



Colliers



One South Broad Philadelphia, Pennsylvania

21,000 SF Available

Former Sweat Fitness
available for lease



Space Available
21,000 SF on
basement level



Possession
Looking for immediate &
long-term occupancy



Public Transit
Regional Rail,
Broad Street Line
Market Frankford Line

Accelerating success.

One South Broad

An iconic flagship space at the epicenter of Philadelphia's Center City



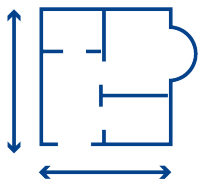
The Area

Located in the heart of downtown Center City, Philadelphia, you are surrounded by endless retail, restaurants and entertainment such as the Kimmel Center, the Pennsylvania Convention Center, Reading Terminal, and the revamped Fashion District that is an over 900,000 SF destination for shopping, arts and culture and dining.



The Building

Located on the Northeast corner of Broad and Chestnut, 1 South Broad has **unparalleled visibility** with frontage on 3 streets. Other tenants include McCormick and Schmick's Seafood Restaurant and the National Headquarters of Insomnia Cookies. The building also has a direct underground connection to Suburban Station Regional Rail, Broad Street Line, and the Market Frankford Line.

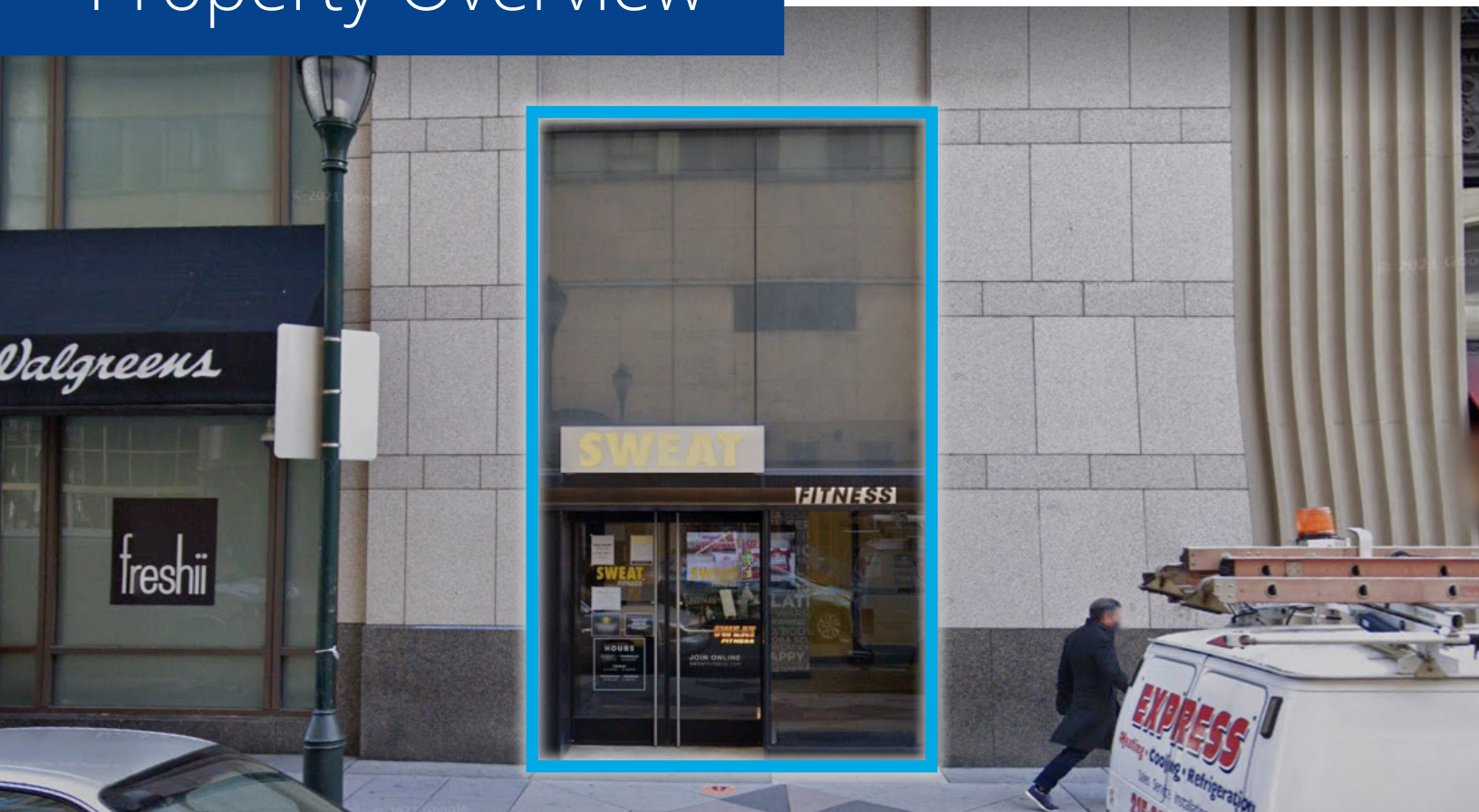


The Space

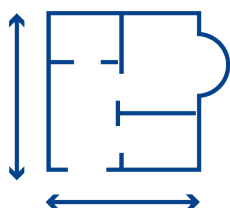
This is a 21,000 SF lower level space currently fit-out for a fitness center, including a mirrored studio and bathrooms with showers.



Property Overview



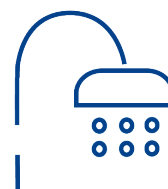
Separate entrance on Chestnut Street



21,000 square foot lower level space



Currently fit-out for a fitness center



Bathrooms include private showers



Located in the heart of Downtown Philadelphia



Surrounded by endless retail, restaurants, & entertainment

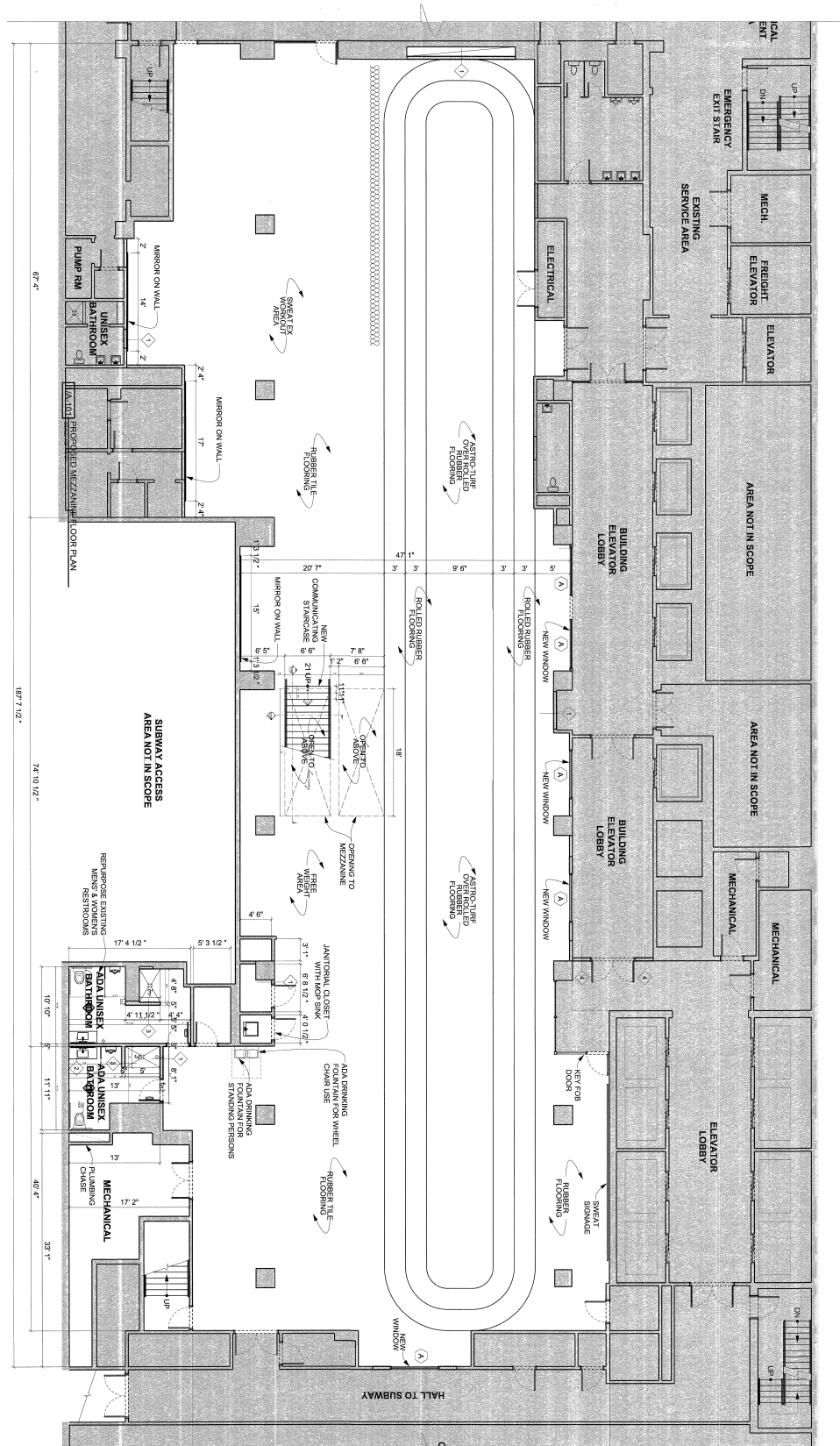


Direct connection to Regional Rail, Market-Frankford Line, and Broad Street Line

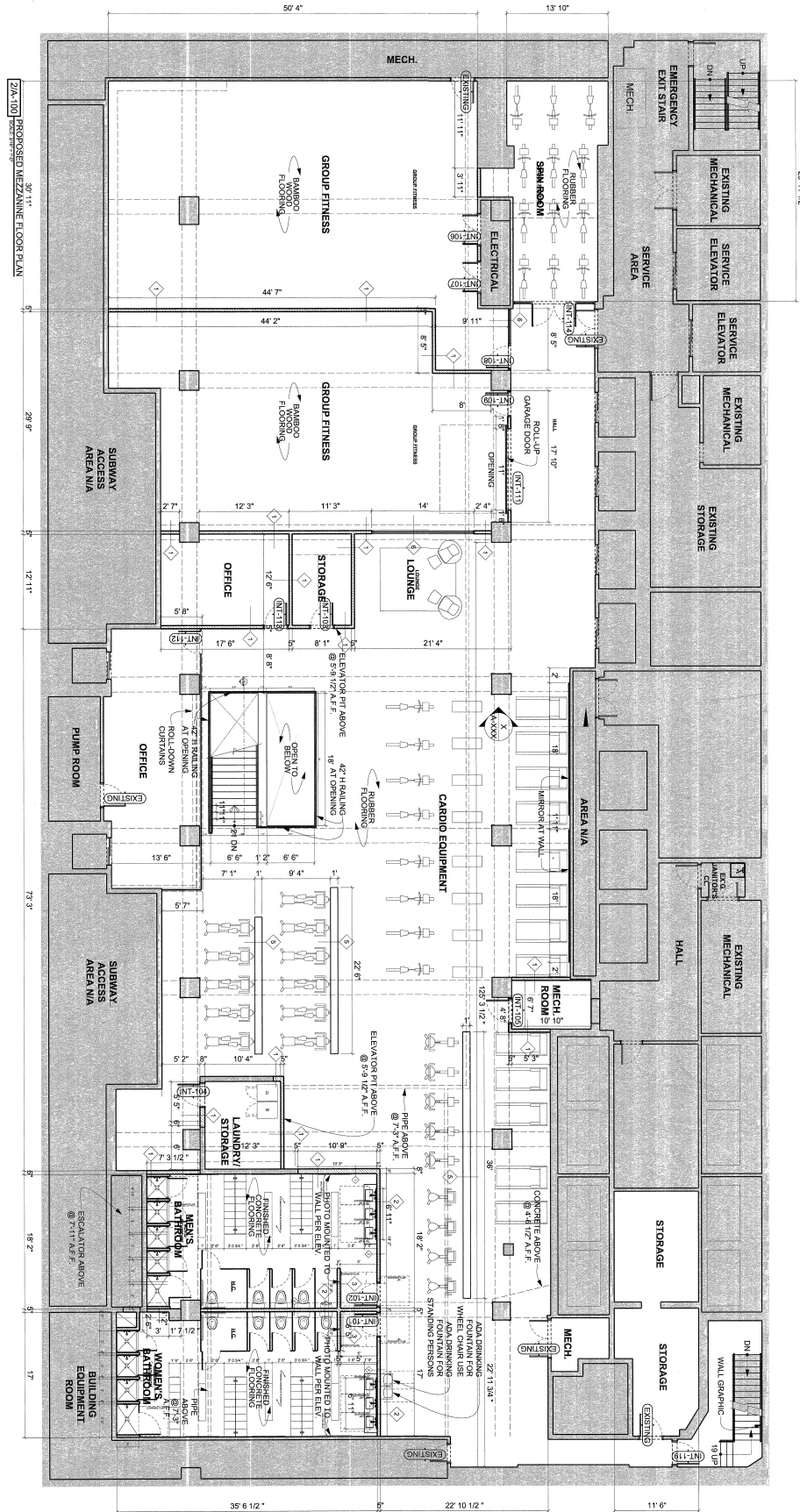


Available immediately for long-term occupancy

Floor Plan - Lower Level

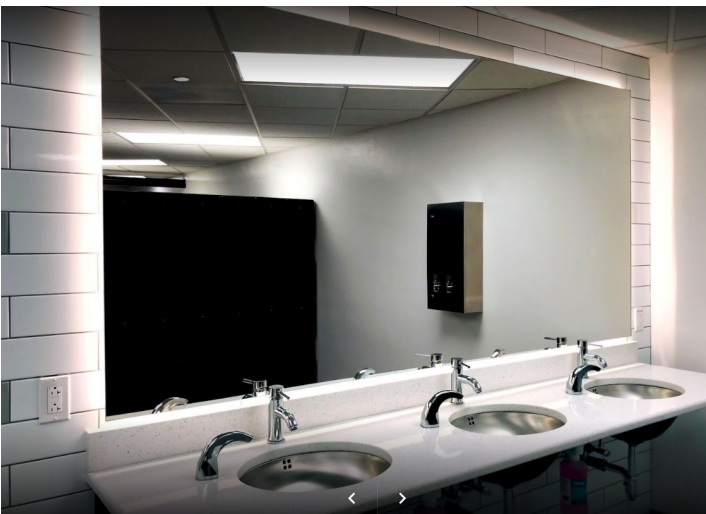
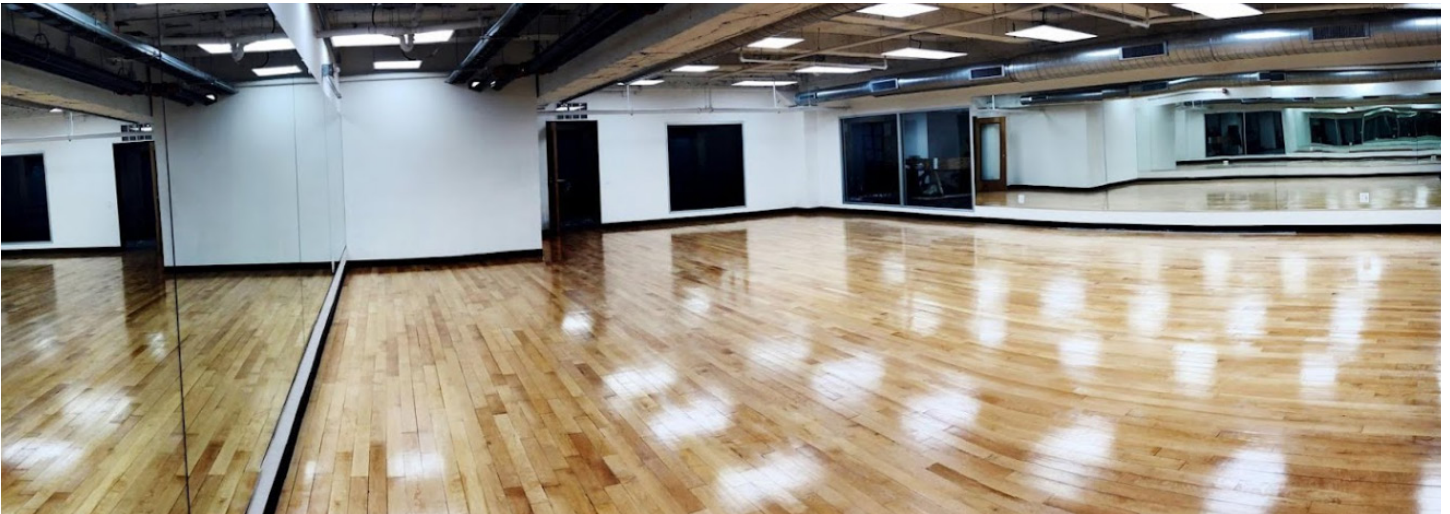


Floor Plan - Mezzanine

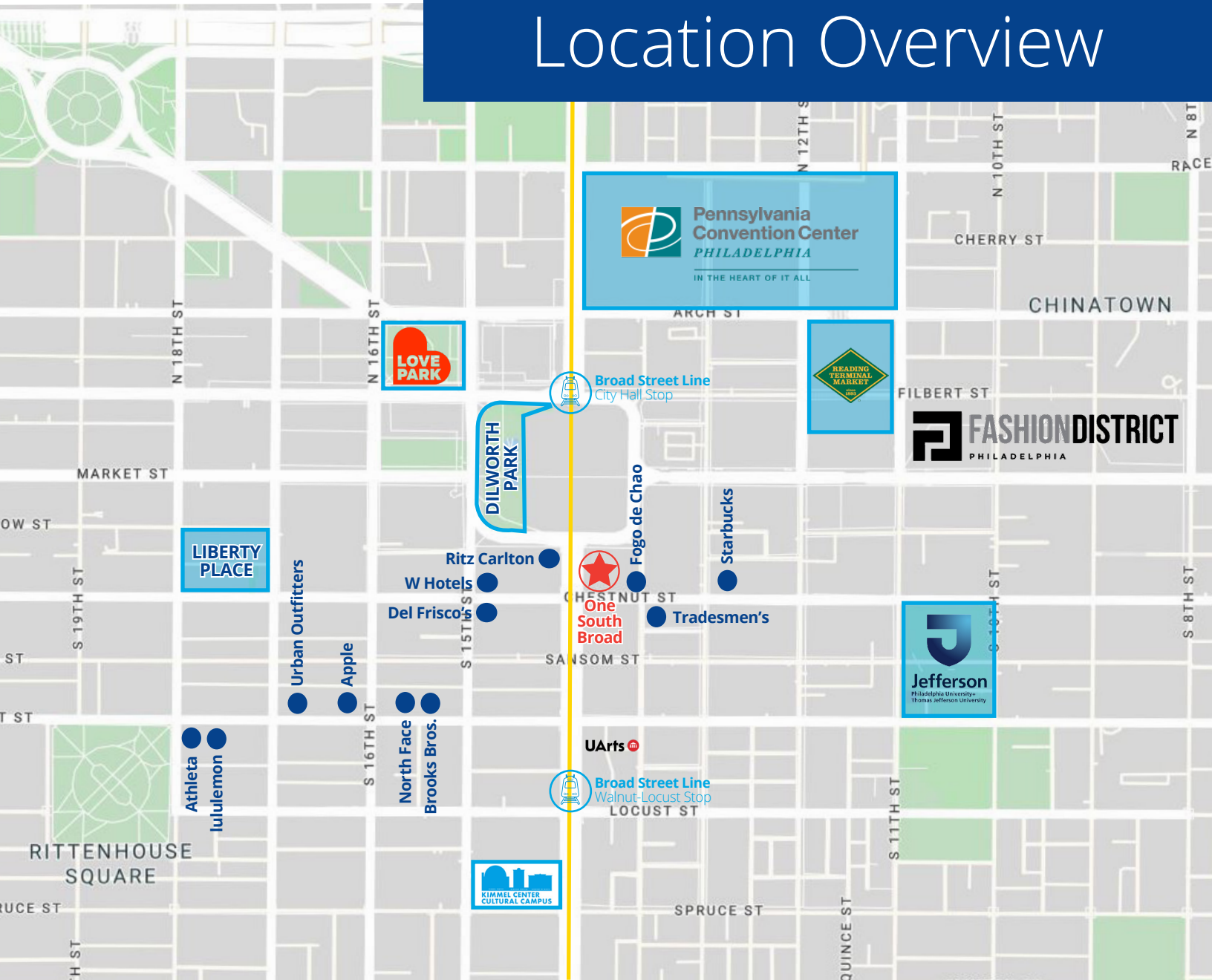


One South Broad | For Lease

Property Gallery



Location Overview



Demographics



Population

¼ Mile: **6,703**
 ½ Mile: **27,740**
 1 Mile: **29,683**



Households

¼ Mile: **3,950**
 ½ Mile: **16,856**
 1 Mile: **53,836**



Average HHI

¼ Mile: **\$113,165**
 ½ Mile: **\$124,101**
 1 Mile: **\$130,323**



Daytime Employees

¼ Mile: **32,786**
 ½ Mile: **109,550**
 1 Mile: **183,999**



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