

ONE SOUTH BROAD STREET

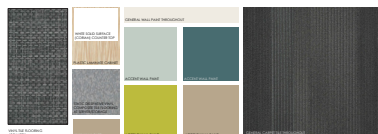
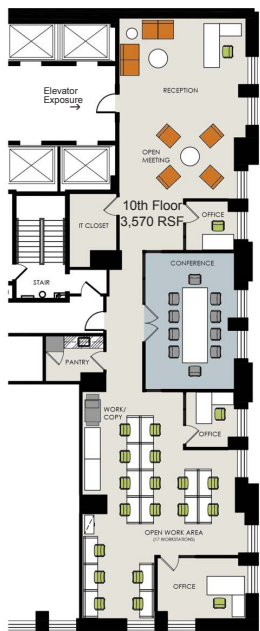
One South Broad Street, Philadelphia, PA

Available for Lease

An art modern masterpiece renovated to create a distinctive business location in the heart of Center City. A dramatic entrance, high quality exterior and interior finishes, and state-of-the-art services update the traditional elegance of the building to create a contemporary environment.

Features

- Next to City Hall / West Market Street
- Ownership is very well capitalized
- Heat pump for after hours use on upper floors at a very low rate
- Full floors of 15,538 RSF built-out and ready
- Pre-built suites available
- Direct access to the Concourse and regional rails
- Classic building architecture with modern mechanicals
- Ability to have both creative and traditional spaces
- Plenty of elevators to service both low-rise and high-rise
- First class restaurant within the property
- Grand corridors with marble features
- First Wired Certified Platinum building in Philadelphia
- Law firm finishes
- Exposed ceiling
- Polished concrete floor
- Glass offices
- Move-in condition
- Perimeter offices + open space



For further information on this property, please contact:

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**Newmark Grubb
Knight Frank**



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PARTNERS

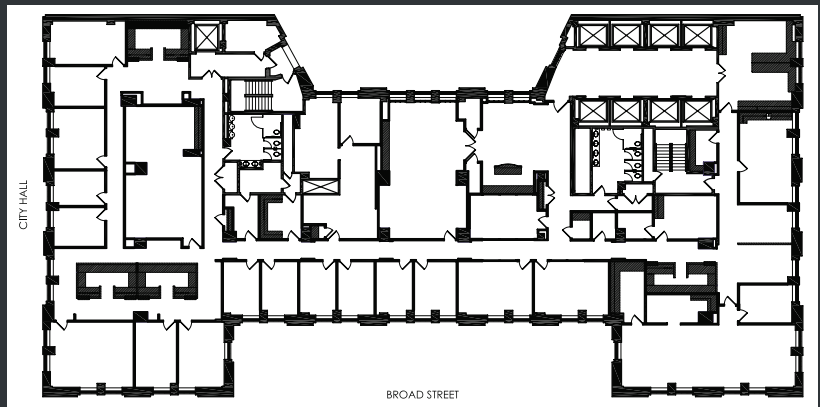
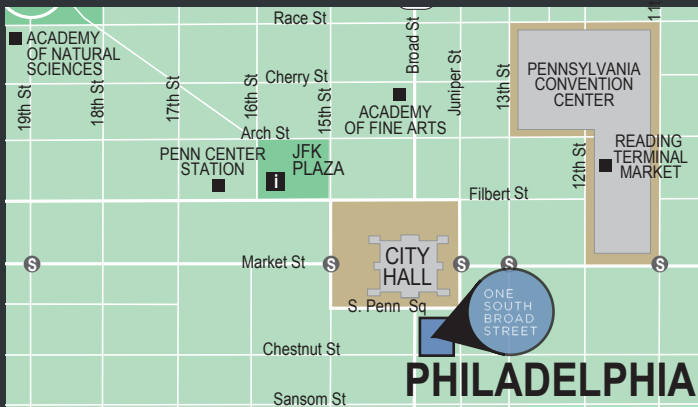
ONE SOUTH BROAD STREET

ONE SOUTH BROAD - A DISTINCTIVE BUSINESS LOCATION

One South Broad occupies the most prominent position on the Avenue of the Arts, at the hub of the City's corporate, hospitality, political, and cultural centers. This 24-hour location offers unparalleled convenience and amenities.

The Ritz-Carlton Hotel is directly across from One South Broad. Located within steps of the building is fine dining on Walnut Street, the unique shops of Rittenhouse Row, and proximity to the Pennsylvania Convention Center events, as well as numerous Avenue of the Arts cultural institutions, including the Academy of Music, the Wilma Theater and the Regional Performing Arts Center.

In addition, One South Broad offers direct access to the weather-protected transportation Concourse for SEPTA subway and regional rail lines, as well as proximity to bus lines and PATCO's high-speed line to New Jersey. Vehicular access to I-95, I-76 and I-676 is within blocks, and the building sits on the city's major north-south artery, Route 611 (Broad Street).



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