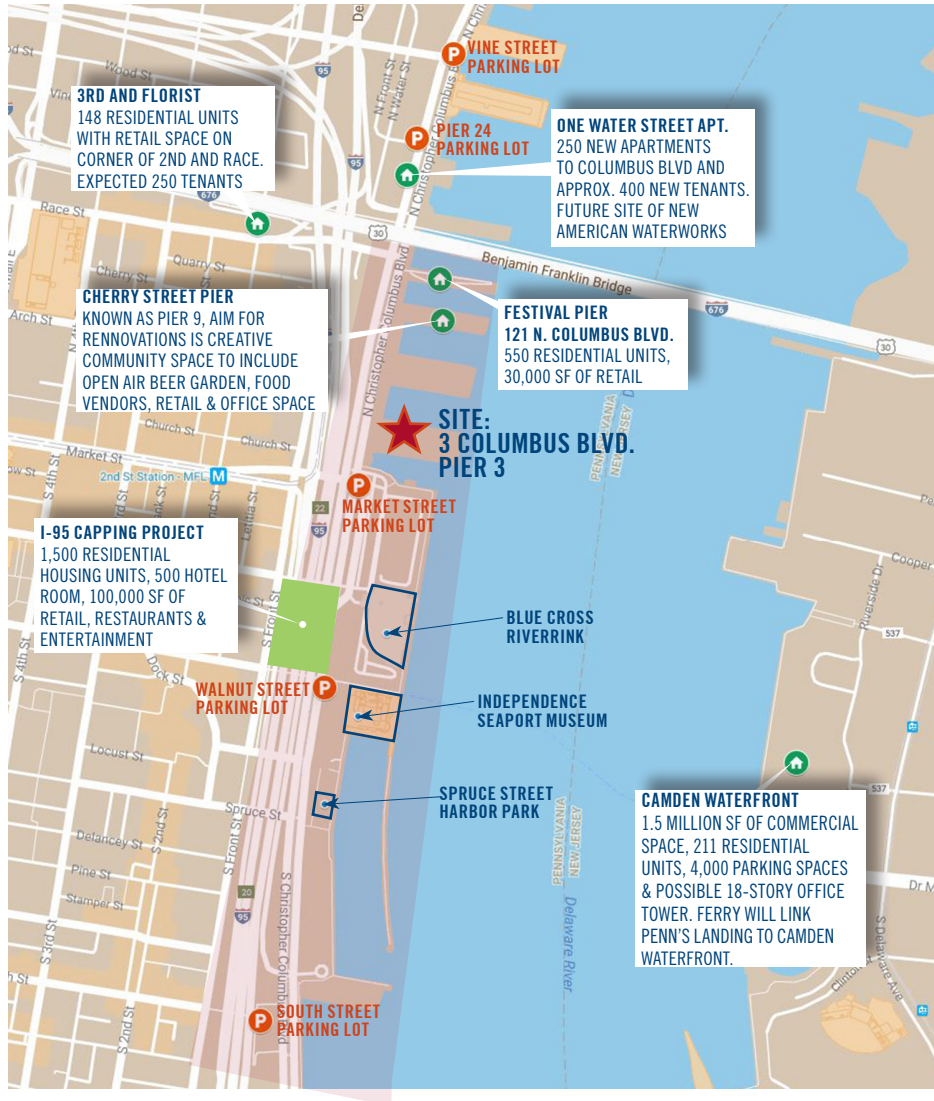
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Photos: 2nd Floor



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In the News

An Old Philadelphia Pier Goes From Defunct to Delightful

By: Meghan Drueding

It's easy to know where to go once you get inside Cherry Street Pier: Just follow the train track embedded in the structure's concrete floors. The rehabbed Philadelphia warehouse and shipping pier reopened in 2018 and was undergoing more updates as of press time, but it's held fast to its industrial character.

When the pier was built on the Delaware River in 1919, it was used for offloading fruits and vegetables shipped to Philadelphia. The produce was transferred onto trains that took it into the city for retail sale. Over time, shipping gravitated to other parts of the riverfront, and the 55,000-square-foot structure (then known as Municipal Pier 9) was used for storage....

Groundswell Design Group and Interface Studio Architects (ISA) worked together to find a dynamic way to reuse the space: artist's studios made of shipping containers. The studios are lined up on the south side of the interior, leaving plenty of space for temporary markets and exhibitions. The pier is part of the Old City Historic District, and its century-old street-facing head house and much of the other exterior detailing were saved. Crews are currently repairing and replicating clerestory windows, and in January they replaced non-historic metal entry doors with glass ones.

In a move supported by the Philadelphia Historical Commission, the design team had most of the original metal doors on the north side removed and replaced with glass garage doors to let in light and air. They also removed part of the roof, transforming the river end of the pier into an open-air garden. The steel roof structure remains intact, but now a portion of it has been waterproofed and exposed to the elements.



Visitors to the revamped pier can watch artists at work, attend a farmers market or art exhibition, or relax in the landscaped garden. Admission is free, and tenants are charged below-market rates to ensure the presence of emerging artists. "It's unusual to have an arts space where the public is coming by, almost like you're on a street," says ISA's Brian Phillips. "It's informal; there are kids around. People can feel comfortable."

- source: savingplaces.org



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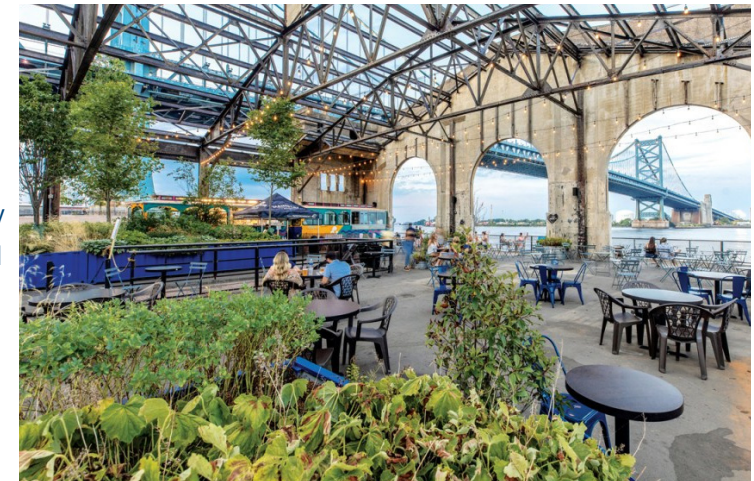


Meet the Man Who's Making Philly's Waterfront ... Cool?

By: David Murrel

For the past 60 years, Penn's Landing has been a place where big plans go to die. In the early 1960s, the City of Philadelphia sought to redevelop the land, smartly concluding that the area, situated between the theoretically desirable waterfront and historic Old City, should have something nice. So it's a considerable irony that the park bearing William Penn's name — to the extent that a barren slab of concrete can reasonably be called a "park" — represents the spiritual opposite of Penn's urban-design impulse. A "Green Countrie Towne" this is not. If William Penn arrived in Philly today and saw Penn's Landing, he might well turn back.

That initial plan for Penn's Landing, which is actually man-made infill along the Delaware River where there used to be a row of piers, called for 500,000 square feet of office space, including a 30-story tower, a science research park, and a 2,150-spot parking garage, all intended to open in time for the Bicentennial in 1976. The plan had just one problem: No developer ever materialized. Undeterred, the city proposed a new plan in the early '70s. This one — which would have had double the square footage and included apartments, restaurants, a museum, and a comparably modest 1,110 parking spaces — fell victim to the same fate: no developer. A decade later, the city tried yet again, coming up with a never-realized proposal for a 17-story office tower, a 35-story apartment building, and a hotel. "Before the project could start, there was a city election, and the administration changed," Penn professor Witold Rybczynski wrote in a journal article summarizing the various development failures.



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