

601 SOUTH BROAD ST



## PROMINENT HISTORIC BUILDING ON THE AVENUE OF THE ARTS

**DENNIS CARLISLE** 215.805.8620 ■ [dcarlisle@mpnrealty.com](mailto:dcarlisle@mpnrealty.com)

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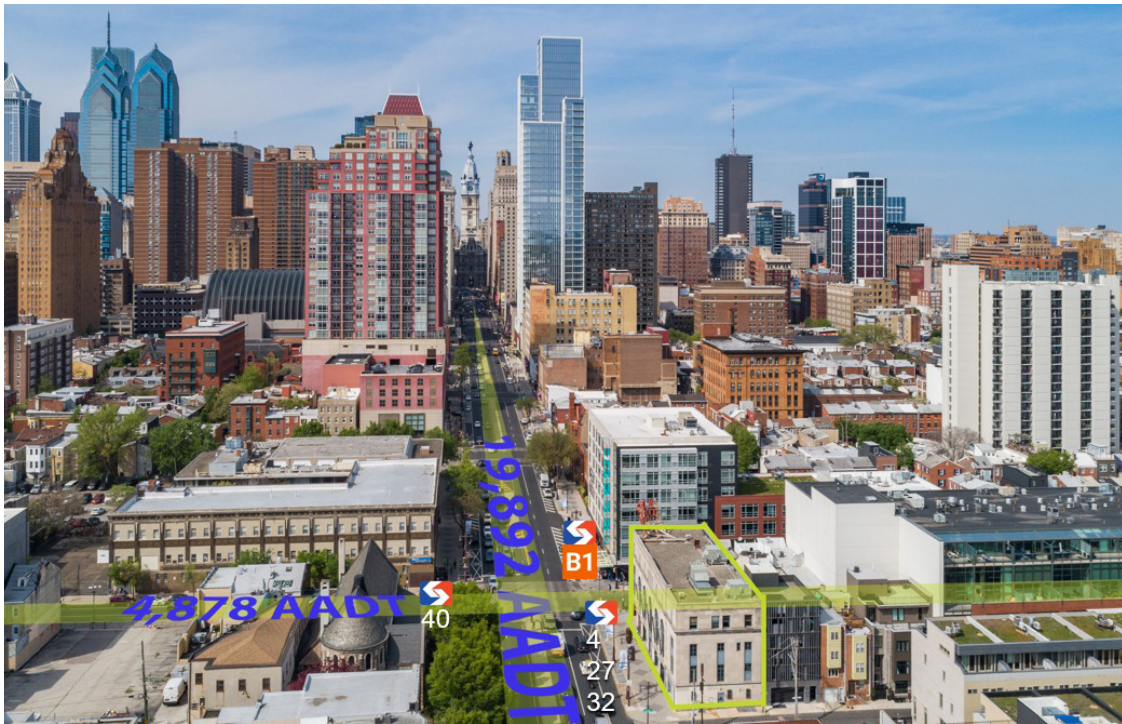
# 601 SOUTH BROAD STREET

Washington Square West, Philadelphia 19147



## About the Property

MPN Realty Inc is proud to present the Arts Bank, a 15,000 square foot building on the Avenue of the Arts at 601 South Broad Street. This building is available for lease for the first time in over 30 years. Located on both the famous Avenue of the Arts and the South Street Commercial Corridor, this building offers the opportunity to lease in a unique building with high visibility on two prominent commercial corridors. This historic building was converted in 1993 to a modern theater with a ground floor commercial space and dance studio on the top floor. Its generous CMX-3 zoning allows for numerous exciting new uses. The building can be leased in whole or in part.



### Property Overview

Year Built	1929
Lot Size*	120 x 41
Lot Area*	4,920
Total Area of Building*	15,000
Number of Buildings	1
Number of Floors	3
Number of Units	N/A
RE Tax Assessment 2026	\$1,101,600
RE Tax 2026	\$15,420
Frontage	120 Ft, S Broad St
Zoning	CMX-3
Status	Vacant

\*Per City of Philadelphia

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## Property Overview



### The Arts Bank

Lease-able Area +/- 15,000 sqft

Street Frontage +/- 200 Ft on Broad St, South St, and Kater St

Bathrooms 9

Ceiling Height 8-18 Ft

Current Configuration: Cafe/Cabaret, Dressing Rooms, Wardrobe Room, 230-Seat Theater, Offices, Dance Studio and Kitchen

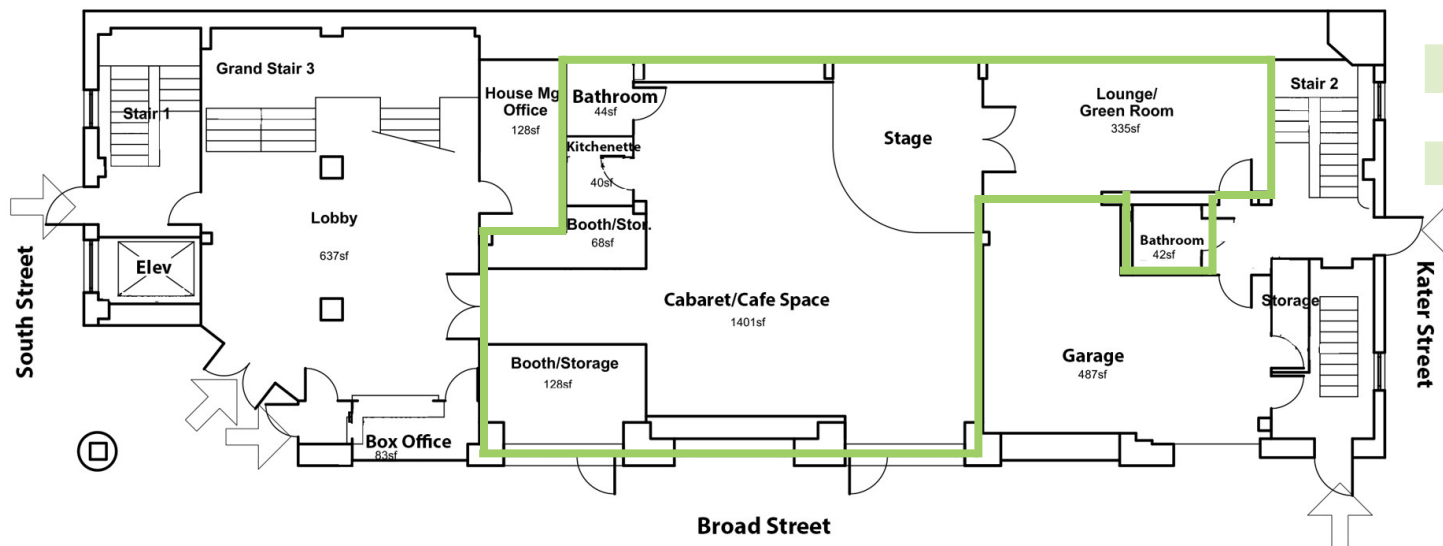
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# 601 SOUTH BROAD STREET

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## First Floor Overview



The Arts Bank	
Lease-able Area	+/- 2,100 SqFt
Street Frontage	+/- 45 Ft
Bathrooms	2, Single Seat
Ceiling Height	9-10 Ft
Current Configuration:	Cafe/Cabaret

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## First Floor Overview

The First Floor space in the Arts Bank was once a café with a cabaret that hosted art shows and small performances.

It is currently configured with a small stage, light/sound control room, two bathrooms, a kitchenette, green room, and some storage areas.

This space has its own doors that open out to Broad Street, along with store windows that also face Broad Street, allowing it to be accessed without entering the rest of the building.

This space has a lot of potential to become a great new retail space on Broad Street. There are few load-bearing demising walls in the space, and if cleared, could open it up to become a huge variety of uses.

The photos to the right show the existing conditions (top), a rendering of the space as a boutique gym (middle), and a rendering of the space as a boutique cafe (bottom).

There is an attached garage and a finished basement that can also be included with the space.



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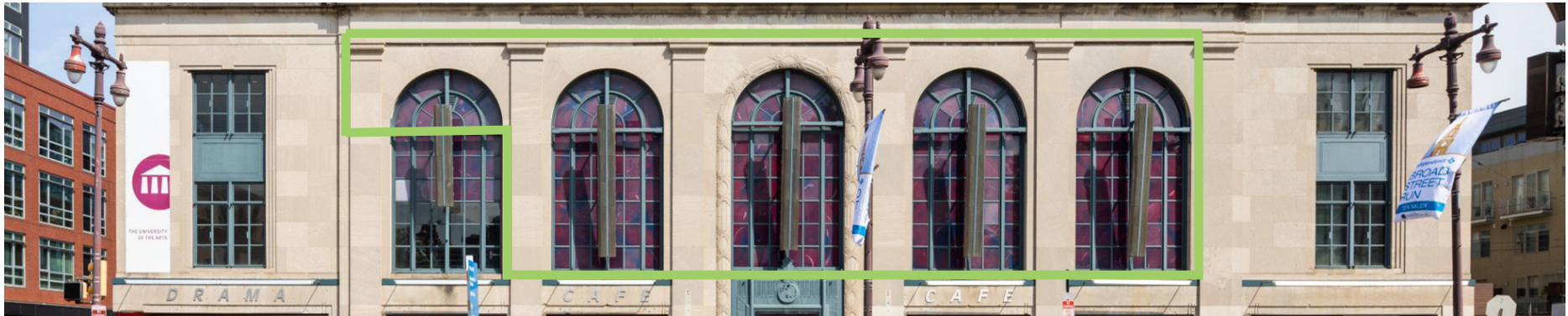
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## Second Floor and Mezzanine Overview



### Second Floor and Mezzanine

Lease-able Area	+/- 3,100 SqFt
Street Frontage	+/- 75 Ft
Bathrooms	2, Multiple Seat (In Basement)
Ceiling Height	18 Ft
Current Configuration:	230-Seat Theater

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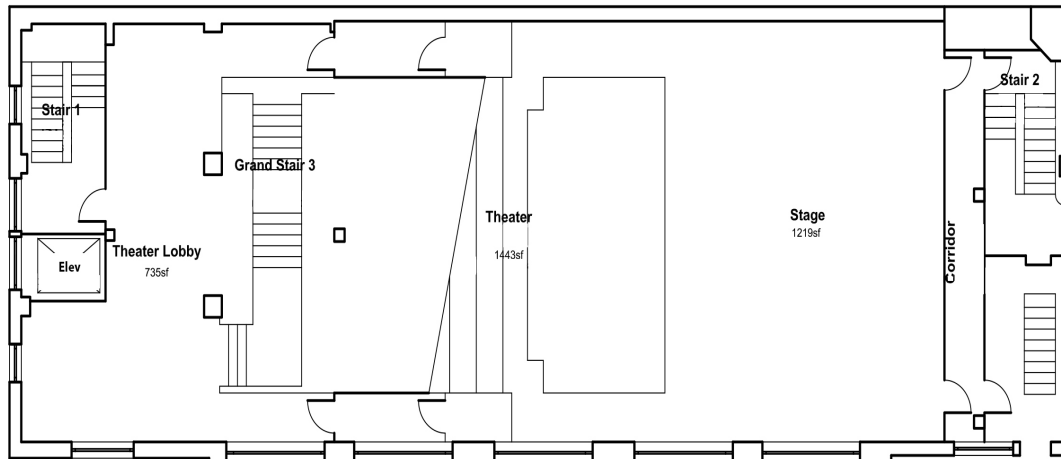
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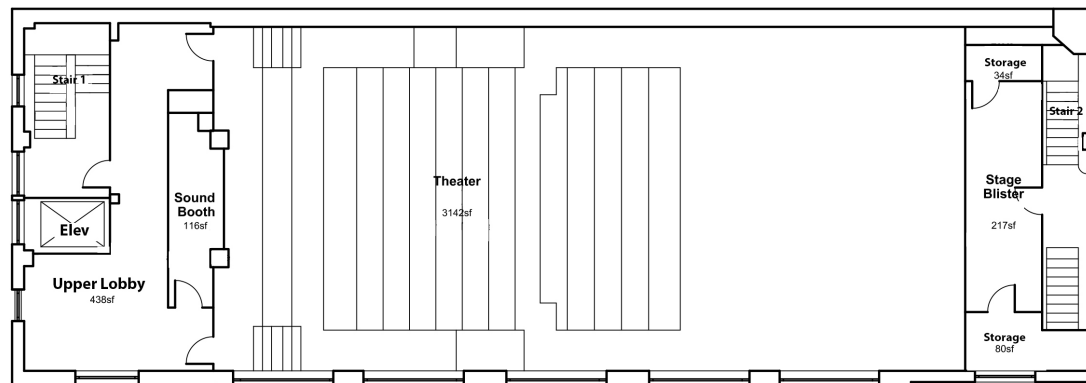
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## Second Floor and Mezzanine Floor Plans



Second Floor



Mezzanine

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## Second Floor and Mezzanine Overview

The Second Floor and Mezzanine of the Arts Bank is its premiere space. Originally the grand banking floor of the Southwestern National Bank, it is currently configured as a 230-seat theater and includes a control room and a small mezzanine behind the stage. All of the theatre lighting, sound, and equipment is still on site.



This space comes with the exciting possibility of uncovering its 18-Foot windows that have been obscured for decades and flattening the space into one large, expansive space with lots of natural light.



The photos show renderings of the space illustrating what it could look like if the windows were uncovered and redeveloped into a restaurant space.



This space also has a direct access to the finished basement and the garage, which can be included with this space.

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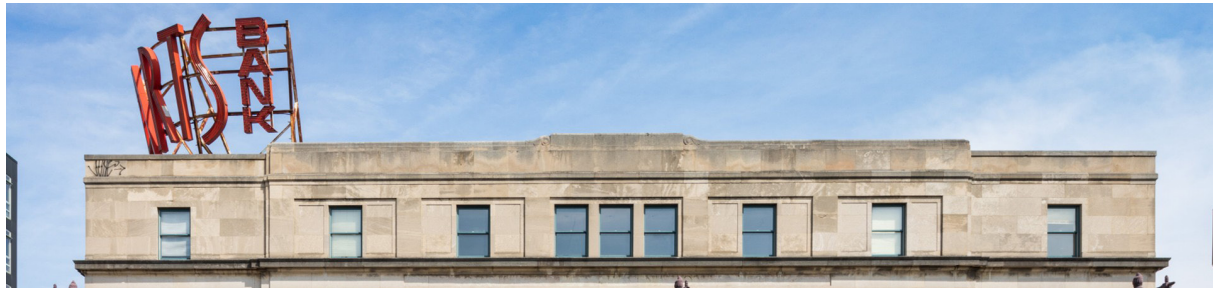
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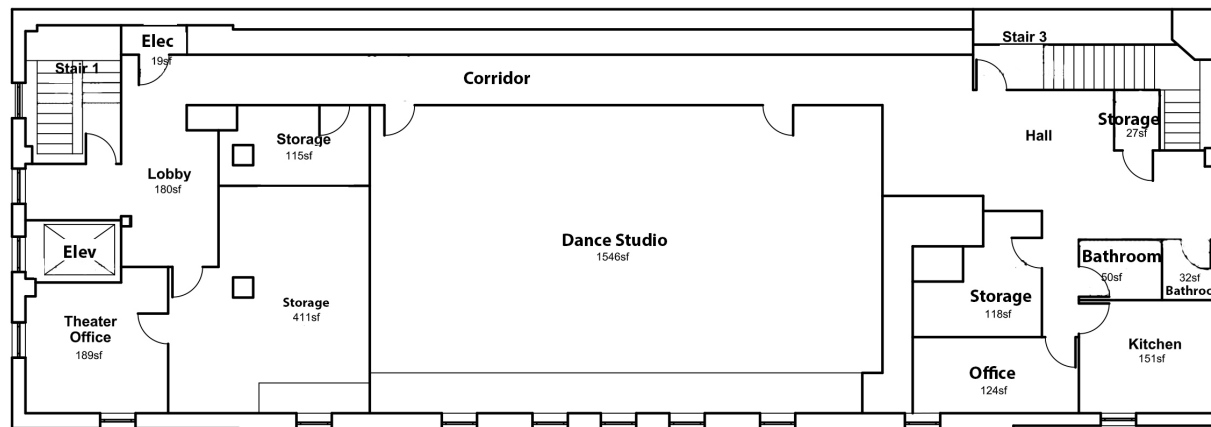
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## Third Floor Overview



### Third Floor

Lease-able Area	+/- 5,000 SqFt
Street Frontage	+/- 200 Ft
Bathrooms	2, Single Seat
Ceiling Height	8-10 Feet
Current Configuration:	Dance Studio, Offices, Kitchen, Storage Rooms



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## Third Floor Overview

The Third Floor of the Arts Bank is currently configured as a ~1,500 Square Foot dance studio with a corner office, storage rooms, 2 bathrooms, and a kitchen.

This part of the Arts Bank offers the opportunity to lease a space with skyline views and private offices along with ample storage.

The layout has few load-bearing demising walls, so it can be opened up into a much larger contiguous space if desired.

The photos to the right show the corner office space (top), dance studio (middle), and the kitchen (bottom).

This floor also has access to the roof, which has space for an outdoor roof deck (requires approval by the Philadelphia Historical Commission).



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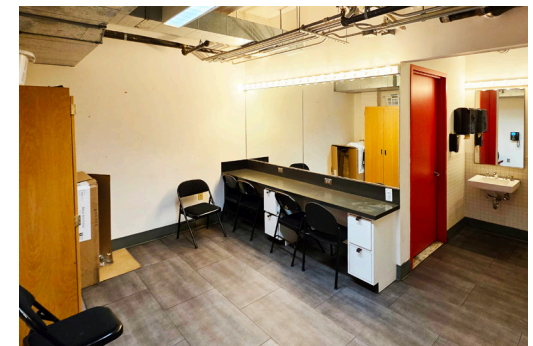


## Finished basement - Overview

The Finished Basement of the Arts Bank can be an excellent annex to either the first or second floors. The basement is currently configured as three dressing rooms with their own full bathrooms, a wardrobe room with a washer/dryer, and an employee locker room.



The large public bathrooms that serve the second floor theater space are also on this floor, separated from the rest of the basement.



This basement has a hidden stairway that accesses the theater stage, garage, and first floor space.

The photos to the right show the wardrobe room (top), headliner dressing room (middle), and one of the other dressing rooms (bottom).



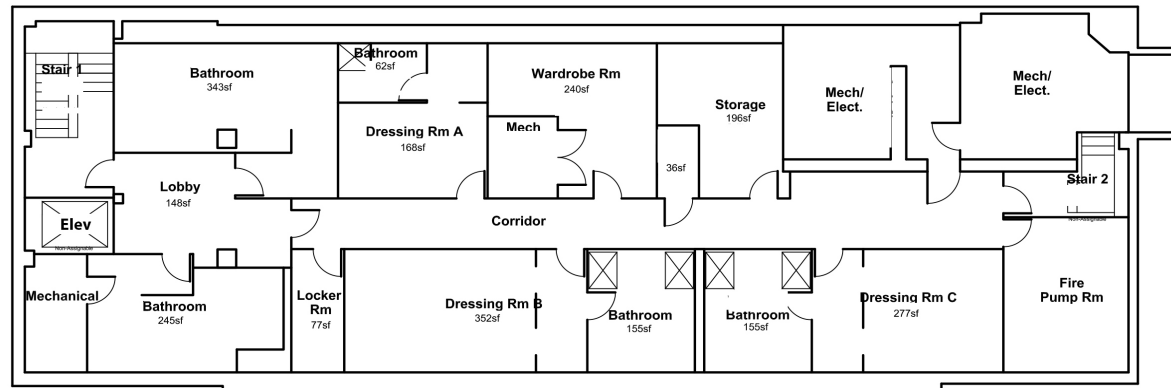
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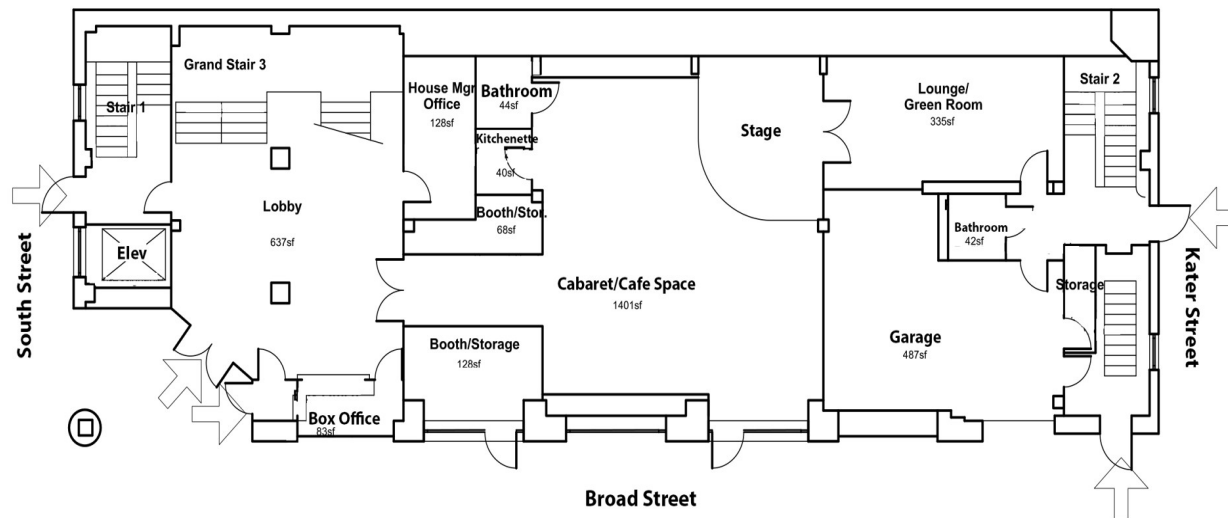
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## Floor Plan - Basement and First Floor



Basement



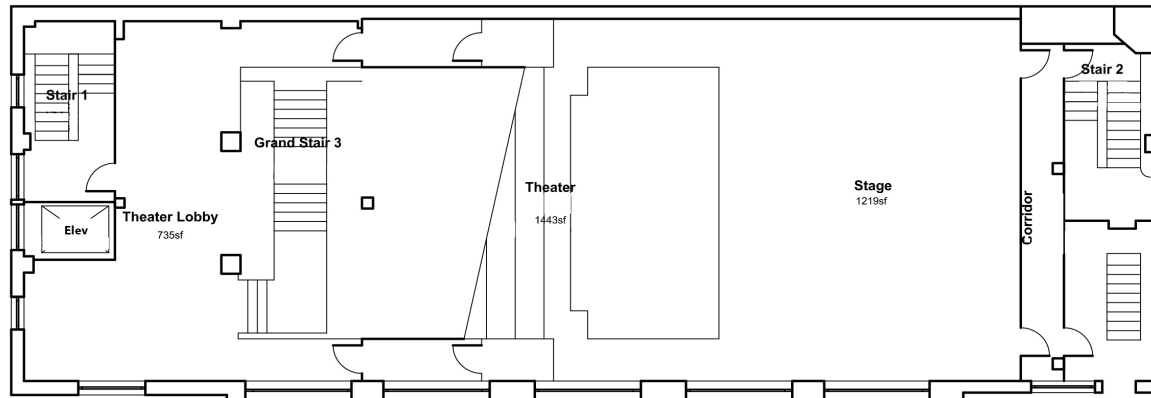
Broad Street  
First Floor

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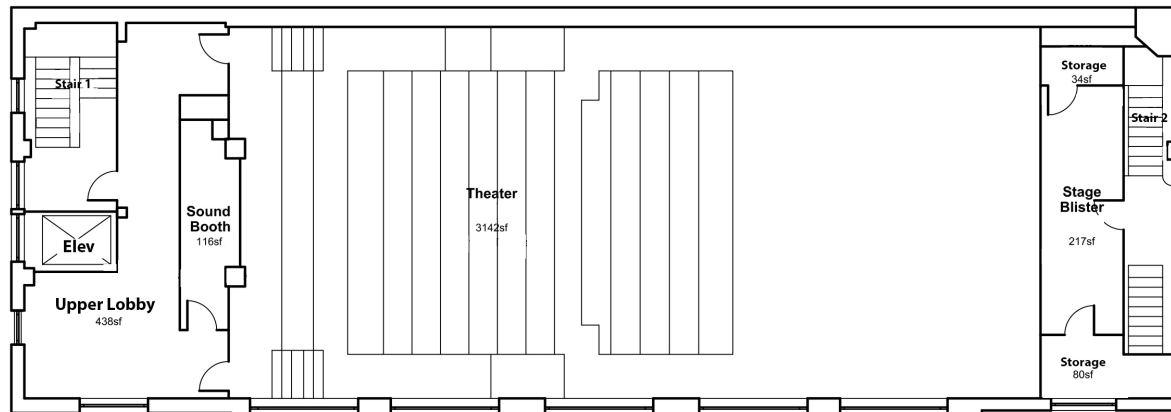
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## Floor Plan - Second Floor and Mezzanine



Second Floor



Mezzanine

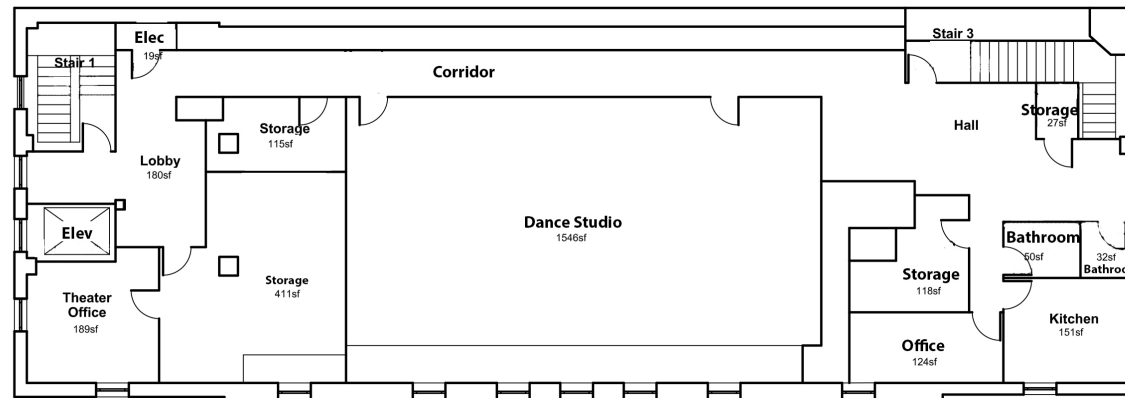
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## Floor Plan - Third Floor



Third Floor



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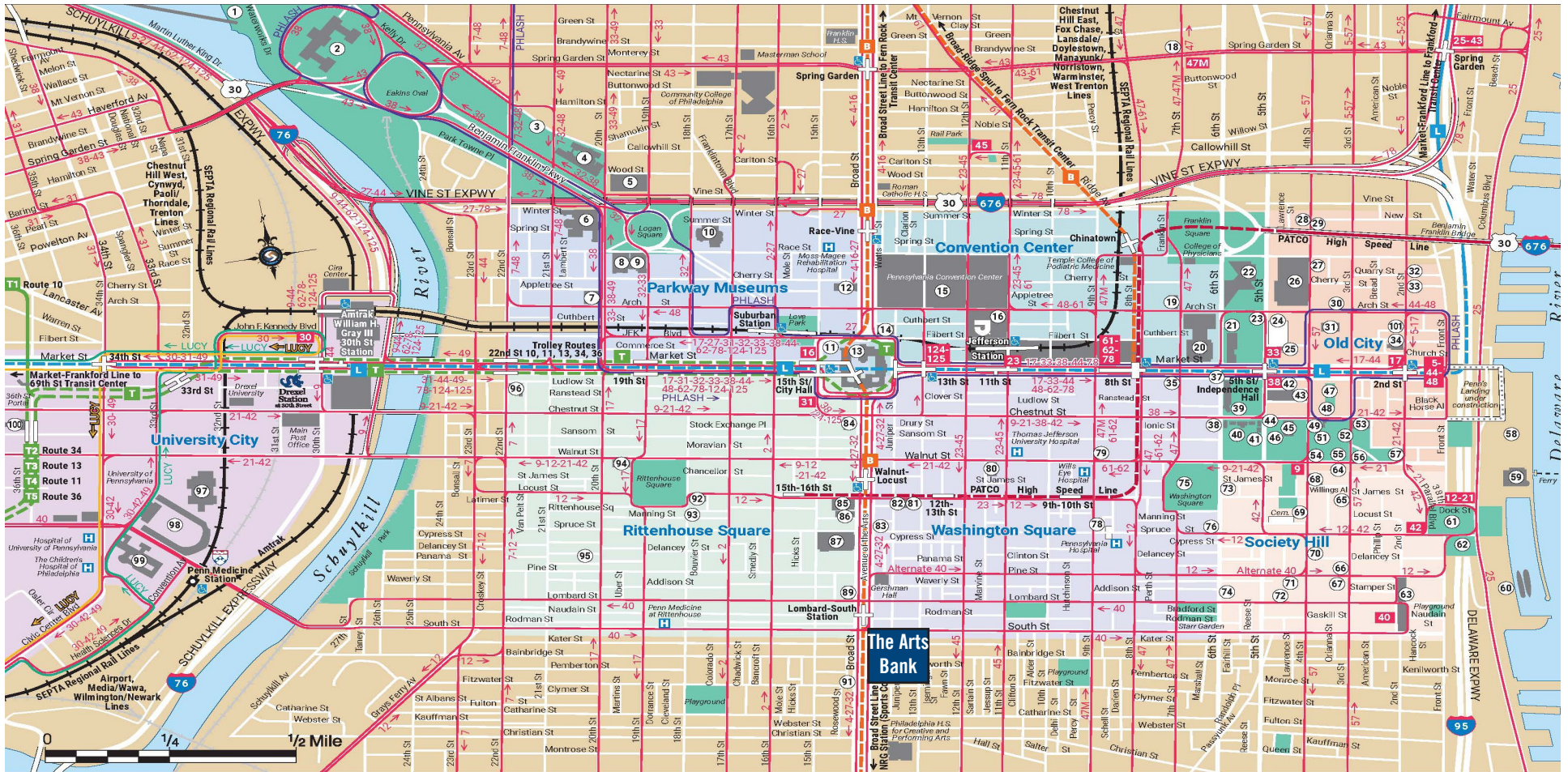


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## Transportation

The Arts Bank has supreme access to public transportation. It is located along the SEPTA Broad Street Line subway, with a station on the same corner. It is also directly abutting the 4, 27, 32, and 40 Bus Lines, with several more only a few blocks away. Via its connections, the Arts Bank is very easily accessed by transit that spans the entire Philadelphia Metropolitan Area and beyond.



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## Retail Map



**Walk Score®**

### DEMOGRAPHICS (1 mile)

Residents	111,872
Average household income	\$124,656
Est. Daytime population	196,905

Walk Score  
**99**

Transit Score  
**100**

Bike Score  
**90**

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## Zoning

**Table 14-602-2: Uses Allowed in Commercial Districts**

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-3	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	N	
Two-family	Y[7]	
Multi-family	Y	
Group Living (except as noted below)	NY	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	Y	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	S	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

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## Ave 2.0

The Avenue of the Arts is about to have its first makeover in 25 years with the Ave 2.0 Plan, a ten-year, \$100 Million project that seeks to upgrade the entire corridor and bring the Avenue into its next generation. The plan includes greening of the street medians and sidewalks, safety improvements, way-finding, public art, seating/gathering spaces, and aims to give the Avenue of the Arts a “Town Square” feel.

The project is projected to begin in Spring of 2026 and spread block-by-block over the following decade. This exciting improvement to the Avenue of the Arts is projected to generate \$152 Million in economic output and over 600 jobs.



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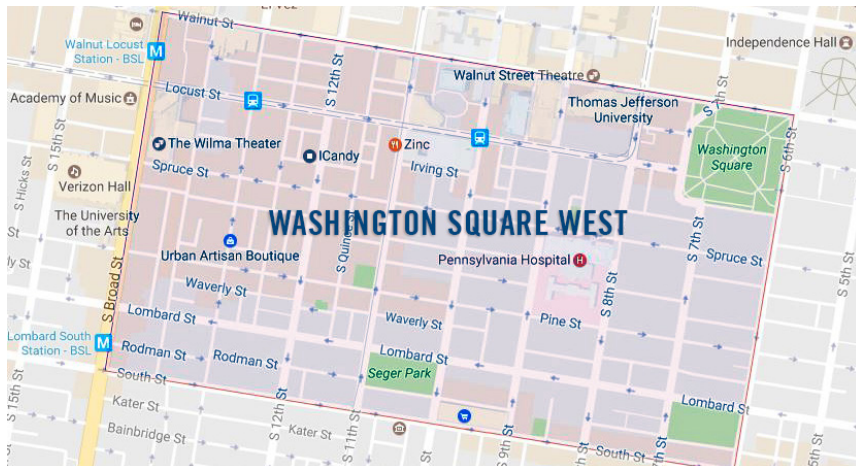
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## About the Neighborhood: Washington Square West

The Avenue of the Arts is Philadelphia's vibrant cultural corridor, a section of South Broad Street packed with major theaters (like the Kimmel Center, Academy of Music, Wilma Theater), museums, the University of the Arts, restaurants, and residences, creating a lively hub for arts, culture, dining, and city life.

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