

IRONSTONE
REAL ESTATE PARTNERS



RD+
ROTHBERG
DUBROW

231 N Broad Street, Philadelphia PA 19107

MEDICAL OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

- Newly acquired multi-tenant medical office building offering 5,000 of efficiently laid out clinical office space
- Existing configurations are conducive to a variety of medical uses. There is also an opportunity for build-to-suit spaces meeting specific needs
- This facility offers convenient access to a **covered parking garage**, providing direct access for physicians, staff and patients
- Each full-floor suite offers patient-friendly direct elevator access and wayfinding from the building's ground floor lobby
- Situated prominently on the N. Broad Street key artery



LOCATION INFORMATION

- Centrally located in the North Broad Corridor adjacent to Center City Philadelphia, just blocks away from City Hall
- The population of Center City has increased by 38.7% since 2000- more than double the national average rate
- Surrounded by prestigious medical facilities including Pennsylvania Hospital, Jefferson University Hospital, Magee Rehabilitation Hospital and Drexel University College of Medicine
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage

Transit Score



100

Walking Score



95



AREA DEMOGRAPHICS LOGAN SQUARE NEIGHBORHOOD

Average Household Income	\$91,317
Healthcare Spending within 1 mile	\$68,351,800
Average Age	33.4

AREA AMENITIES

AREA MEDICAL FACILITIES

- | | |
|--|----------------------------------|
| 1. Jefferson University Hospital | 3. Magee Rehabilitation Hospital |
| 2. Drexel University College of Medicine | 4. Pennsylvania Hospital |

FOOD & RESTAURANTS

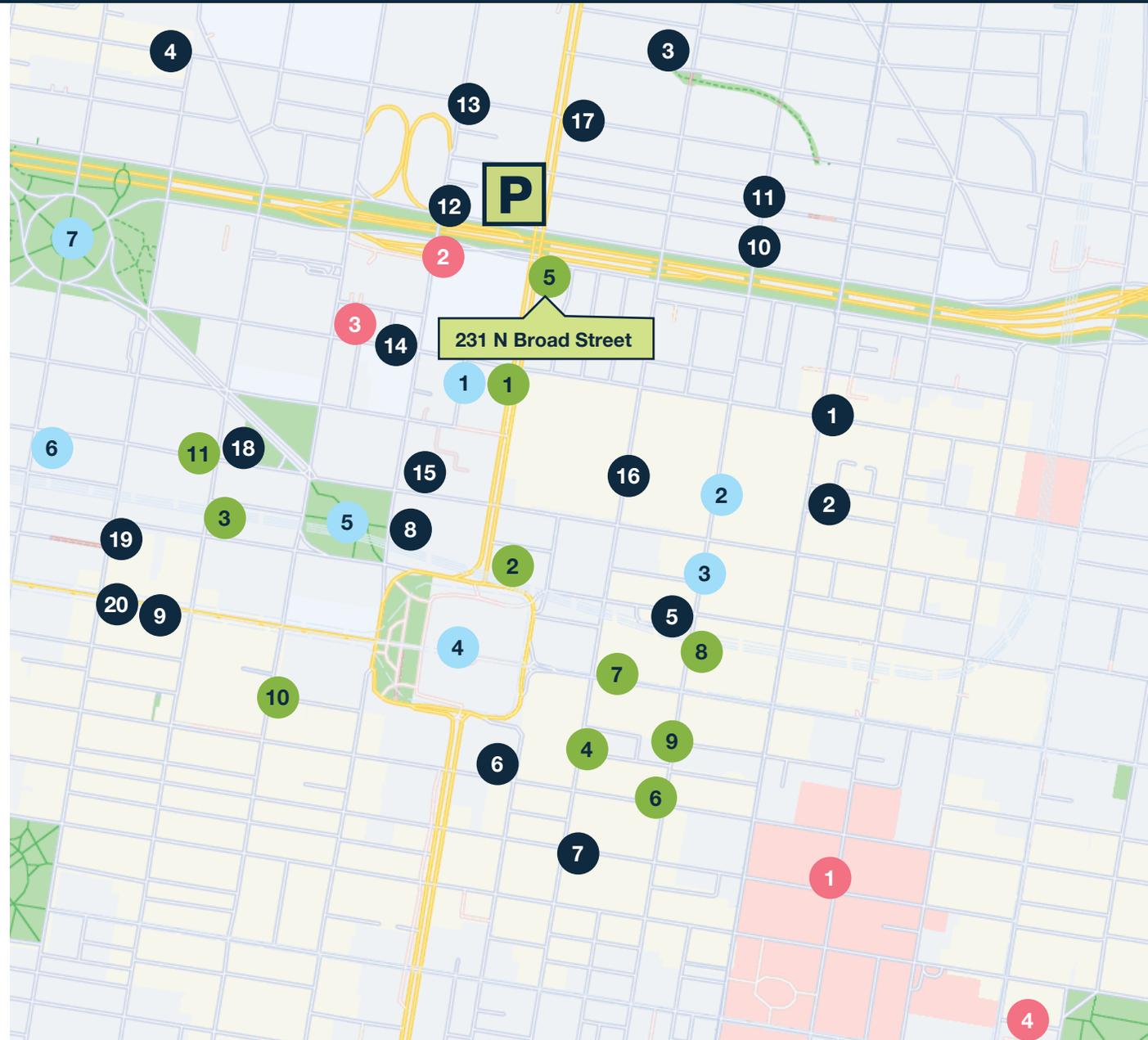
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|----------------------------|---------------------------------|
| 1. Dim Sum Garden | 11. Wood Street Pizza |
| 2. Bon Chon Philadelphia | 12. Turbo Thai |
| 3. Cafe Lift | 13. Westy's Tavern |
| 4. Sabrina's Cafe | 14. Rex Pizza & Beer |
| 5. Maggiano's Little Italy | 15. Food's on First Diner |
| 6. Fogo de Chao | 16. Nom Wah |
| 7. El Vez | 17. Cafe Gabi |
| 8. Parc | 18. Animo Juice and Burrito Bar |
| 9. Gran Caffè L'Aquila | 19. Good Day Eatery |
| 10. Elixir Coffee Roasters | 20. Green Eggs Cafe |

STORES, RETAIL & SHOPS

- | | |
|------------------------|-----------------------------|
| 1. 7-Eleven | 7. Starbucks |
| 2. Trader Joe's | 8. Fine Wine & Good Spirits |
| 3. Walgreens | |
| 4. Old Nelson Food Co. | 9. City Fitness |
| 5. Walgreens | 10. Wawa |
| 6. Target | 11. Wawa |

AREA ATTRACTIONS

- | | |
|--|---------------------------|
| 1. Pennsylvania Academy of the Fine Arts | 4. Philadelphia City Hall |
| 2. Pennsylvania Convention Center | 5. Love Park |
| 3. Reading Terminal Market | 6. The Four Seasons Hotel |
| | 7. Logan Square |



TRANSPORTATION MAP

SEPTA SUBWAY STOPS

- 1. Race-Vine Station:
1-minute walk
- 2. City Hall Station:
6-minute walk
2-minute bike
- 3. 13th Street Station:
8-minute walk
2-minute bike
- 4. 11th Street Station:
13-minute walk
5-minute bike
- 5. 8th Street Station:
18-minute walk
7-minute bike

TROLLEY STOPS

- 6. 13th Street Trolley:
8-minute walk
2-minute bike

REGIONAL RAIL STOPS

- 7. Suburban Station:
9-minute walk
4-minute bike
- 8. Jefferson Station:
13-minute walk
6-minute bike

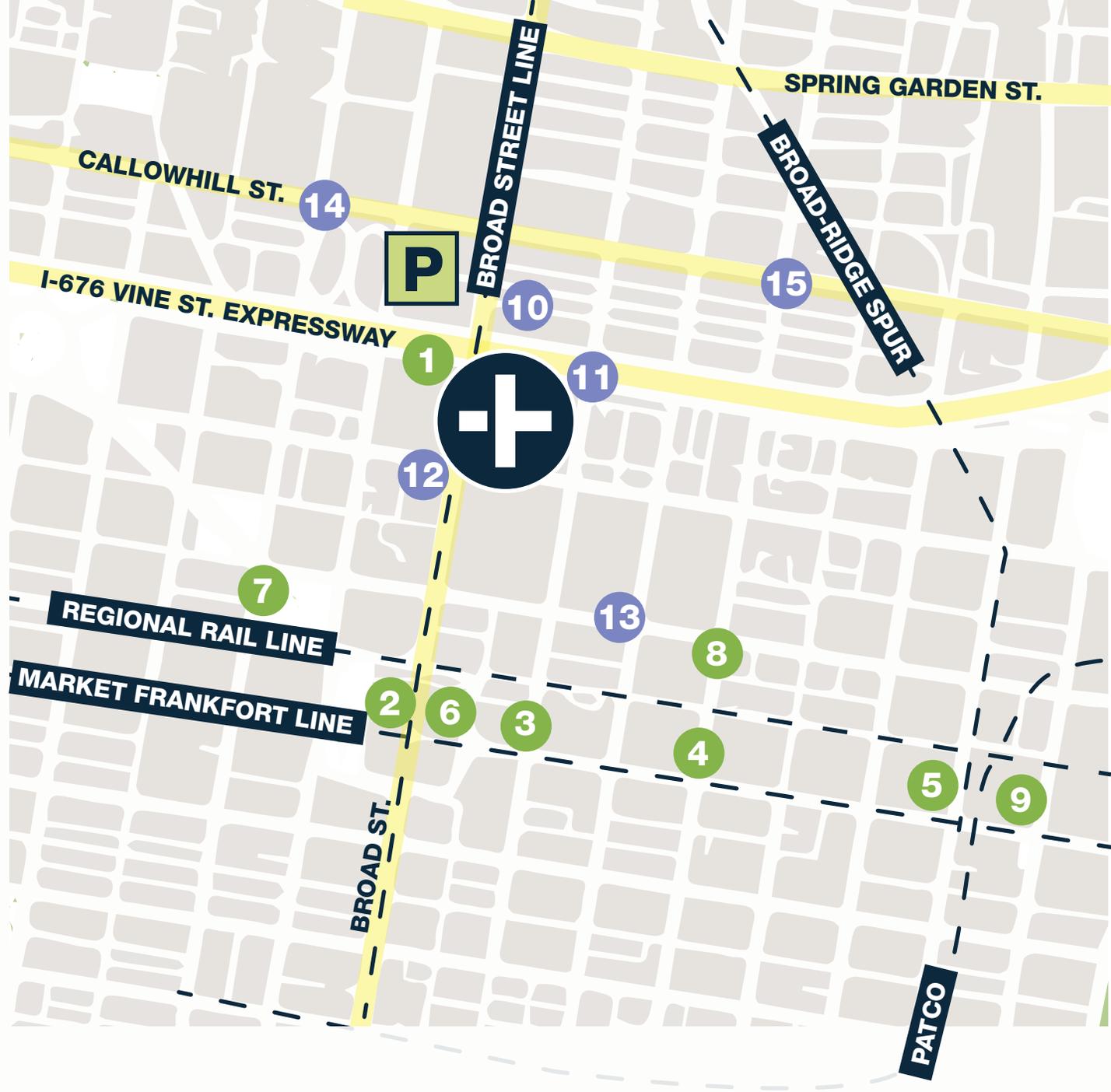
PATCO STOPS

- 9. 8th Street Station:
18-minute walk
7-minute bike

SEPTA BUS ROUTES

- 10. Bus route #47
- 11. Bus routes #400, #401, #402, #406, #410, #412
- 12. Bus routes #4, #16 #27, #400, #401, #402, #404, #406 #410, #412
- 13. Bus routes #23, #45
- 14. Bus route #27
- 15. Bus routes #23, #61

231 N. Broad St
 Parking Garage



SEPTA, which operates in the five county Philadelphia metropolitan area, provides more than 1,000,000 passenger trips each day. Recently, an extension to the Norristown High-Speed Line was approved, which will provide direct services to King of Prussia from Center City Philadelphia.



PETER C. ROTHBERG

DIRECT 267.515.6021

MOBILE 215.292.2200

Peter@rothbergdubrow.com

JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

GENNADIY KAPKANOV

DIRECT 267.238.4234

MOBILE 267.515.7024

Gennadiy@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com



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