

# ONE SOUTH BROAD

www.onesbroad.com



One South Broad Street, Philadelphia, PA

Available for Lease



An art modern masterpiece now 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 16,139 RSF built out and ready
- 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

**For information on this property, please contact:**

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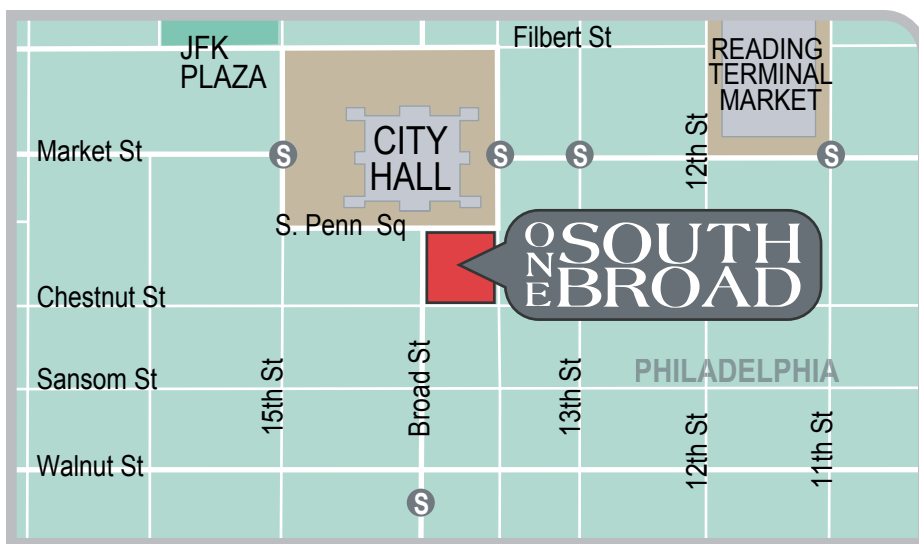
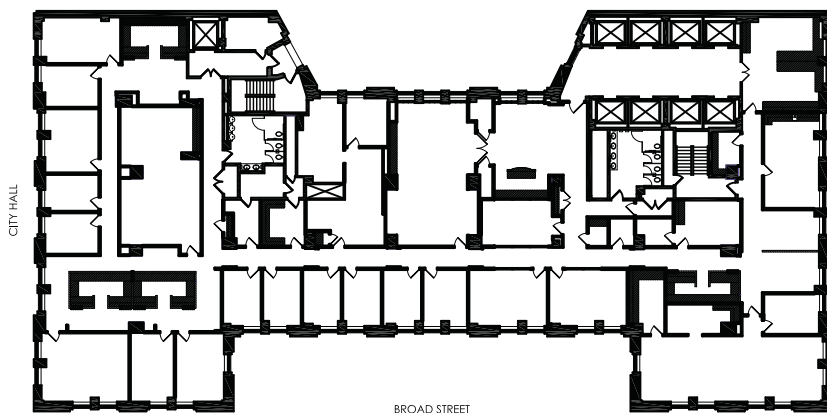


**One South Broad re-emerges as a distinctive business location.**

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 new 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 William Theater and the Regional Performing Arts Center.

In addition, One South Broad offers direct access to the weathered-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.



Newmark Grubb Knight Frank

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