

MSC

1000

NORTH BROAD STREET

PHILADELPHIA, PA

— 12,040 SF AVAILABLE FOR SUB-LEASE —



# 490 BROAD STREET

AVAILABLE



Golden 金燕子  
Chopstick

ARMY/NAVY/  
AIR FORCE/  
MARINES  
RECRUITMENT  
CENTER



## PROPERTY DETAILS

- ▶ Located on the Southwest corner of Broad and Spring Garden Street
- ▶ 394' of frontage on North Broad Street
- ▶ Located at the Broad Street Line Subway Entrance/Exit
- ▶ Co-tenants include Citizens Bank, US Armed Forces Recruitment Center and Starbucks

## DEMOGRAPHICS

Center City Trade Area  
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. EMPLOYEES

258,822

EST. MEDIAN AGE

35

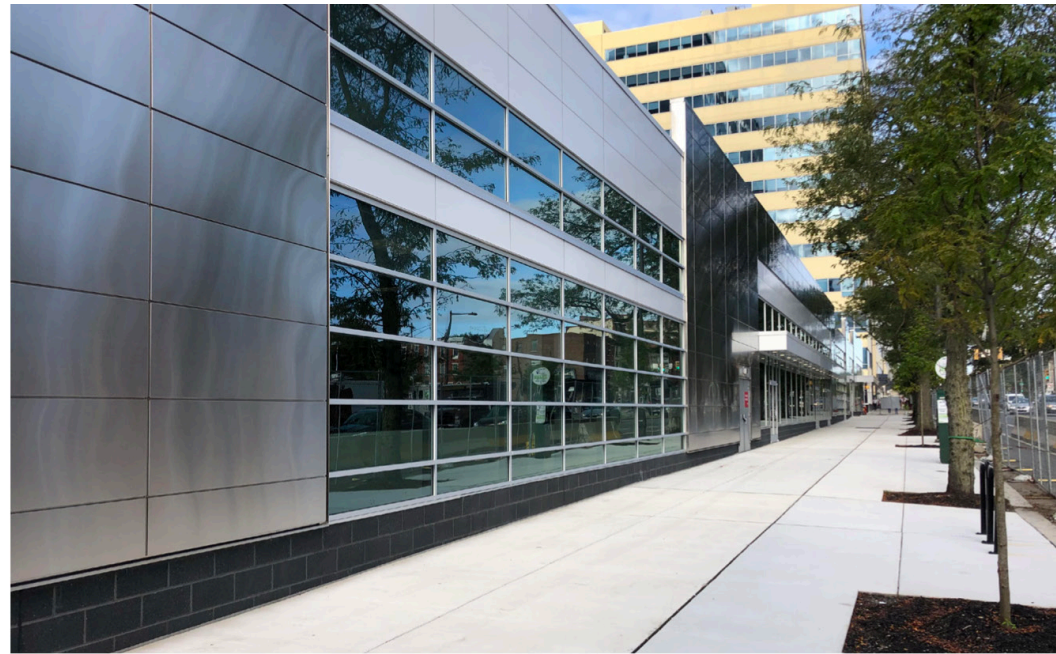
## JOIN NEIGHBORING TENANTS

**GIANT.**





# PHOTOS





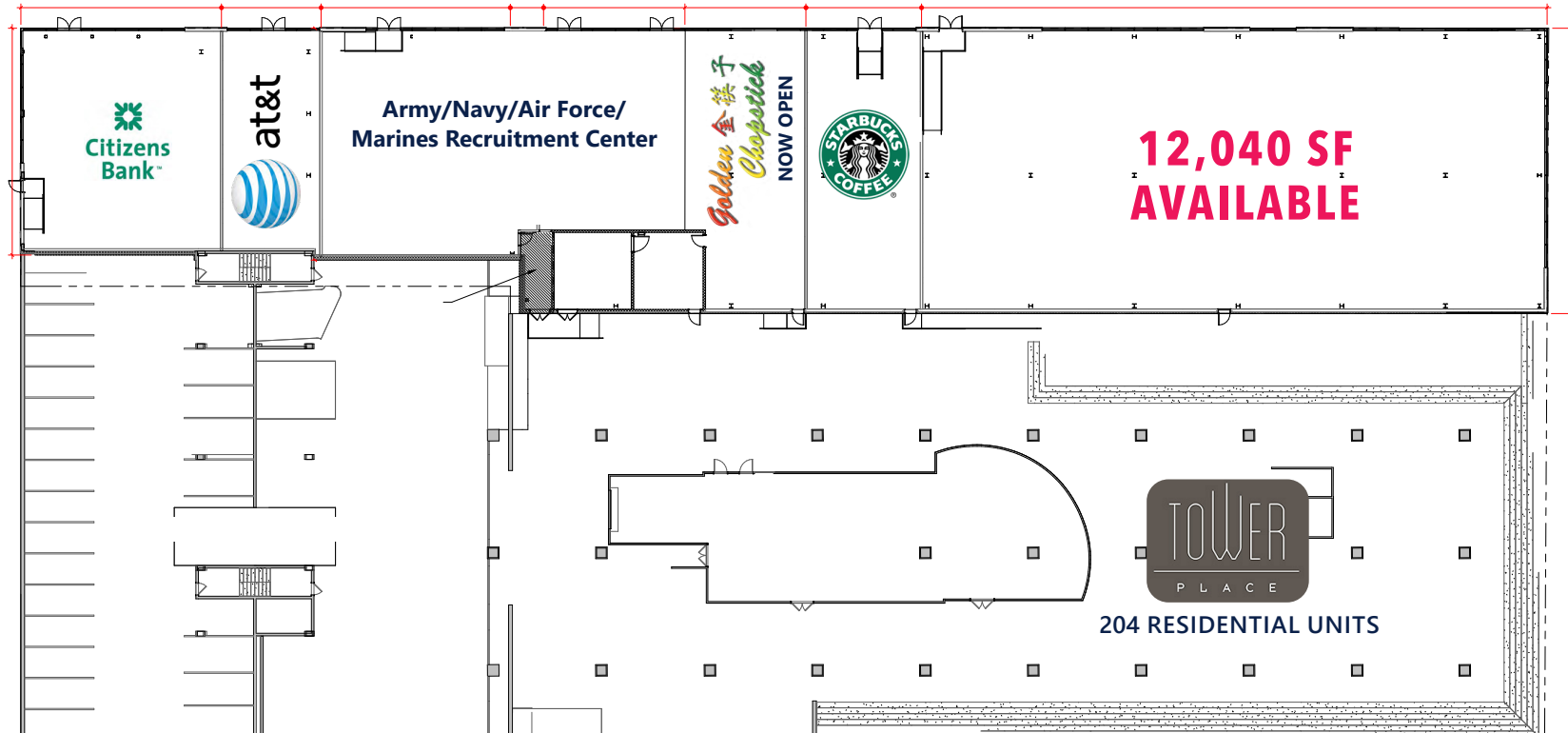
# SITE PLAN



SPRING GARDEN STREET 21,797 AADT

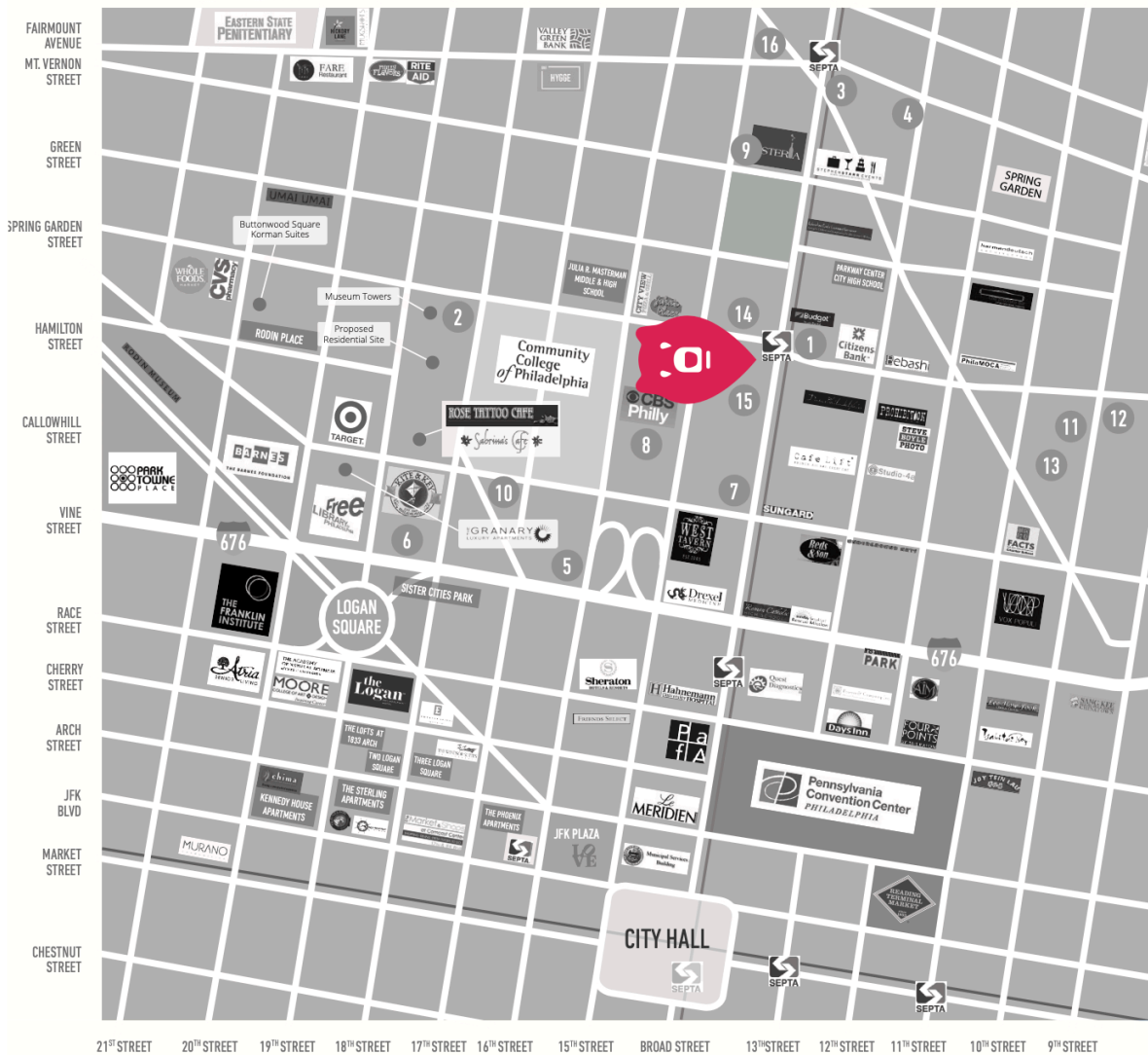


15<sup>TH</sup> STREET



BROAD STREET 27,543 AADT

# MARKET DATA



**1. Mural Arts Lofts**  
523 N. Broad Street  
72,000 SF, 56 Residential Units

**2. Museum Towers II**  
1801 Buttonwood Street  
434,000 SF, 280 Residential Units

**3. Divine Lorraine**  
699 N. Broad Street  
125,000 SF, 109 Residential Units

**4. 1300 Fairmount Avenue**  
2.6 Acre Development  
84,000 SF Retail, 486 Residential Units

**5. Mormon Development Sites**  
1601 Vine Street  
58,000 SF Temple, 24,000 SF Meeting House  
271 Residential Units, 12,000 SF Retail

**6. Kimpton Hotel**  
1801 Vine Street  
199 Room Hotel

**7. Hanover North Broad**  
Broad Street & Callowhill Street  
339 Residential Units  
11,000 SF Retail

**8. CCP Residential Towers**  
Hamilton Street & 15th Street  
11-story complex, 500 Residential Units

**9. Lofts 640**  
640 N. Broad Street  
9-story complex, 265 Residential Units

**10. One Franklin Town**  
1 Franklin Town Boulevard  
20 - story building, 280 Residential Units

**11. 448 N. 10th Street**  
48,000 SF, ± 15 Residential Units

**12. 990 Spring Garden Street**  
160,000 SF Office & Retail

**13. 1023-5 Hamilton Street  
+ 1016-22 Buttonwood Street**  
Mixed-use Redevelopment Complex

**14. 1401 Spring Garden Street**  
Proposed Residential Tower

**15. Tower Place Apartments**  
1400 Spring Garden Street  
19-Stories, 204 Residential Units

**16. JBJ Soul Homes**  
1423 Fairmount Street  
4-story, 55 Residential Units

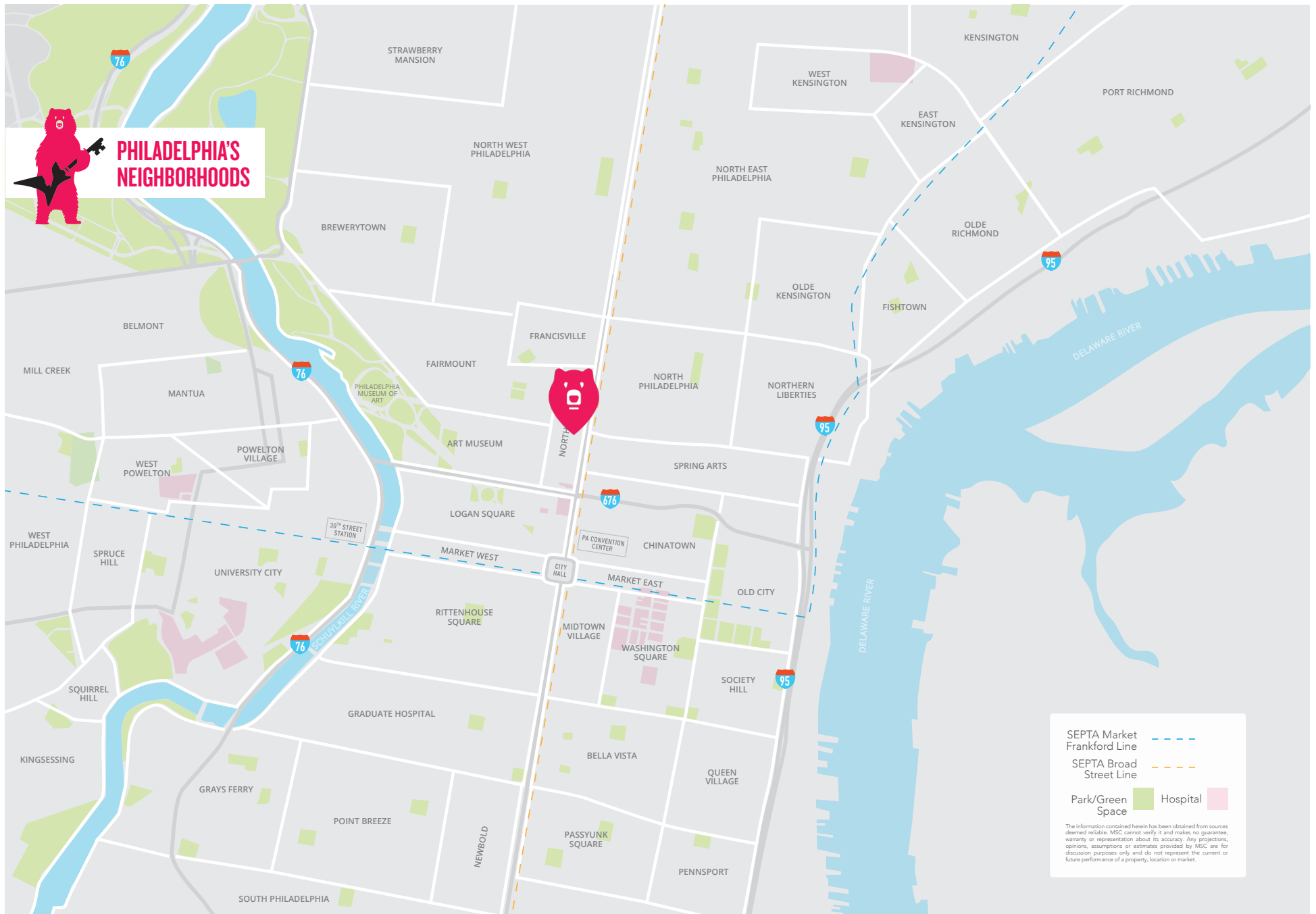


# AERIAL





# NEIGHBORHOOD MAP







**MSC**

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