



SPRING ARTS CREATIVE OFFICE SPACE FOR LEASE

448 N. 10th Street Philadelphia, PA 19123

448
N. 10TH ST.

RD+
ROTHBERG
DUBROW

- 2,231 – 6,209sf of creative offices available
- Combination of move-in-ready or build-to-suit options
- Building features include 24/7 secured access, large operable windows, brand-new HVAC systems, and industrial-era architecture with modern finishes
- Adjacent parking available in the building surface lot
- Nearby multiple food & beverage operators including Love City Brewing, Lucky Well BBQ, Roy Pitz Barrel house, and a brand-new concept by acclaimed restaurateur Michael Pasquarello opening soon on the ground floor
- Owned and operated by Arts + Crafts Holdings as part of their significant portfolio of offices in the Spring Arts neighborhood

AREA DEMOGRAPHICS
1 MILE RADIUS

Total Population	65,824
Daytime Population	219,149
Average Age	36.6
Average Household Income	\$120,413

*Based on information provided by third party sources and deemed to be reliable



RD+ 448 N 10th St | Location

- Located in the Spring Arts District, a rapidly growing neighborhood known for its creative offices and trendy restaurant and retail mix.
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous restaurants and breweries including Roy Pitz Barrel house, Yards, Love City Brewing Co., and Triple Bottom Brewing.
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs.
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad-Ridge Spur Street subway lines and brand new bike lanes throughout the area.
- Phase One of the Rail Park is now open and the Spring Garden Greenway Project and Connector Trail are currently under design review.

Walk Score



94

Bike Score



89

Transit Score



100



RD+ 448 N 10th St | Area Amenities

FOOD & RESTAURANTS

- | | |
|--------------------------------------|-----------------------------|
| 1. Federal Donuts | 12. Juno |
| 2. La Chinesca | 13. Radicchio Cafe |
| 3. Liquid Art Barrel House | 14. Starbucks |
| 4. The Lucky Well | 15. Yards Brewing |
| 5. Kaiseki | 16. Silk City |
| 6. Love City Brewing | 17. Maggiano's Little Italy |
| 7. Cafe Lift | 18. Bon Chon |
| 8. Trestle Inn | 19. Terakawa Ramen |
| 9. Dim Sum Garden | 20. El Purpecha |
| 10. David's Mai Lai Wah | 21. Square Burger |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Yakitori Boy |
| | 23. Triple Bottom Brewing |

STORES, RETAIL & FITNESS

- | | |
|-------------------------|-------------------------------|
| 1. Cliffs at Callowhill | 4. CVS |
| 2. Target | 5. Starbucks |
| 3. Iron Works Fitness | 6. Amazon Fresh (Coming Soon) |

AREA ATTRACTIONS

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



RD+ 448 N 10th St | Transit Map

SEPTA Broad-Ridge Spur

- 1** Spring Garden Station
5 minute walk

SEPTA Broad Street Line

- 2** Spring Garden Station
9 minute walk

SEPTA Bus Routes

- 3** Bus Route #43
2 minute walk
- 4** Bus Route #23
3 minute walk
- 5** Bus Route #47, #47M
6 minute walk

Indego Bike Station

- 6** 12th & Callowhill
6 minute walk
- 7** 9th & Spring Garden
4 minute walk





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