

SPRING ARTS CREATIVE OFFICE SPACE FOR LEASE

448 N. 10th Street Philadelphia, PA 19123



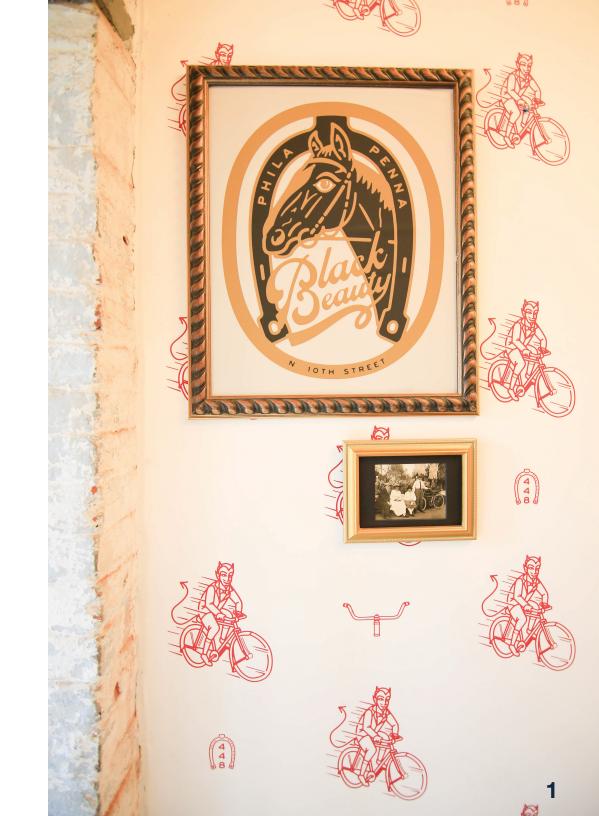
RD⁺ 448 N 10th St | **Property**

- 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 restauranteur 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

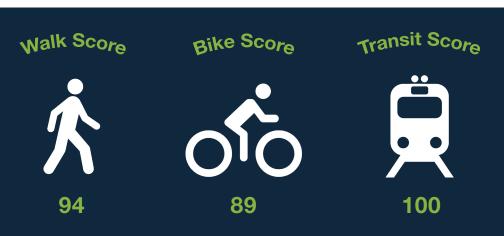
Total Population	65,824
Daytime Population	219,149
Average Age	36.6
Average Household Income	\$120,413

^{*}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.





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 22. Yakitori Boy

Noodle House

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
- 2. Phield House
- 3. Union Transfer
- 4. The Rail Park
- 5. Underground Arts
- 6. Asian Arts Initiative
- 7. Franklin Square

- 8. National Constitution Center
- 9. The African American Museum in Philadelphia
- 10. Philadelphia Convention
- 11. Reading Terminal Market



RD+ 448 N 10th St | Transit Map

SEPTA Broad-Ridge Spur

1 Spring Garden Station 5 minute walk

SEPTA Broad Street Line

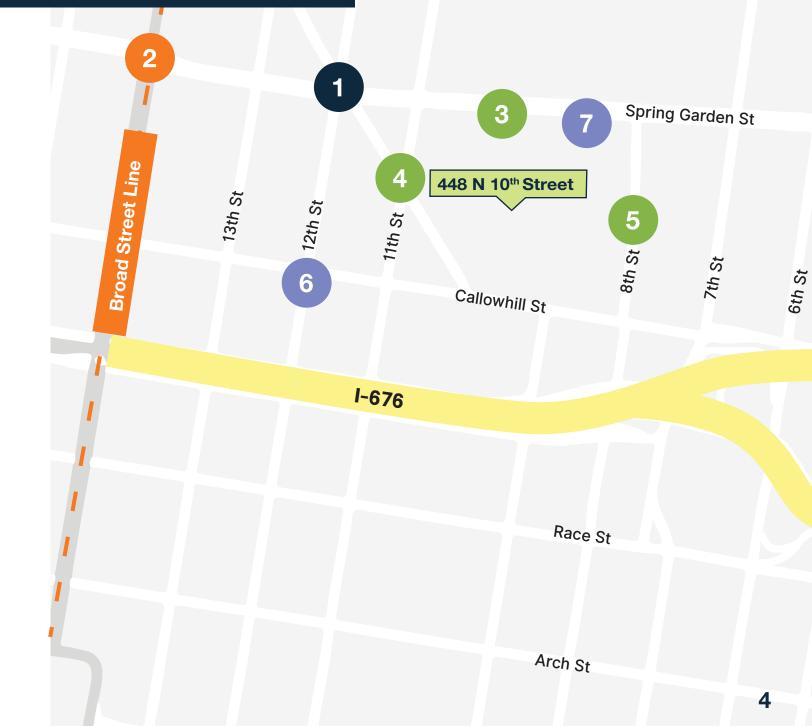
2 Spring Garden Station9 minute walk

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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