



# SUBLEASE: CUSTOM-DESIGNED OFFICE SPACE

448 N. 10th Street Philadelphia, PA 19123

**RD+**  
**ROTHBERG  
DUBROW**



## RD+ 448 N. 10<sup>th</sup> St | Property

- 6,444sf of thoughtfully designed creative office space available for immediate occupancy with term through March 31st, 2026
- Move-in-ready space featuring lofted ceilings, exposed brick walls, tons of natural light, arched windows and original building charm
- The program includes multiple private offices & meeting rooms, open workspaces, large conference rooms, and private en-suite restrooms
- Building features include 24/7 secured access, large operable windows, brand-new HVAC systems, and industrial-era architecture with modern finishes
- Adjacent parking available in the building surface lot
- Nearby multiple food & beverage operators including Love City Brewing, Lucky Well BBQ, Roy Pitz Barrel house, and a brand-new concept by acclaimed restaurateur Michael Pasquarello opening soon on the ground floor

### AREA DEMOGRAPHICS 1 MILE RADIUS

<b>Total Population</b>	<b>65,824</b>
<b>Daytime Population</b>	<b>219,149</b>
<b>Average Age</b>	<b>36.6</b>
<b>Average Household Income</b>	<b>\$120,413</b>

\*Based on information provided by third party sources and deemed to be reliable









## RD+ 448 N. 10<sup>th</sup> St | Location

- Located in the Spring Arts District, a rapidly growing neighborhood known for its creative offices and trendy restaurant and retail mix.
- Nearby to Northern Liberties, Old City, Chinatown, and Fairmount, this accessible area is home to numerous restaurants and breweries including Roy Pitz Barrel house, Yards, Love City Brewing Co., and Triple Bottom Brewing.
- Convenient access to I-676, I-76, and I-95 leading to Center City, New Jersey, and the Philadelphia Suburbs.
- Multiple SEPTA bus routes are nearby, as well as both the Market-Frankford and Broad-Ridge Spur Street subway lines and brand new bike lanes throughout the area.
- Phase One of the Rail Park is now open and the Spring Garden Greenway Project and Connector Trail are currently under design review.

### Walk Score



94

### Bike Score



89

### Transit Score



100





# RD+ 448 N. 10<sup>th</sup> St | Area Amenities

## FOOD & RESTAURANTS

- |                                      |                             |
|--------------------------------------|-----------------------------|
| 1. Federal Donuts                    | 12. Juno                    |
| 2. La Chinesca                       | 13. Radicchio Cafe          |
| 3. Liquid Art Barrel House           | 14. Starbucks               |
| 4. The Lucky Well                    | 15. Yards Brewing           |
| 5. Kaiseki                           | 16. Silk City               |
| 6. Love City Brewing                 | 17. Maggiano's Little Italy |
| 7. Cafe Lift                         | 18. Bon Chon                |
| 8. Trestle Inn                       | 19. Terakawa Ramen          |
| 9. Dim Sum Garden                    | 20. El Purpecha             |
| 10. David's Mai Lai Wah              | 21. Square Burger           |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Yakitori Boy            |
|                                      | 23. Triple Bottom Brewing   |

## STORES, RETAIL & FITNESS

- |                         |                               |
|-------------------------|-------------------------------|
| 1. Cliffs at Callowhill | 4. CVS                        |
| 2. Target               | 5. Starbucks                  |
| 3. Iron Works Fitness   | 6. Amazon Fresh (Coming Soon) |

## AREA ATTRACTIONS

- |                          |  |
|--------------------------|--|
| 1. Franklin Music Hall   | 8. National Constitution Center                |
| 2. Phield House          | 9. The African American Museum in Philadelphia |
| 3. Union Transfer        | 10. Philadelphia Convention Center             |
| 4. The Rail Park         | 11. Reading Terminal Market                    |
| 5. Underground Arts      |  |
| 6. Asian Arts Initiative |  |
| 7. Franklin Square       |  |

## HOTELS

- |                                  |                            |
|----------------------------------|----------------------------|
| 1. SoSuite at Independence Lofts | 3. Hampton Inn             |
| 2. Best Western                  | 4. Four Points by Sheraton |





RD+ 448 N. 10<sup>th</sup> St | Transit Map

5 Minute Walk

10 Minute

+

SEPTA Broad-Ridge Spur

+

SEPTA Broad Street Line

+

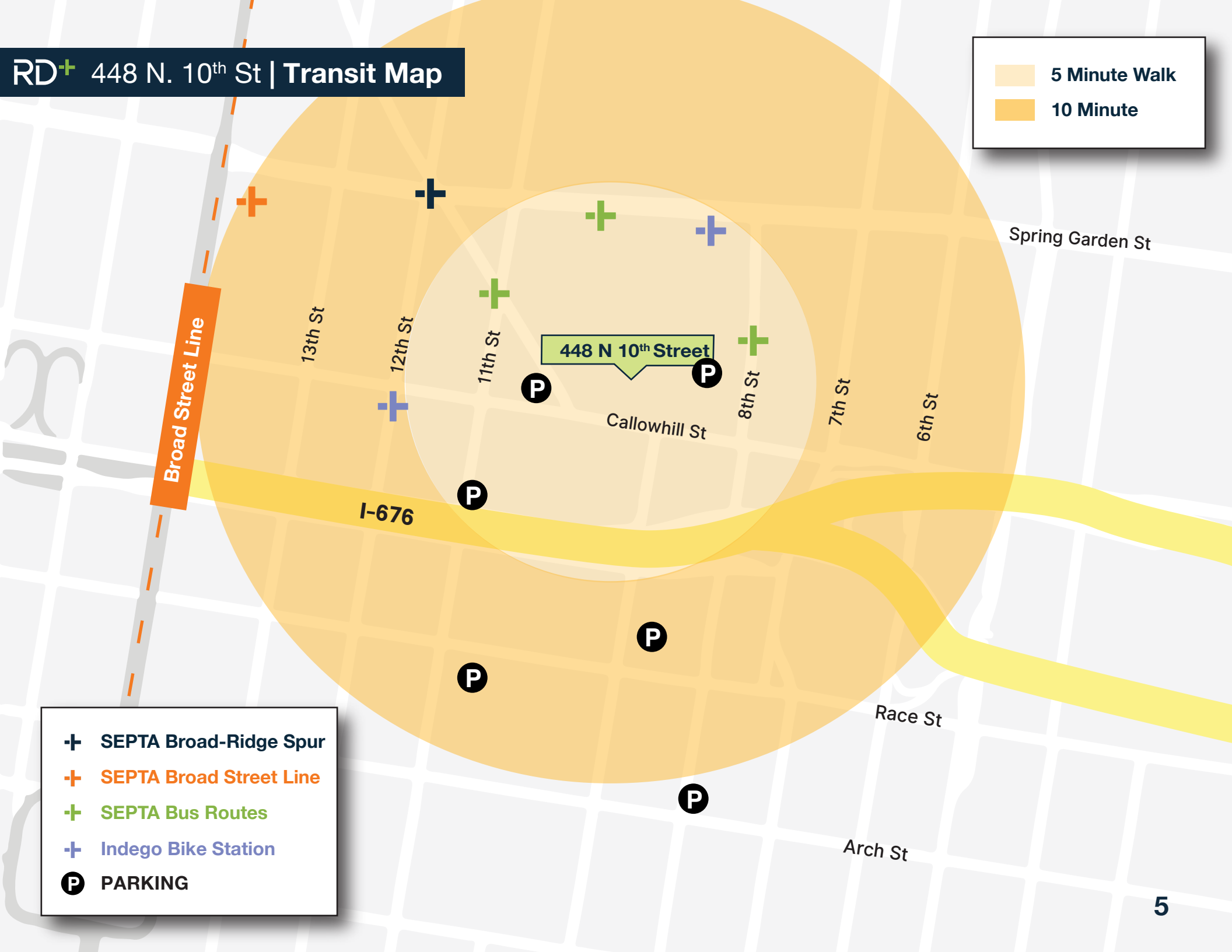
SEPTA Bus Routes

+

Indego Bike Station

P

PARKING







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