



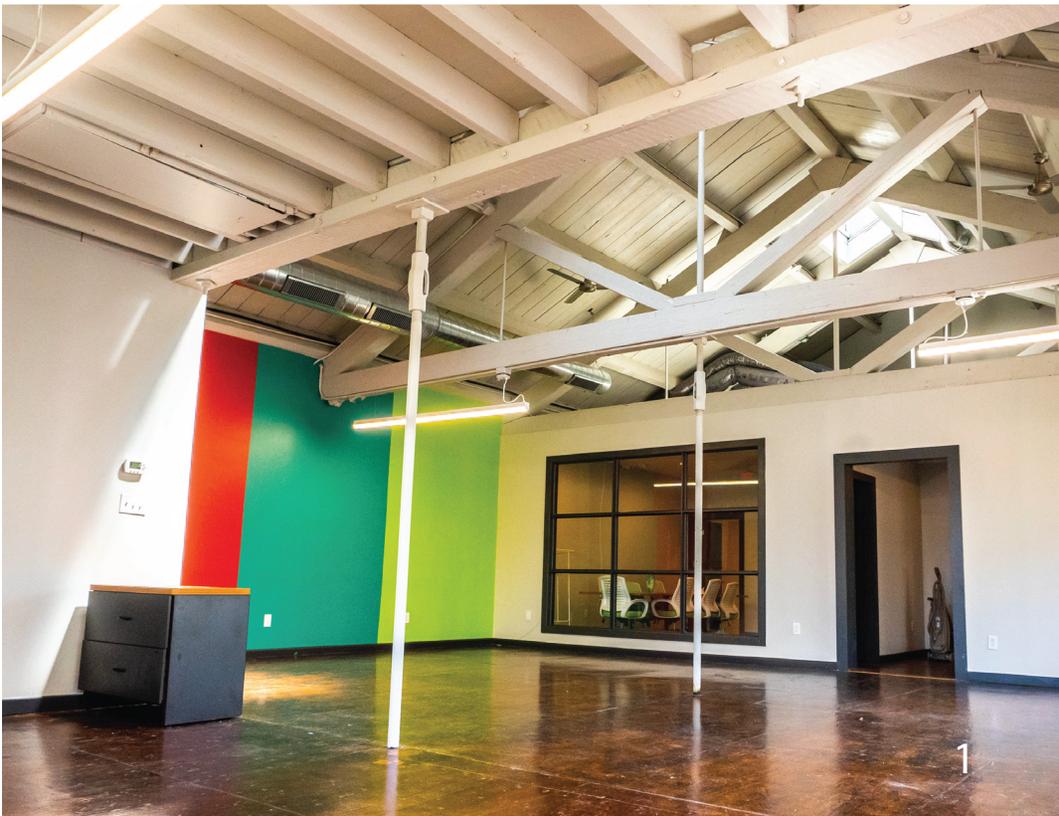
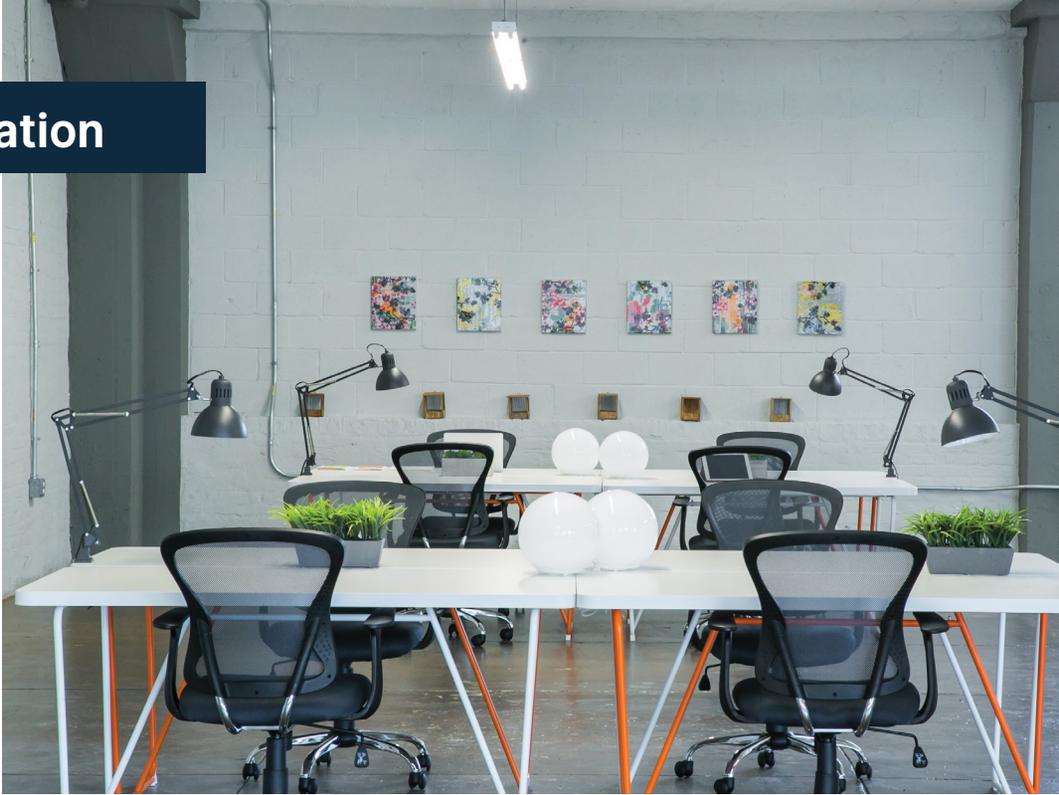
1025 HAMILTON STREET PHILADELPHIA, PA 19123

CREATIVE OFFICE SUITES AVAILABLE FOR LEASE

RD+
ROTHBERG
DUBROW

RD+ 1025 Hamilton Street | Property Information

- 1,833 - 6,522 SF suites available with the ability to occupy a full, private floor
- One-of-a-kind spaces featuring ample natural light, a mix of hardwood and polished concrete floors, and creative elements such as exposed rafters, columns, and lofted offices
- Located in a boutique creative office building with a brewery on the ground floor
- Undergoing building renovations to update building lobby and install a brand new elevator
- Owned by Arts + Crafts Holdings as a part of their significant office building portfolio within the Spring Arts area



AREA DEMOGRAPHICS* QUARTER MILE RADIUS

49,856
Total Population

32.4
Average Age

\$88,665
Average Household Income

- 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 of 94



Bike
Score of 94



Transit Score
of 98

RD+ 1025 Hamilton Street | Area Highlights

+ I-676
Direct access to I-676 quickly links 1022 Buttonwood Street to Center City and New Jersey

+ The Rail Park
Phase One of the Rail Park is open a few block away

+ The Viaduct
This section of the Rail Park is planned to extend nearby 1022 Buttonwood Street

+ Reading Terminal Market
One of America's largest public markets with a huge variety of produce, meats, fish, and baked goods

+ The Philadelphia Convention Center
a 5 minute drive or 7 minute bike ride away with ever-changing programs

+ Spring Garden Street
Spring Garden Street is an arterial cutting across the entirety of Philadelphia



RD+ 1025 Hamilton Street | Retail Map



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. Cafe La Maude |
| 7. Cafe Lift | 18. Honey's Sit 'n' Eat |
| 8. Trestle Inn | 19. Del Rossi's |
| 9. Dim Sum Garden | 20. El Purepecha |
| 10. David's Mai Lai Wah | 21. Square Burger |
| 11. Nan Zhou Hand Drawn Noodle House | 22. Prohibition Taproom |
| | 23. Triple Bottom Brewing |
| | 24. Darnel's Cakes |



STORES, RETAIL & FITNESS

- | | |
|-------------------------|-----------------------|
| 1. Cliffs at Callowhill | 4. Iron Works Fitness |
| 2. Target | 5. Russo Music |
| 3. CVS | |



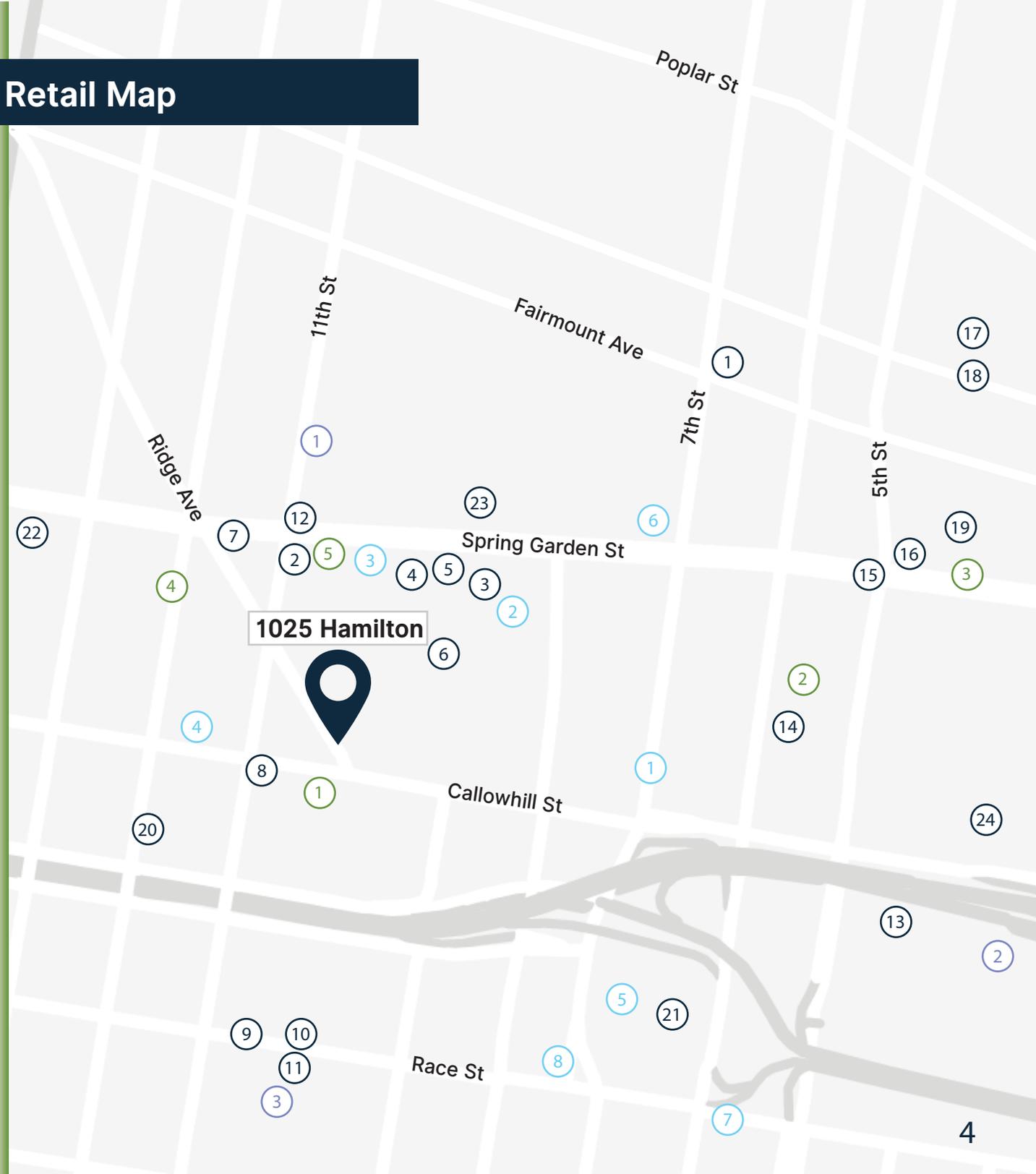
AREA ATTRACTIONS

- | | |
|------------------------|----------------------------------|
| 1. Franklin Music Hall | 6. Edgar Allan Poe Historic Site |
| 2. Phield House | 7. National Constitution Center |
| 3. Union Transfer | 8. African American Museum |
| 4. The Rail Park | |
| 5. Franklin Square | |



HOTELS

- | | |
|----------------------------------|--------------------------|
| 1. SoSuite at Independence Lofts | 3. Sleep Inn Center City |
| 2. Majestic Penthouse | |





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