



## OFFICE SPACE FOR LEASE

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**1,000 - 3,700 SF Turn-Key Office Space**

205 North Broad Street, Suite 500

Philadelphia, PA 19107



# EXECUTIVE SUMMARY

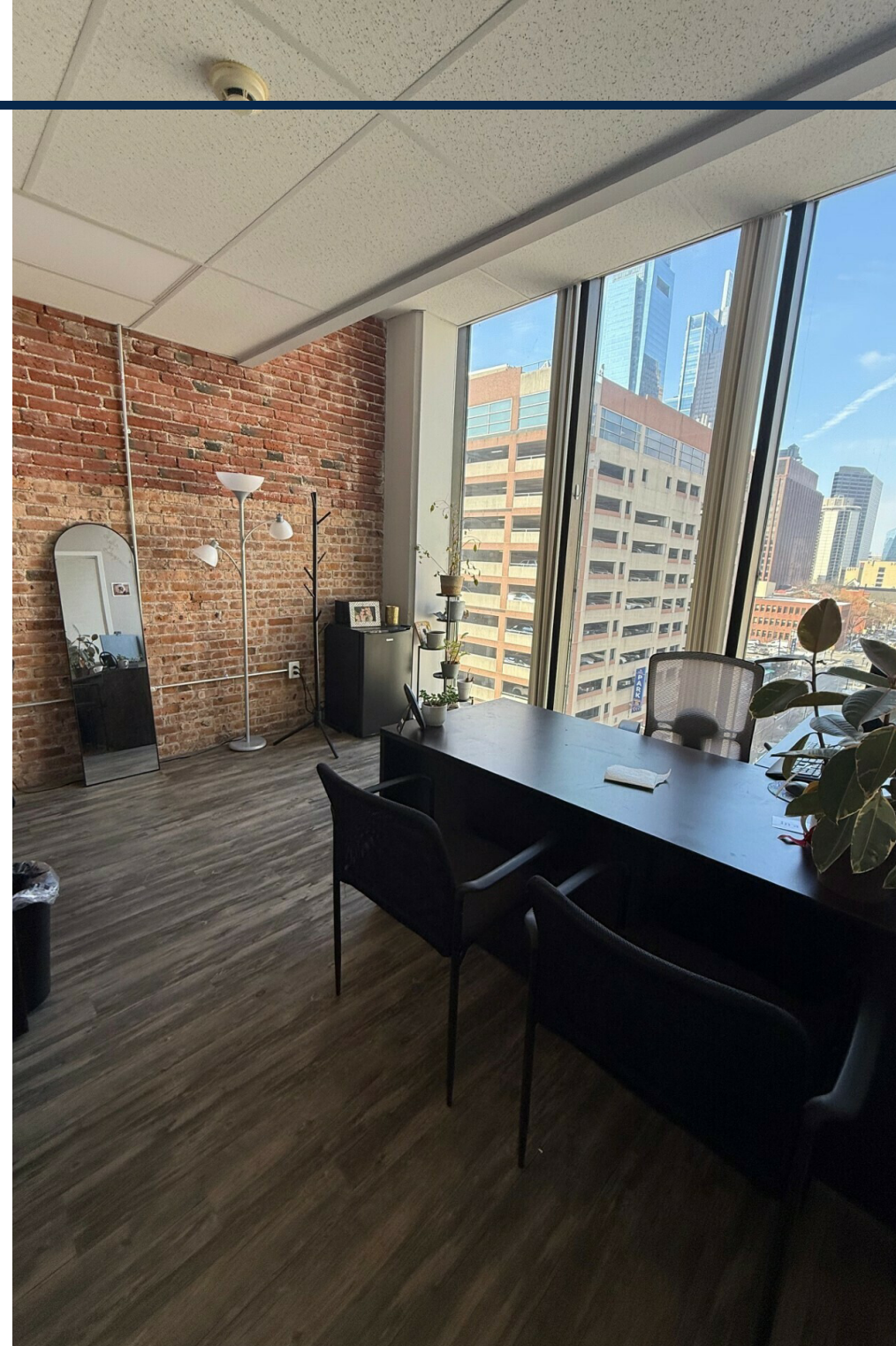


Opportunity to lease 3,700 square feet of modern office space in a full-service doorman building located along the highly visible North Broad Street corridor in Center City Philadelphia. The suite features abundant natural light, updated flooring, exposed brick accents, and a flexible open layout with private offices and collaborative areas. The space is ideally suited for medical offices, outpatient care providers, daycare operators, professional services, or creative users seeking a central location with convenient access to public transit and surrounding amenities.

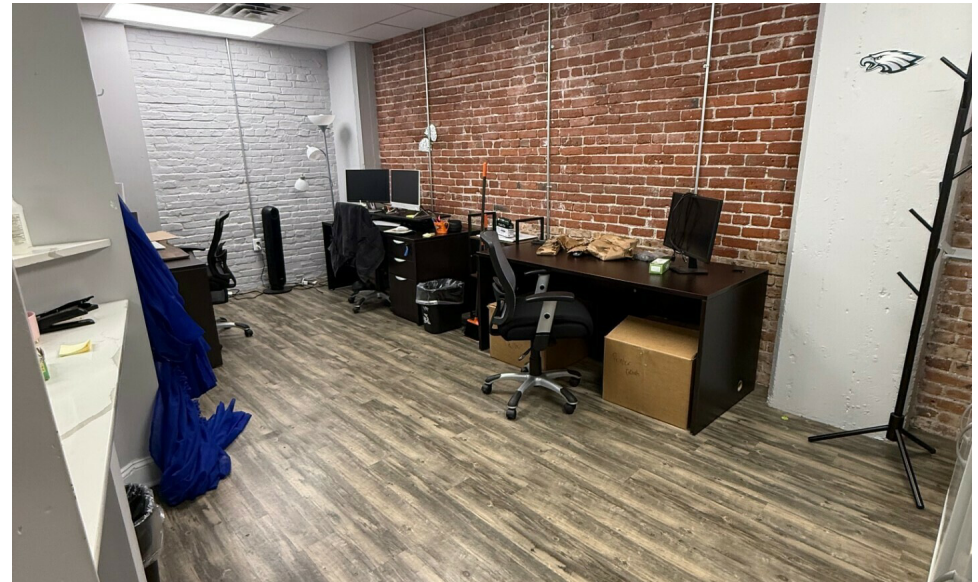
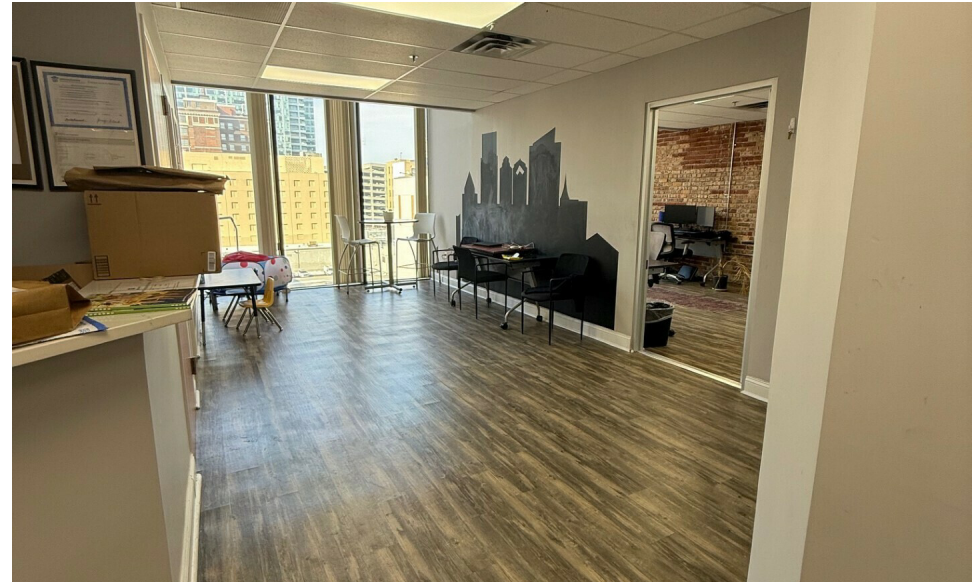
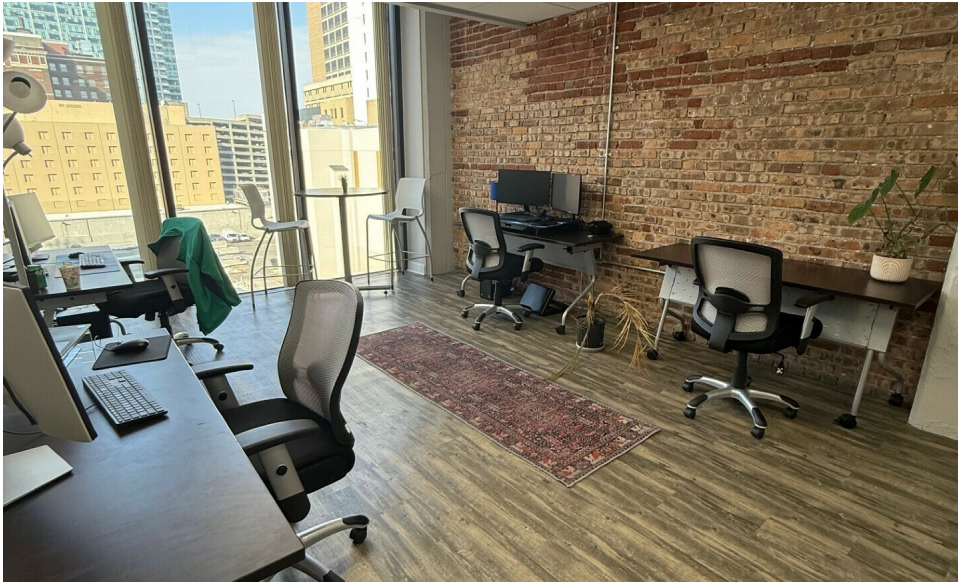
# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

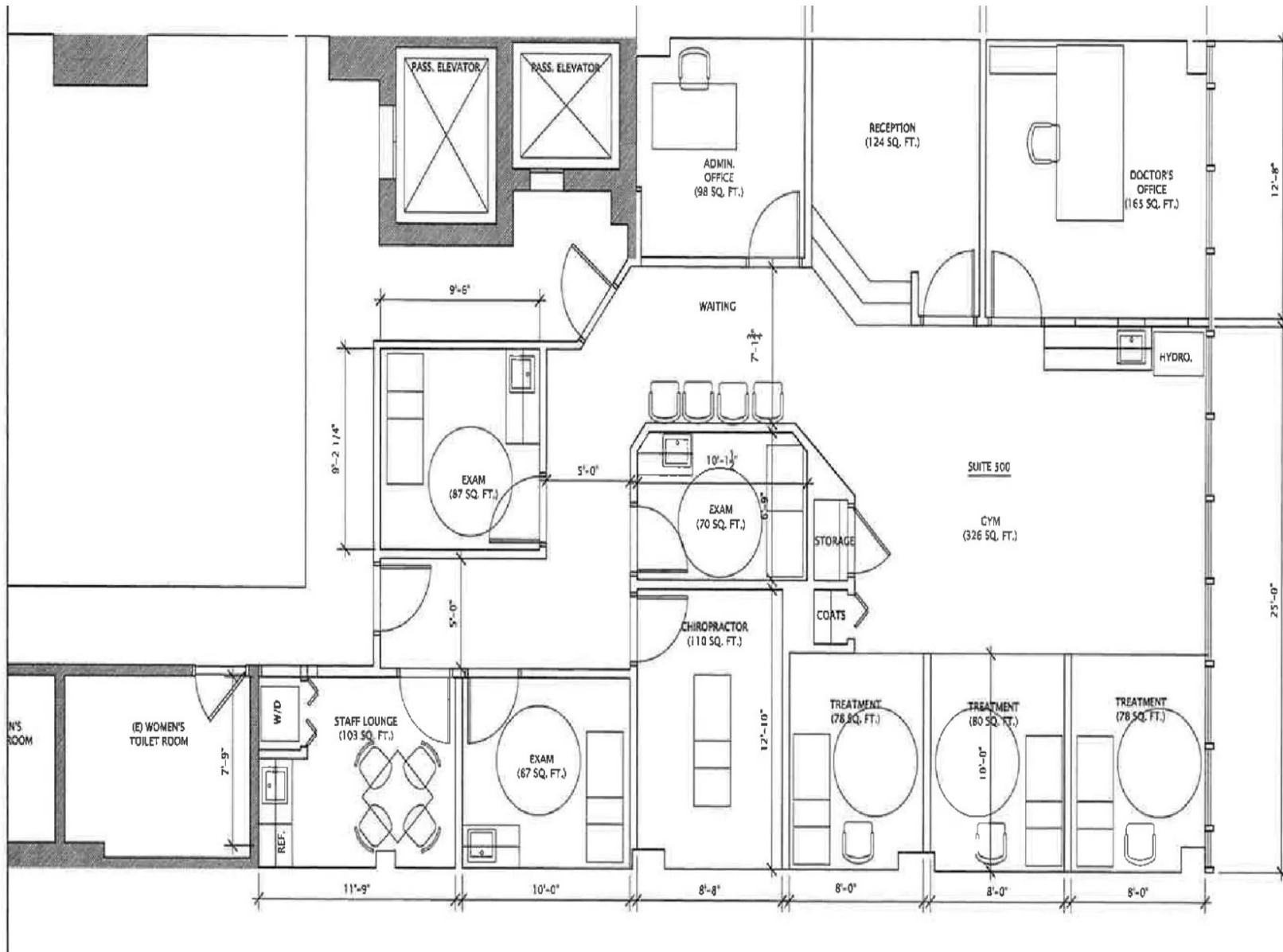
- 3,700 SF flexible floor plan
- 1,000 - 3,700 SF Available
- Bright space with large windows and city views
- Modern flooring and exposed brick character
- Mix of private offices and open workspace
- Doorman building with professional management
- Easy access to subway lines, regional rail, and major roadways
- Prominently located along the highly visible North Broad Street corridor in Philadelphia, offering excellent access to Center City, major highways, and multiple public transportation options. The property is surrounded by a mix of institutional, office, and residential uses and benefits from strong daily traffic and proximity to numerous amenities.



# ADDITIONAL PHOTOS



# FLOOR PLAN



**JROLLER**  
 ARCHITECTS - LLC  
 1131 Walnut Street, Suite 100  
 Philadelphia, PA 19107  
 215.924.0001 FAX 215.924.0015

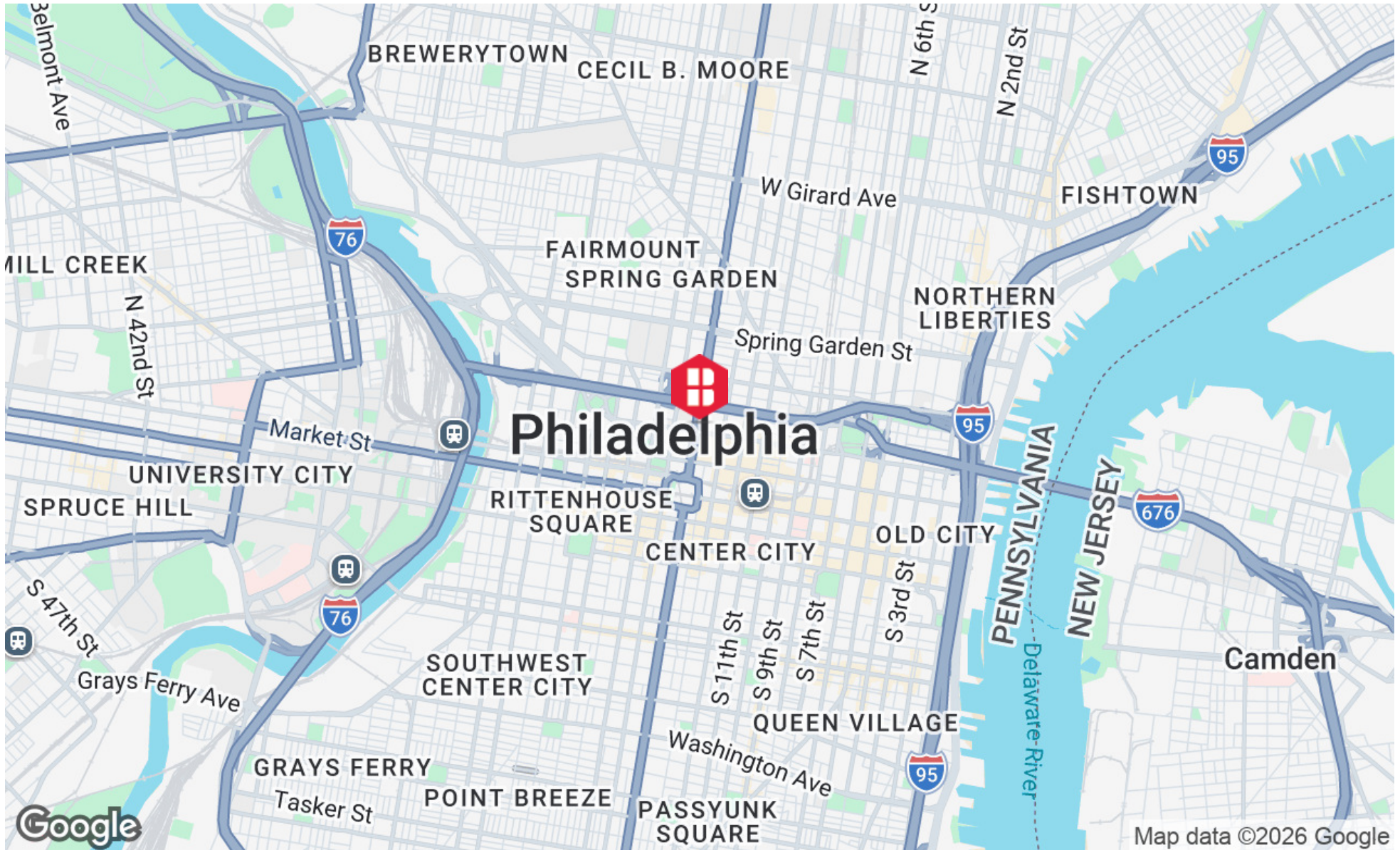
**SUITE 500**

205 N. BROAD ST.  
 PHILADELPHIA, PA

**PROPOSED  
 PLAN**

DATE	DESCRIPTION
11/09/09	REV. 01
12/09/09	REV. 02
01/09/10	REV. 03
02/09/10	REV. 04
03/09/10	REV. 05
04/09/10	REV. 06
05/09/10	REV. 07
06/09/10	REV. 08
07/09/10	REV. 09
08/09/10	REV. 10
09/09/10	REV. 11
10/09/10	REV. 12
11/09/10	REV. 13
12/09/10	REV. 14
01/10/11	REV. 15
02/10/11	REV. 16
03/10/11	REV. 17
04/10/11	REV. 18
05/10/11	REV. 19
06/10/11	REV. 20
07/10/11	REV. 21
08/10/11	REV. 22
09/10/11	REV. 23
10/10/11	REV. 24
11/10/11	REV. 25
12/10/11	REV. 26
01/11/12	REV. 27
02/11/12	REV. 28
03/11/12	REV. 29
04/11/12	REV. 30
05/11/12	REV. 31
06/11/12	REV. 32
07/11/12	REV. 33
08/11/12	REV. 34
09/11/12	REV. 35
10/11/12	REV. 36
11/11/12	REV. 37
12/11/12	REV. 38
01/12/13	REV. 39
02/12/13	REV. 40
03/12/13	REV. 41
04/12/13	REV. 42
05/12/13	REV. 43
06/12/13	REV. 44
07/12/13	REV. 45
08/12/13	REV. 46
09/12/13	REV. 47
10/12/13	REV. 48
11/12/13	REV. 49
12/12/13	REV. 50

# LOCATION MAP



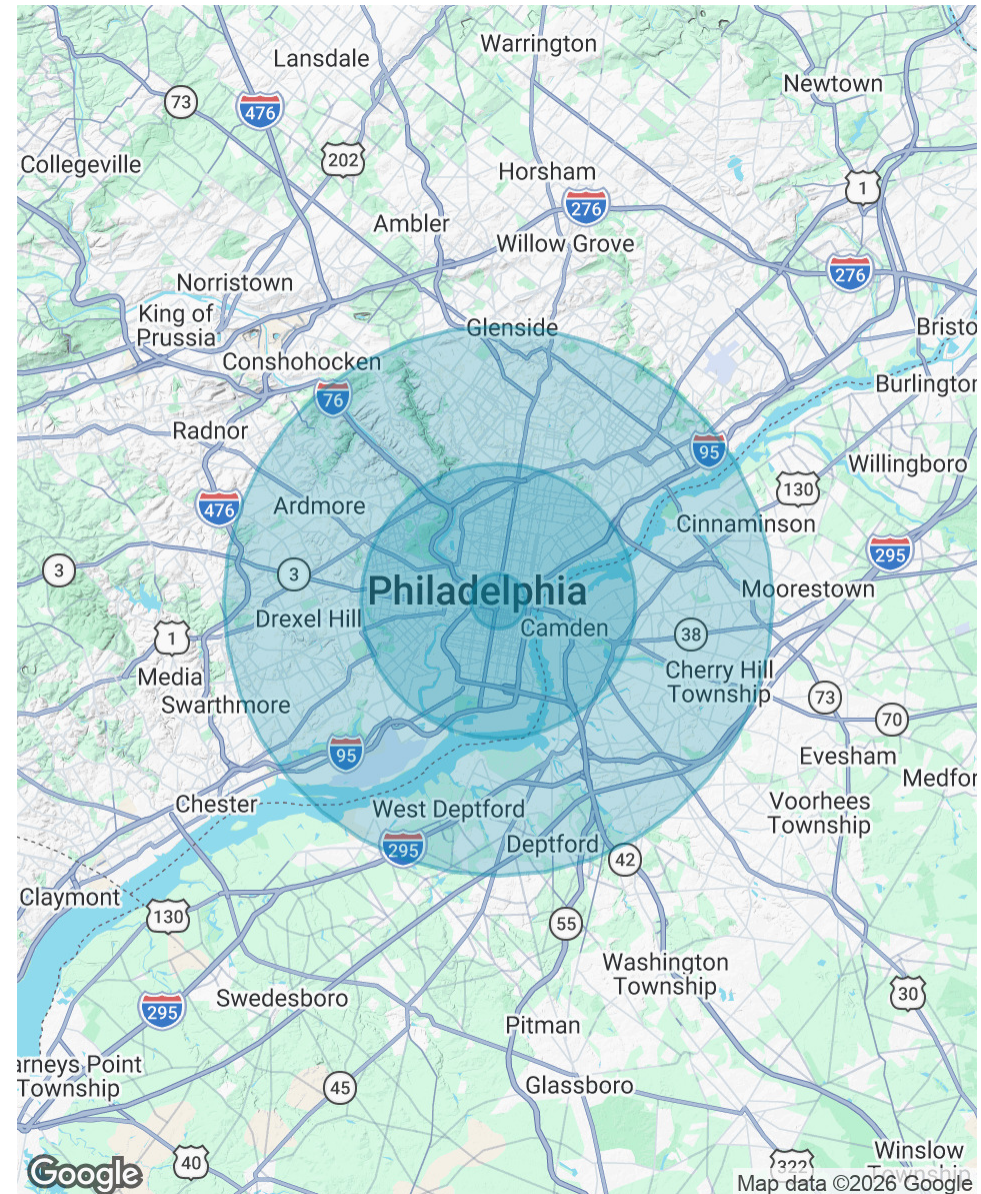
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	83,180	949,690	2,225,015
Average Age	38.3	35.1	37.3
Average Age (Male)	37.8	34.0	35.9
Average Age (Female)	38.3	36.6	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	50,570	410,226	914,773
# of Persons per HH	1.6	2.3	2.4
Average HH Income	\$145,127	\$90,308	\$99,047
Average House Value	\$621,077	\$287,062	\$297,524

2023 American Community Survey (ACS)



# PRIMARY CONTACTS



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