



444 N 3RD STREET

PHILADELPHIA, PA 19123



RD+
ROTHBERG
DUBROW

- Large format floor plans available ranging from 908 – 29,520sf
- Perfect for an HQ relocation and a multitude of creative office uses with build-to-suit design options
- Highly-amenitized building featuring a tenant roof deck, shared conference centers, building gym, secured bike room, lobby attendant during business hours, and 24/7 secured access
- Building offers unmatched parking availability on an adjacent surface parking lot and convenient regional access via easy highway access and nearby public transit options
- 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

Daytime Population	115,668
Average Age	38.1
Average Household Income	\$129,878

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



RD+ 444 N 3rd St | Location

- Located in Northern Liberties, a major hub for young professionals, artists, established restaurants, and businesses.
- Ideally situated between Spring Arts, Old City, and Philadelphia's Delaware Waterfront, this location offers convenient regional and local access.
- Nearby countless food & beverage operators such as Yards Brewing Co., Silk City Diner, Del Rossi's Cheesesteaks, Cafe La Maude, and many more.
- Multiple SEPTA bus routes, bike rental stations, as well as a SEPTA Subway station are within one block of the building.

Walk Score



93

Transit Score



92





RD+ 444 N 3rd St | Area Amenities

FOOD & RESTAURANTS

- | | |
|-----------------------------|-----------------------------|
| 1. Federal Donuts | 13. Radicchio Cafe |
| 2. Bourbon & Branch | 14. Starbucks |
| 3. The 700 | 15. Yards Brewing |
| 4. The Lucky Well | 16. Silk City |
| 5. Kaiseki | 17. Del Rossi's Cheesesteak |
| 6. Spuntino Pizza | 18. Hello Vietnam |
| 7. Stripp'd Juice | 19. Anejo Philly |
| 8. Seiko Japanese | 20. Standard Tap |
| 9. Circles Thai | 21. Urban Village |
| 10. Tuna Bar | 22. El Camino |
| 11. Liquid Art Barrel House | 23. Triple Bottom Brewing |
| 12. Cafe Ole | 24. Cafe La Maude |

STORES, RETAIL & FITNESS

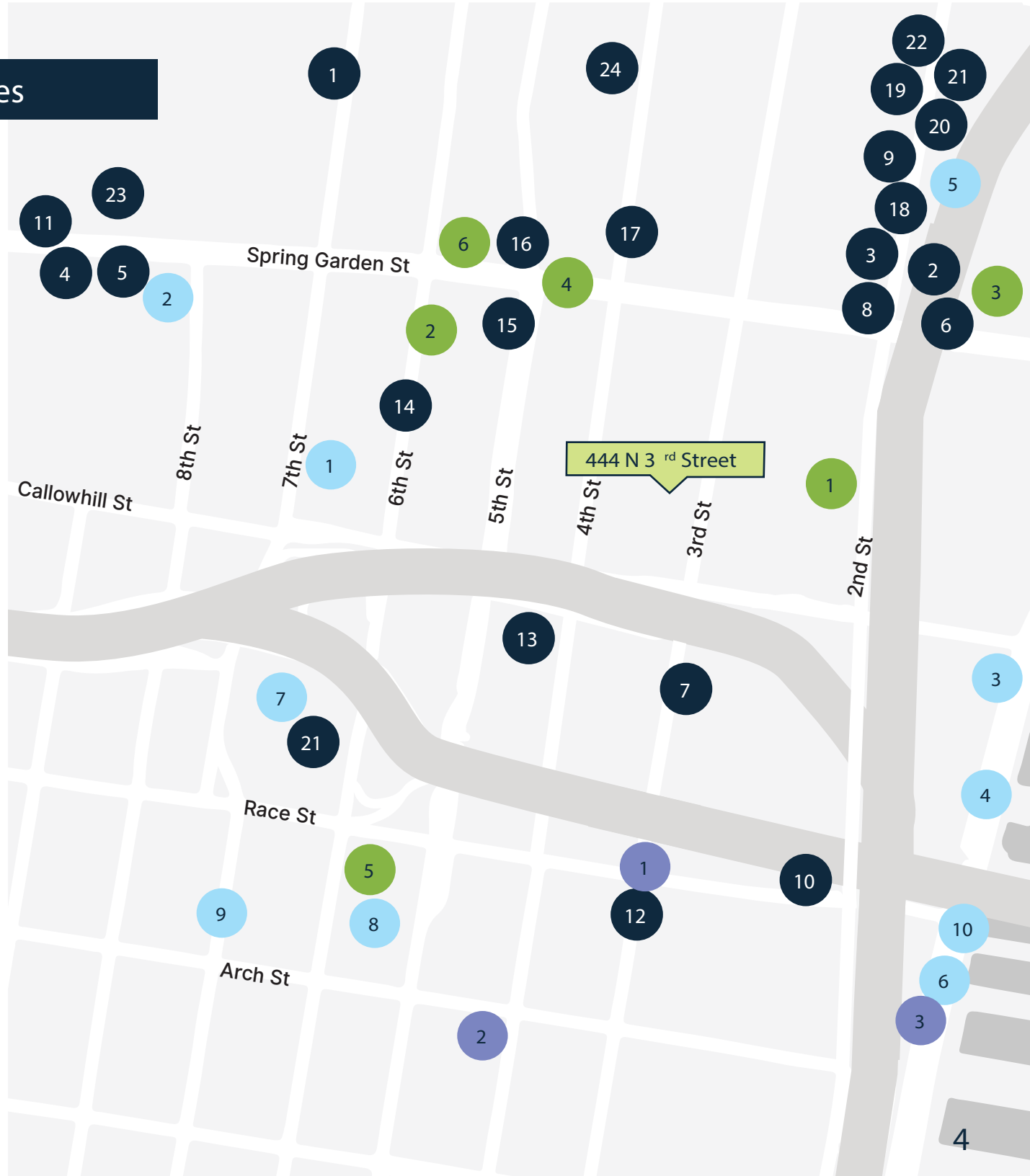
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|----------------------|-------------------------------|
| 1. City Fitness | 4. CVS |
| 2. Target | 5. Starbucks |
| 3. The Fitness Ethic | 6. Amazon Fresh (Coming Soon) |

AREA ATTRACTIONS

- | | |
|------------------------|--|
| 1. Franklin Music Hall | 8. National Constitution Center |
| 2. Phield House | 9. The African American Museum in Philadelphia |
| 3. Dave & Buster's | 10. Race Street Pier |
| 4. Morgan's Pier | |
| 5. North Bowl | |
| 6. Cherry St Pier | |
| 7. Franklin Square | |

HOTELS

- | | |
|----------------|------------------------|
| 1. Lokal Hotel | 3. Holiday Inn Express |
| 2. Wyndham | |





- + SEPTA Market-Frankford
- + SEPTA Bus Routes
- + I-95 Ramp
- + Indego Bike Station
- P PARKING



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