

For Lease

510 N. Broad

FEDERAL OPPORTUNITY ZONE

AVAILABLE Q1 2022



New construction • Creative office/medical space

Highlights

- 13' 2" ceiling heights
- 30' column spacing
- Building amenities include: fitness center, conference center/lounge, roof deck, dedicated HVAC system
- National Green Building Standard certified (NGBS)
- Direct access to SEPTA's Spring Garden Station

Contact

Alex Breitmayer

+1 215 399 1813

alex.breitmayer@am.jll.com

JLL | Jones Lang LaSalle Brokerage, Inc.

1650 Arch Street, Suite 2500

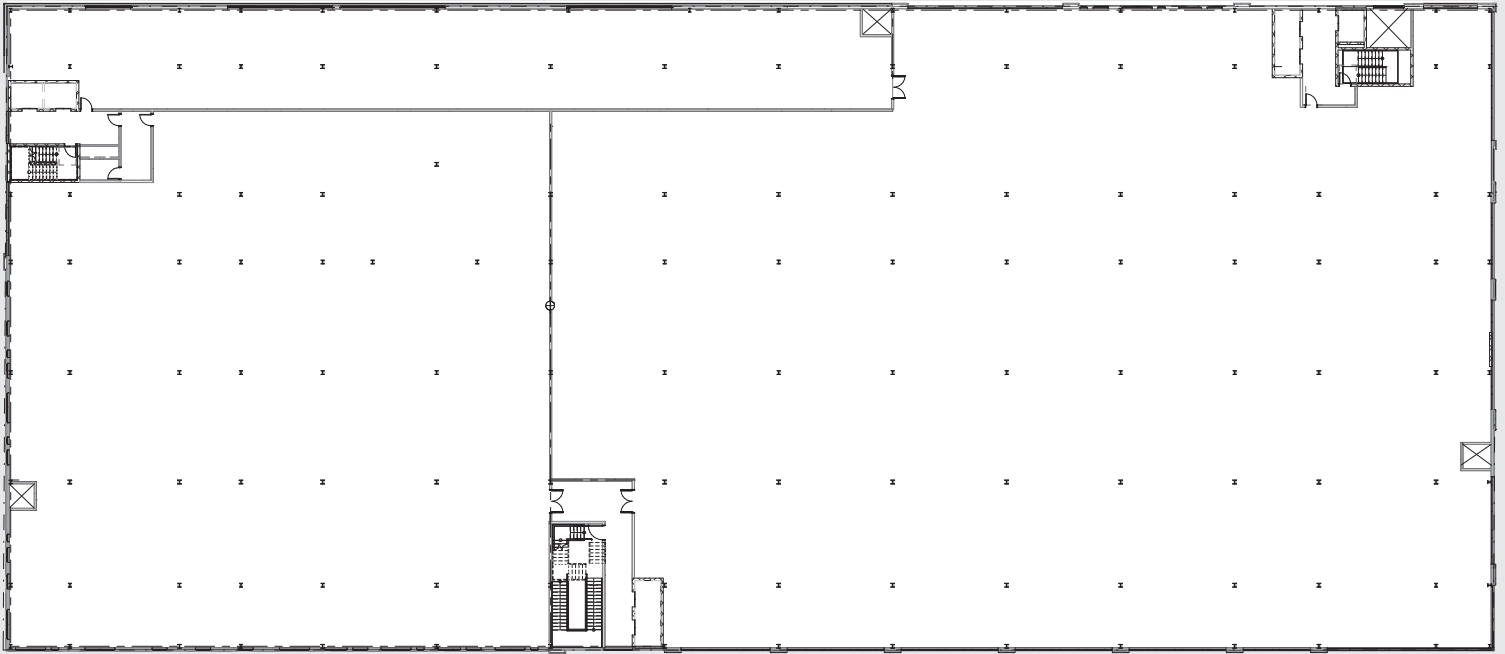
Philadelphia, PA 19103

+1 215 988 5500



Office Opportunity

- Second Floor
- Approximately 40,000 RSF
- Ideal floorplate for creative office/medical users



510 N. Broad offers an approximately 40,000 square foot opportunity for single- or multiple- users. High ceilings, floor-to-ceiling windows, and generous 30' column spacing, give users the flexibility to create an airy, light-filled workspace to meet a wide range of needs.





The site at 510 N. Broad is situated within The North Broad Street Renaissance corridor, a zone experiencing dynamic growth and development. With close proximity to City Hall and the city's business district, 510 N. Broad offers an opportunity to set roots in a place surrounded by other transformative multi-use, cultural and residential redevelopments and new construction.

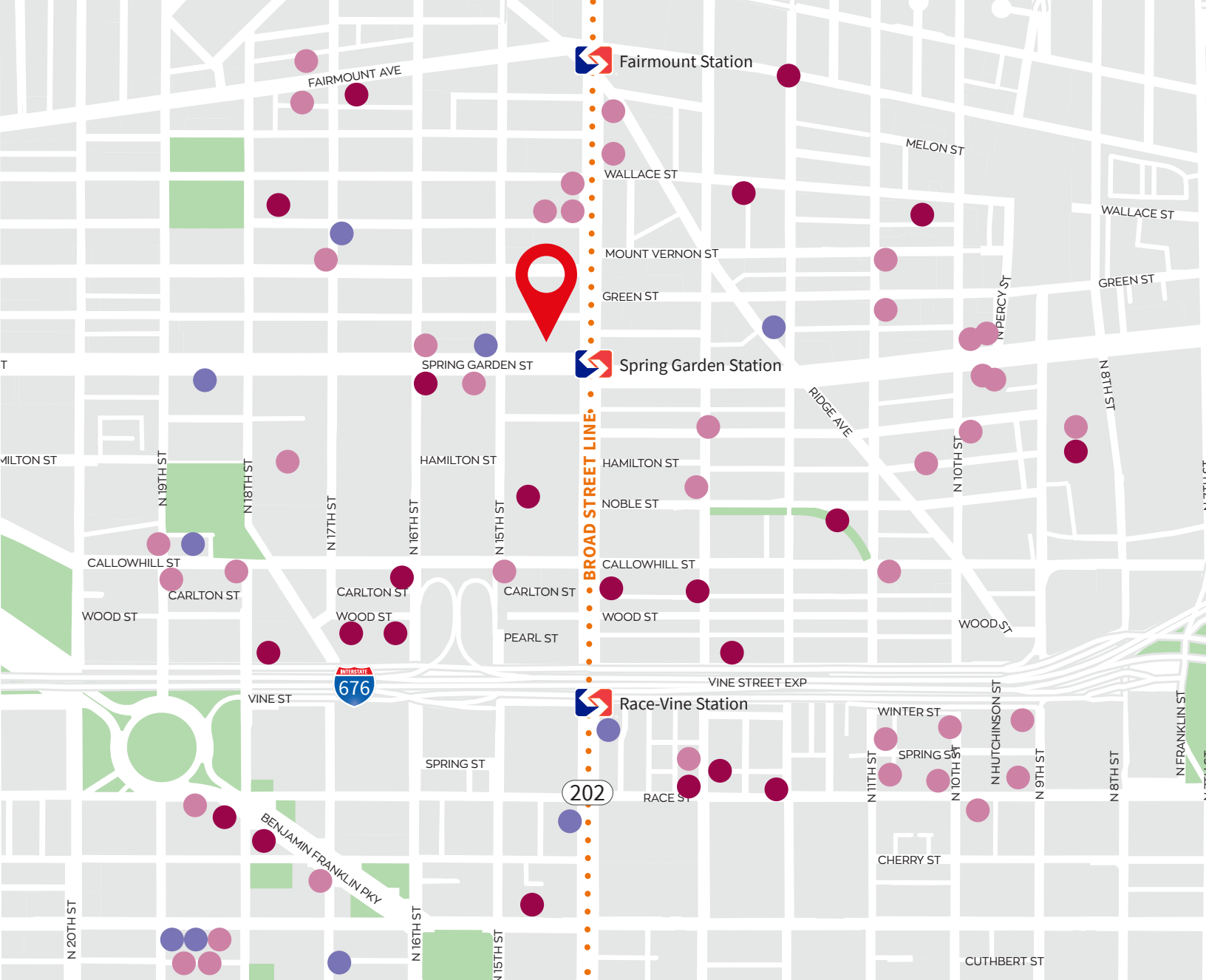


Building details

- Seven floors
- ±48,000 RSF retail
- ±40,000 RSF office
- 410 residential units
- ±15,000 SF common space
- ±12,000 SF roof deck
- 308 parking spaces (including 15 for electric vehicles)
- 270 bike storage spaces



The National Green Building Standard (NGBS) program certifies that 510 N. Broad will achieve high performance in six key areas: Site Design, Resource Efficiency, Water Efficiency, Energy Efficiency, Indoor Environmental Quality, and Building Operation & Maintenance.



Situated in the heart of Philadelphia's Avenue of the Arts North neighborhood at the corner of Spring Garden and Broad Street, 510 N. Broad offers excellent connectivity to transit, amenities, and desirable residential neighborhoods.

Walk Score



90

Transit Score



88

Bike Score



90

Select Area Amenities:



Eat + Drink

- Osteria
- SOUTH
- Green Soul
- Jimmy G's Steaks
- Santucci's Pizza
- Johnnie Bleu
- Lorraine
- Vineyards Cafe
- Ryebread
- Bar Hygge
- Prohibition Taproom



Do + Stay

- Hampton Inn
- Sheraton
- Days Inn
- Sonder Hotel
- Retro Fitness
- Crossfit Fairmount
- Anytime Fitness
- The Rail Park
- PhilaMOCA
- The Met Philadelphia
- Mural Arts



Shop + More

- 7-Eleven
- Walgreens
- Franklin Beverage
- Family Dollar
- Rite Aid
- V & S Supermarket
- 816 Deli
- Garcia's Corner Store
- City Blue
- Milano Di Rouge
- FedEx Office Center

For leasing information:

Alex Breitmayer

+1 215 399 1813

alex.breitmayer@am.jll.com

Jones Lang LaSalle Brokerage, Inc.

1650 Arch St., Suite 2500

Philadelphia PA 19103

+1 215 988 5500

©2022 JLL | Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

