



601 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

**FULL FLOOR
CREATIVE
OFFICE SUITES
FOR LEASE**



RD+ 601 Spring Garden St | Property

- 7,588sf of visually stunning, creative office space available
- Turnkey, private, bi-level suite with direct elevator access and minimal common areas
- En-suite bathrooms, showers, full-size kitchen, multiple offices, phone rooms, and conference rooms
- High ceilings with brand-new operable windows on two elevations that provide fresh air, tons of natural light, and panoramic skyline views
- Multiple parking spaces available in adjacent parking lot

AREA DEMOGRAPHICS

RIVER TO RIVER, BETWEEN GIRARD AVE. AND TASKER AVE.

Total Population	188,131
Average Age	35
Average Household Income	\$99,150



RD+ 601 Spring Garden St | Location

- Located in the Spring Arts neighborhood of Philadelphia, which has experienced a significant development boom with thousands of apartment units coming online, over \$1B in private capital invested, and retail activation from nationally recognized brands
- High level of visibility from N. 6th Street, a main thoroughfare for commuters to/from New Jersey via the Ben Franklin Bridge
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous music venues, restaurants, and breweries including Roy Pitz Barrel House, Yards, Love City Brewing Co., Triple Bottom Brewing, Silk City, and Juno
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs, with multiple SEPTA bus routes nearby



Walk
Score of 94

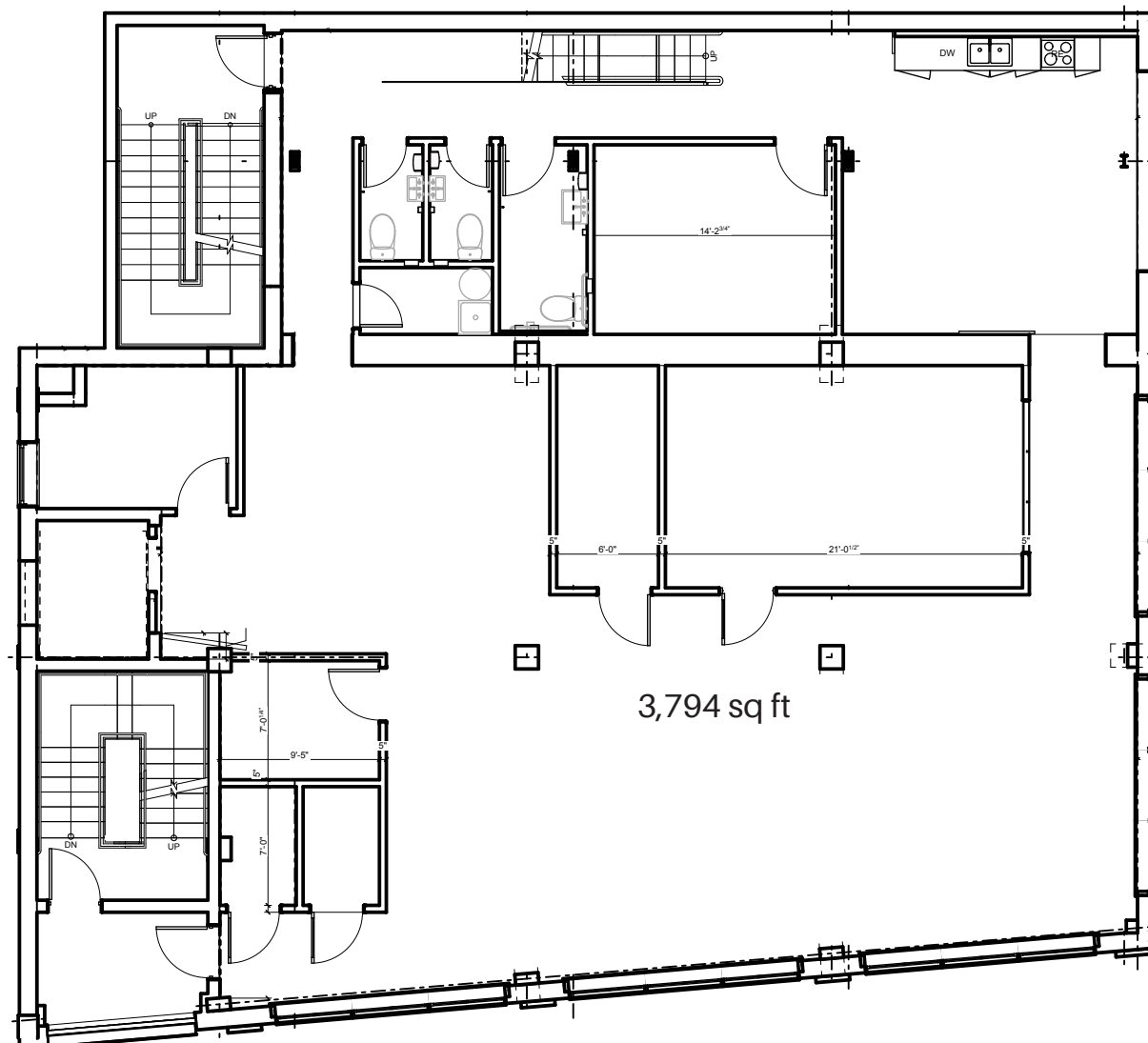


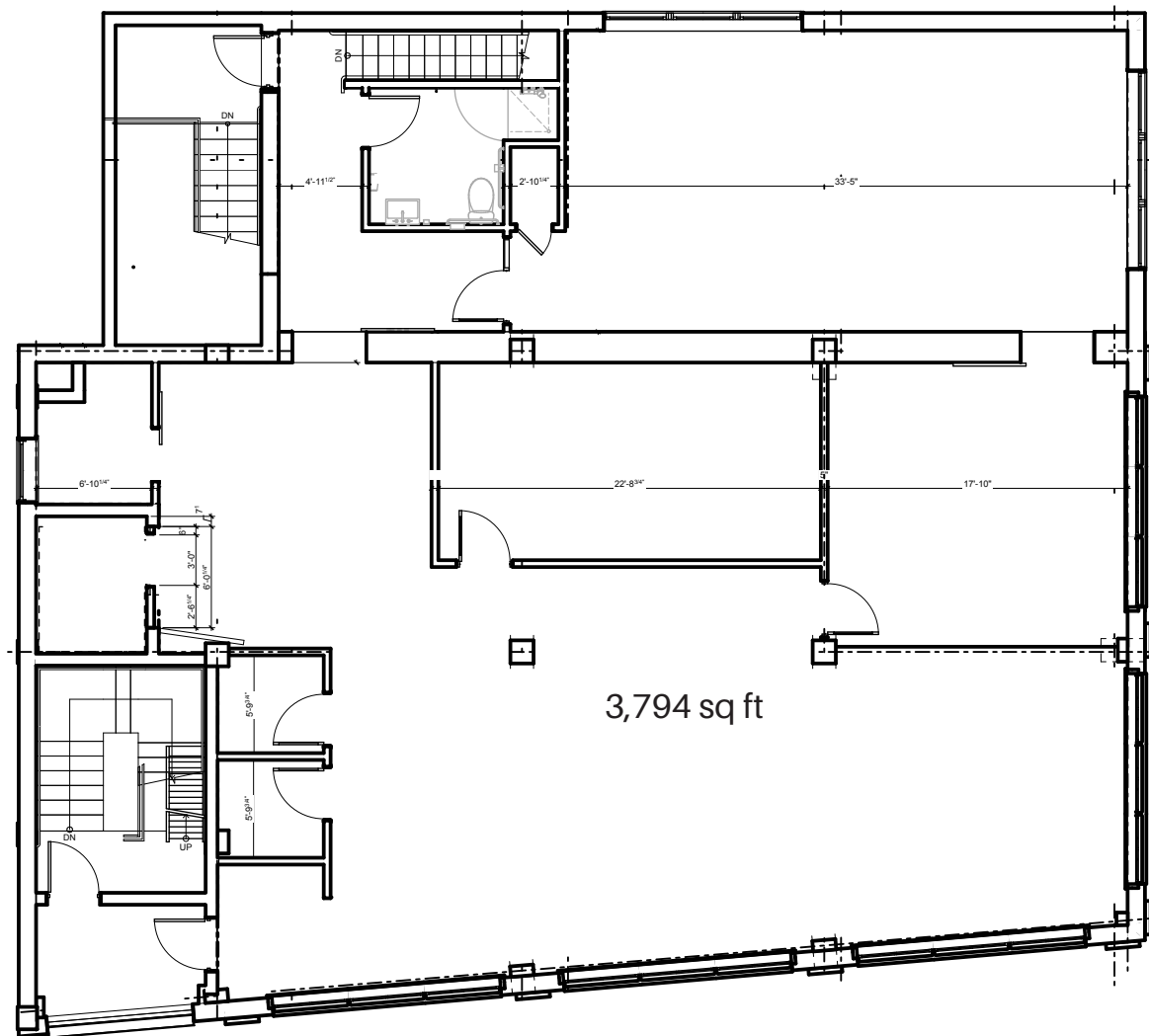
Bike
Score of 91



Transit
Score of 100







RD+ 601 Spring Garden St | Retail Map

FOOD & RESTAURANTS

1. Federal Donuts

2. La Chinesca

3. Liquid Art Barrel House

4. The Lucky Well

5. Kaiseki

6. Love City Brewing

7. Cafe Lift

8. Trestle Inn

9. Dim Sum Garden

10. David's Mai Lai Wah

11. Nan Zhou Hand Drawn Noodle House

12. Juno

13. Radicchio Cafe

14. Starbucks

15. Yards Brewing

16. Silk City

17. Cafe La Maude

18. Honey's Sit 'n' Eat

19. Del Rossi's

20. North Third

21. Square Burger

22. The Winston

23. Triple Bottom Brewing

24. Darnel's Cakes

STORES, RETAIL & FITNESS

1. Cliffs at Callowhill

2. Target

3. CVS

4. Russo Music

AREA ATTRACTIONS

1. Franklin Music Hall

2. Phield House

3. Union Transfer

4. The Rail Park

5. Franklin Square

6. Edgar Allan Poe Historic Site

7. National Constitution Center

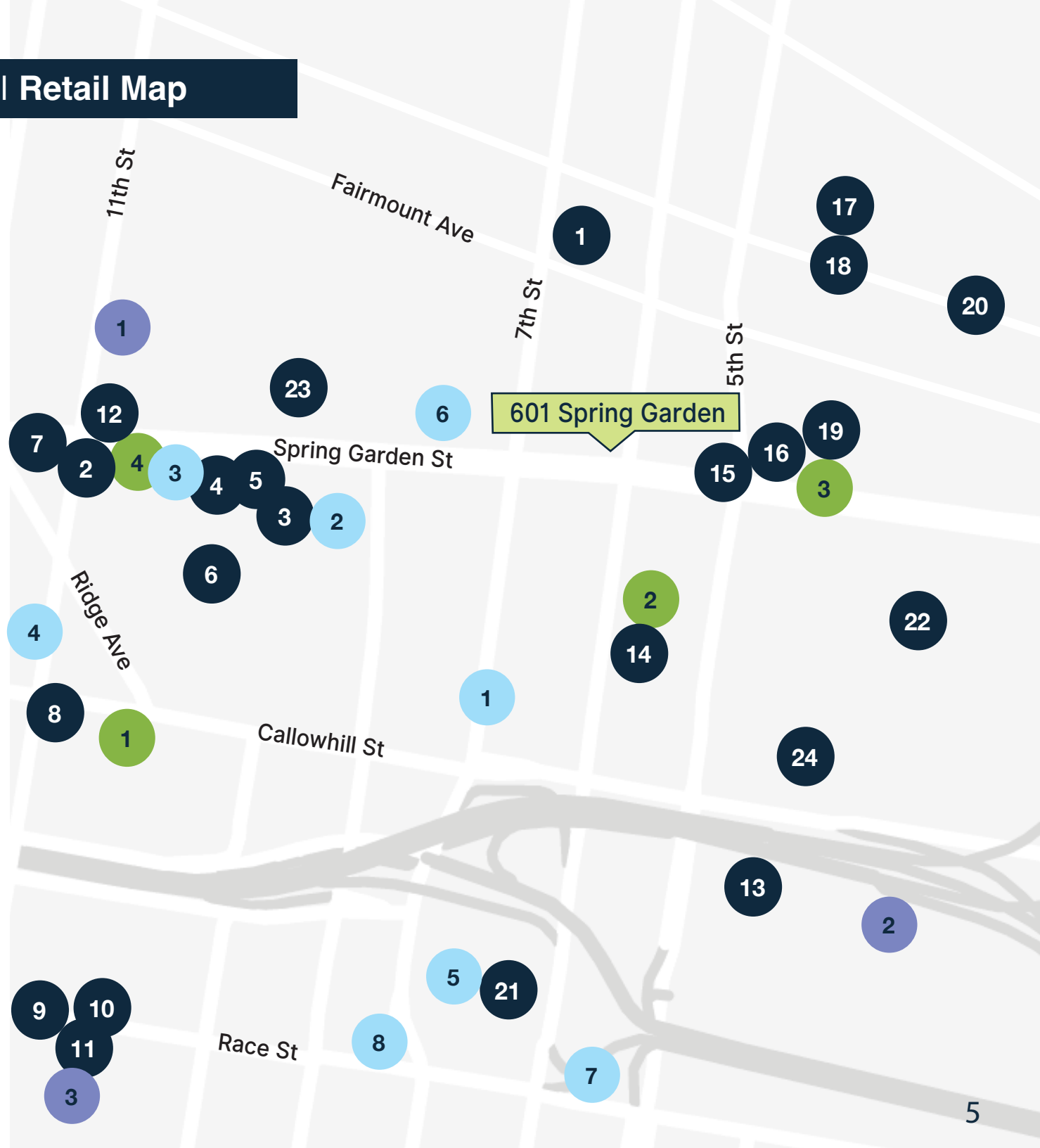
8. African American Museum

HOTELS

1. SoSuite at Independence Lofts

2. Majestic Penthouse

3. Sleep Inn Center City



RD+ 601 Spring Garden St | Transit Map



- Market-Frankford Line
- SEPTA Bus Routes
- Indego Bike Station
- PARKING



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