

METICULOUSLY REDEVELOPED
OFFICE BUILDING



1523 N. FRONT ST.
PHILADELPHIA, PA

RD+
**ROTHBERG
DUBROW**

PROPERTY OVERVIEW

Built in the late 19th century as a neighborhood church, 1523 N. Front Street has been meticulously reimaged by Kassis & Co. into one of Fishtown's most distinctive office environments. The original bones are all still here: **the soaring gabled roofline, arched windows, exposed brick, and heavy timber columns that no new construction can replicate.** Layered in is everything a modern tenant needs: polished concrete floors, steel-frame interior glazing,

a full kitchenette, and on-site parking that's genuinely rare on this corridor. The location puts you **blocks away from the Girard El, steps from Suraya, Kalaya, Pizzeria Beddia, and Frankford Hall, and within minutes of I-95.** The neighborhood has fully arrived, but this building was here first. Ideal for creative, professional, or executive office users seeking a space that reflects the quality of their work.





THE DETAILS

The building's architecture **blends industrial heritage with modern design, featuring clean lines, expansive windows, and high-quality contemporary finishes.** Its adaptive reuse approach preserves original character while delivering a light-filled, flexible environment tailored for today's office and creative users.

- 4,075 SF
- Turnkey creative office space in the core of Fishtown
- Flexible layout with a blend of offices, meeting rooms, and open, collaborative space
- On-site tenant parking plus convenient access to nearby parking facilities





FISHTOWN

Fishtown is one of Philadelphia's most dynamic and fast-growing neighborhoods, known for its creative energy, strong sense of community, and thriving commercial corridor. Once an industrial waterfront district, it has evolved into a destination for award-winning restaurants, boutique retail, and vibrant nightlife, all while maintaining its authentic character. Anchored by **Frankford Avenue** and easily accessible via **I-95** and the **Market-Frankford Line**, Fishtown offers a highly walkable, transit-oriented environment that continues to attract residents, businesses, and visitors alike.





1523 N. FRONT

FRANKFORD AVE

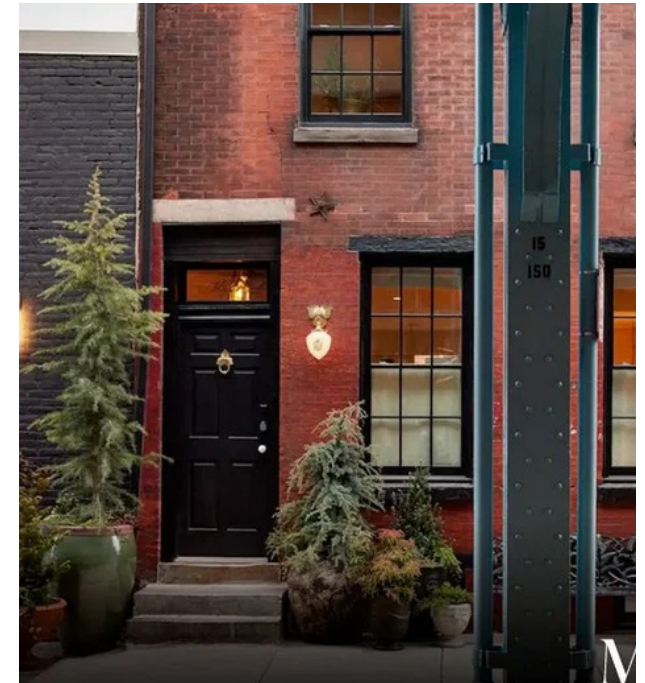
1523 N. FRONT STREET

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KASSIS & CO

OWNERSHIP

Founded in 2001, Kassis & Co. is a multifaceted group of companies that has grown far beyond its origins in real estate development. Over the years, it has expanded into other diverse areas such as **design, lifestyle & hospitality, film production, and nonprofits.**



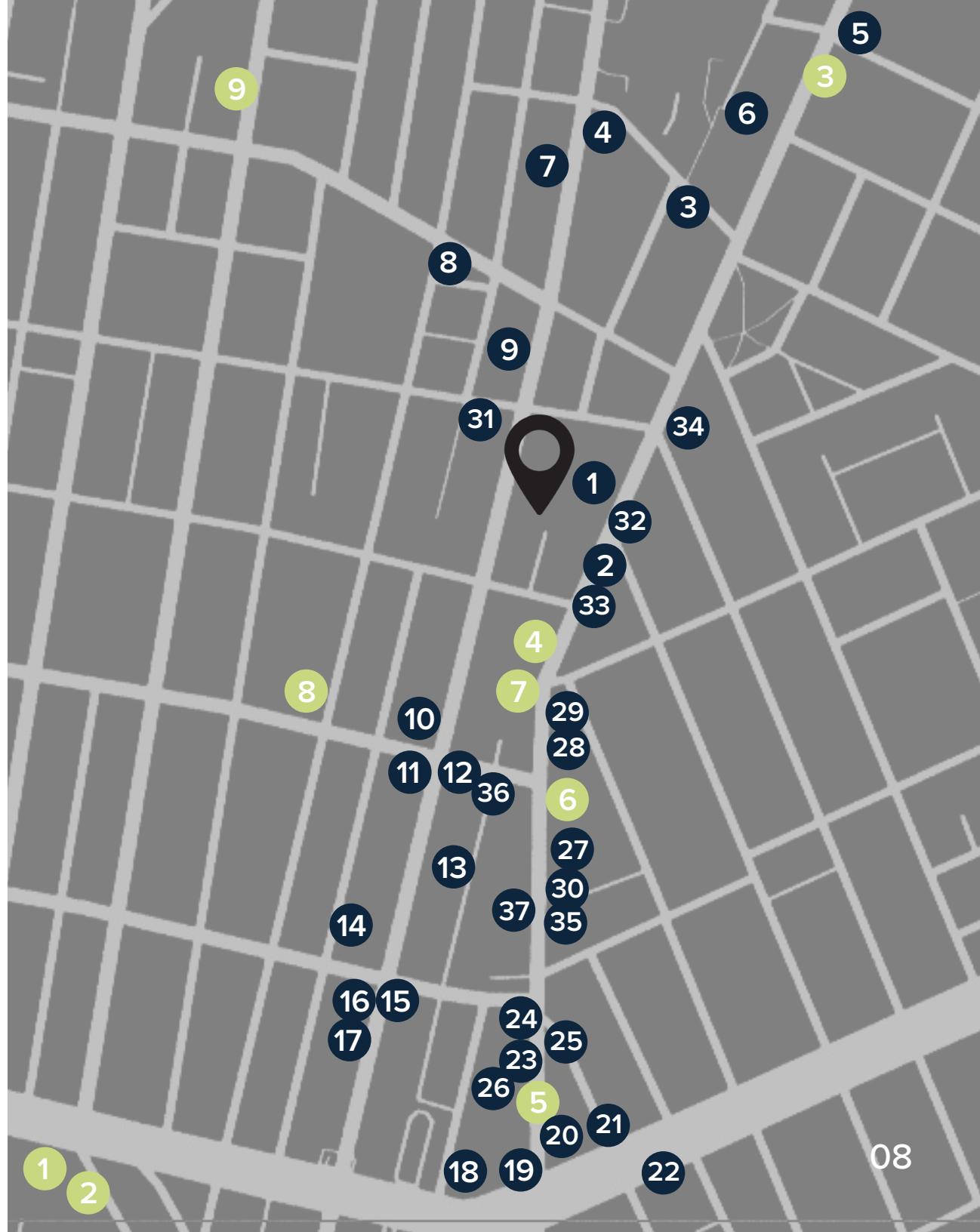
AMENITY MAP

Food & Beverage

- | | |
|----------------------------|--------------------------------|
| 1. Suraya | 20. Johnny Brenda's |
| 2. El Chingon | 21. Kismet Bagels |
| 3. Kalaya | 22. Murph's Bar |
| 4. LMNO | 23. Fette Sau |
| 5. Mural City Cellars | 24. Frankford Hall |
| 6. Dottie's Donuts | 25. Two Robbers |
| 7. Percy Diner & Bar | 26. R&D Cocktail Bar |
| 8. Jaffa Bar | 27. La Colombe |
| 9. Ama | 28. sweetgreen |
| 10. Liberty Kitchen | 29. Shake Shack |
| 11. El Bar | 30. REAP Mini Mart |
| 12. W.M. Mulherin's Sons | 31. Gryphon Cafe |
| 13. Pizzeria Beddia | 32. Wokworks |
| 14. Laser Wolf | 33. Marina's Pizza |
| 15. Front Street Cafe | 34. Huda Burger |
| 16. 1-900 Ice Cream | 35. Bagels & Co |
| 17. Middle Child Clubhouse | 36. HIROKI |
| 18. Sancho Pistola's | 37. Jeni's Splendid Ice Creams |
| 19. Joe's Steaks | |

Retail, Health, & Wellness

- | | |
|-----------------------------|-----------------------------------|
| 1. ACME | 6. The Dermatology Specialists |
| 2. Fine Wine & Good Spirits | 7. Novacare |
| 3. InFlow | 8. Court 16 - Tennis & Pickleball |
| 4. City Fitness | 9. Movement Fishtown |
| 5. Amrita Yoga | |



TRANSPORTATION MAP

-  SEPTA Rail
-  SEPTA Bus
-  Indego Bike Station
-  PARKING

DRIVE TIMES

I-95 RAMP.....5 MINUTES

CITY HALL.....15 MINUTES





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COMMERCIAL**

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