



*Commercial Lease*

# **SPRUCE TOWER**

1228 Spruce Street Philadelphia Pennsylvania 19107



## THE OFFERING

Spruce Tower is pleased to present the opportunity to lease prime commercial space in the heart of West Washington Square, one of Center City Philadelphia's most vibrant and walkable neighborhoods.

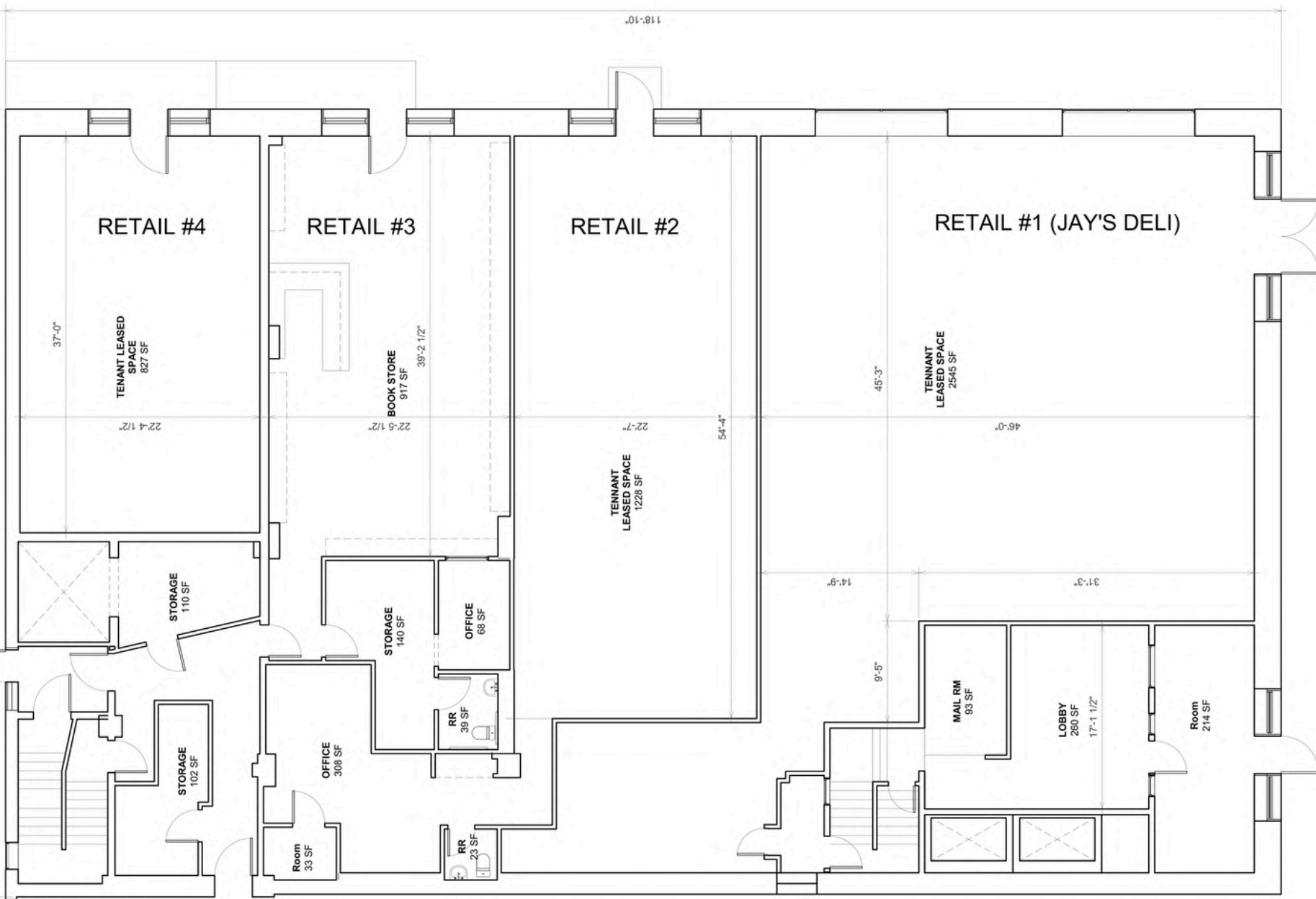
This exceptional property sits prominently at the corner of 13th and Spruce Street, surrounded by a dynamic blend of historic residences, boutique retail, medical offices, and hospitality destinations.

Positioned within a mixed-use residential building, Spruce Tower benefits from an established base of on-site residents (+100), ensuring a steady flow of daily activity in addition to the constant pedestrian movement along 13th Street.

Address	+	1228 Spruce Street Philadelphia 19107
Retail Units	+	4
Square Foot	+	800 - 1600







Retail #1 Total SF: 2,545 SF  
 Retail #2 Total SF: 1,592 SF  
 Retail #3 Total SF: 1,164 SF  
 Retail #4 Total SF: 827 SF



## RETAIL #2 - 1592 SQFT

Featuring an open concept design that is fully lease-ready and intended for immediate occupancy.

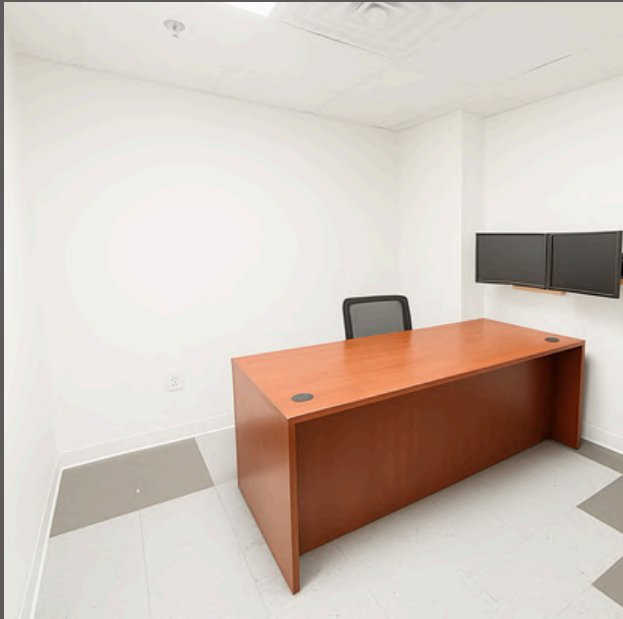
Perfectly suited for retail, showroom, or professional service uses such as financial offices, tax preparation, or boutique storefront operations.



### RETAIL #3 - 1164 SQFT

Features a full slat-wall system, offering complete flexibility for shelving, displays, and custom layout options.

This space is especially well-suited for a retail shop or pharmacy, where shelving space is desired in abundance!



#### RETAIL #4 - 827 SQFT

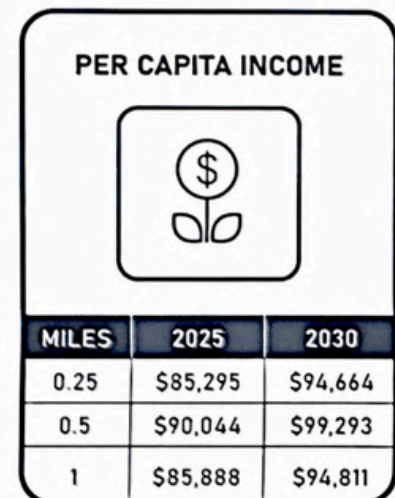
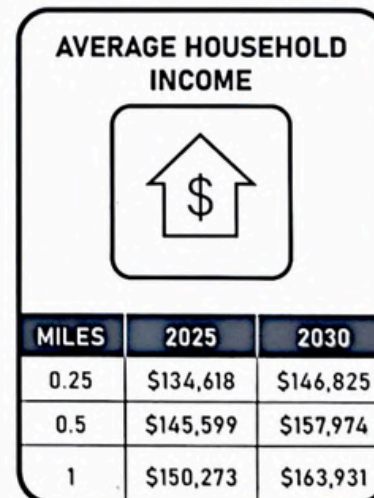
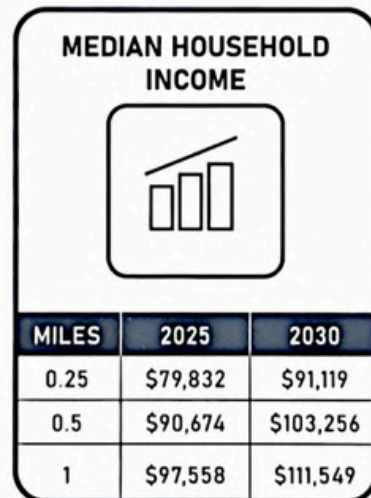
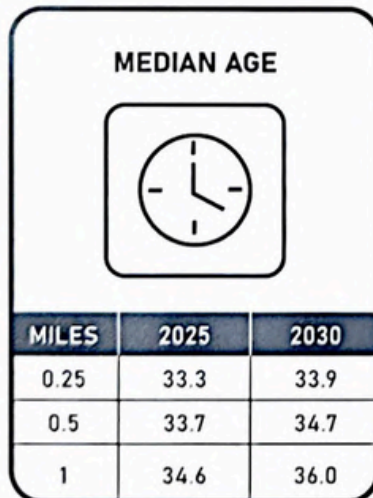
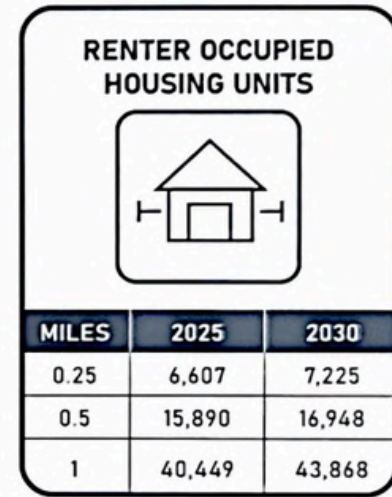
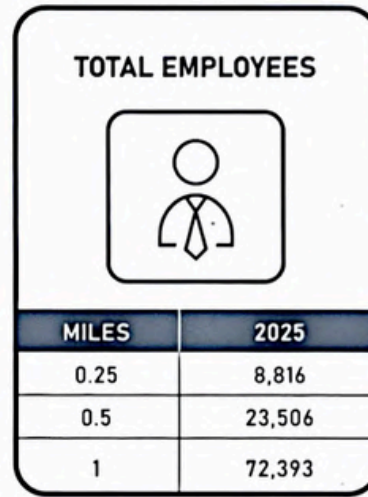
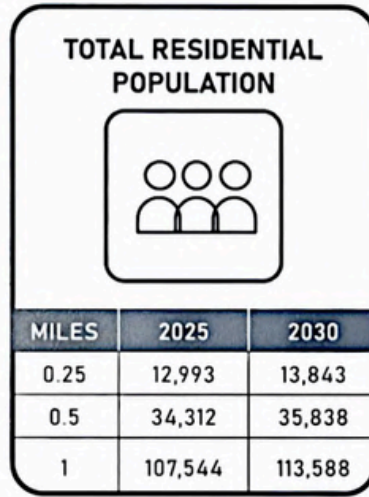
A close-knit layout featuring individual offices well-suited for both clients and guests.

This space offers a comfortable setting that can support a wide range of uses and business needs.



*Property Aerial*

# DEMOGRAPHIC & INCOME PROFILE REPORT





NW  
SW

NE  
SE

### LEGEND

- Market-Frankford Line
- Broad Street Line & Broad-Ridge Spur
- Norristown High Speed Line
- Trolley Lines (Routes 10, 11, 13, 15, 34, 36, 101 and 102)
- Regional Rail Lines (end shows route destination)
- PATCO Line train to New Jersey (not a SEPTA service)
- Free interchange (no transfer needed between transit services)
- Pedestrian Connection (additional fare needed for connecting service)
- Wheelchair accessible station

### INFORMATION

Customer Service: 215-580-7800  
 TDD/TTY: 215-580-7853  
 Website: [www.septa.org](http://www.septa.org)



Amtrak to:  
Baltimore  
Washington DC

