

**ONE  
TWO  
THREE**

**SO BROAD**



[123SOUTHBROAD.COM](http://123SOUTHBROAD.COM)

ERIC MULLER • [EMULLER@SSHCO.COM](mailto:EMULLER@SSHCO.COM) • 215-825-1517

# A Space That's Uniquely Yours

Up to 30,000 RSF of Office Space Available on the Top Three Floors of the Building

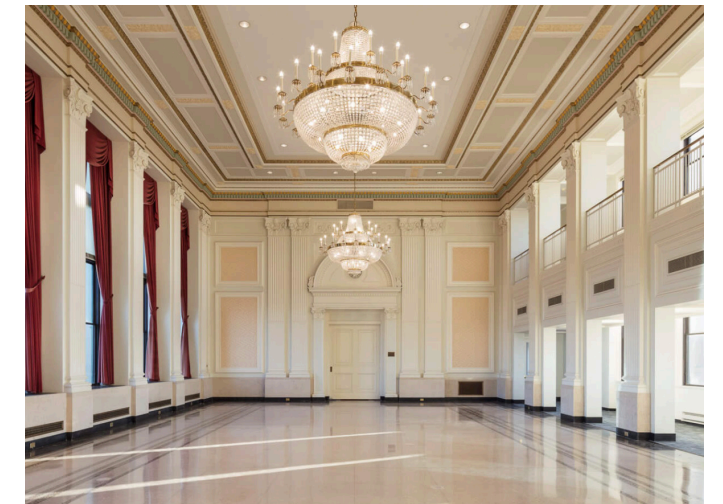


## Office Space with a View

123 South Broad's top three floors offer one of a kind private amenities. Features include:

- Iconic 29th floor ballroom with 26ft ceilings and grand windows
- Prominent building signage available on Broad Street
- Private elevator directly to the 28th floor
- Private roof deck available
- Private bathrooms
- Incredible 360 degree views of Philadelphia

*A varied and exceptional group of businesses and tenants call us home.*

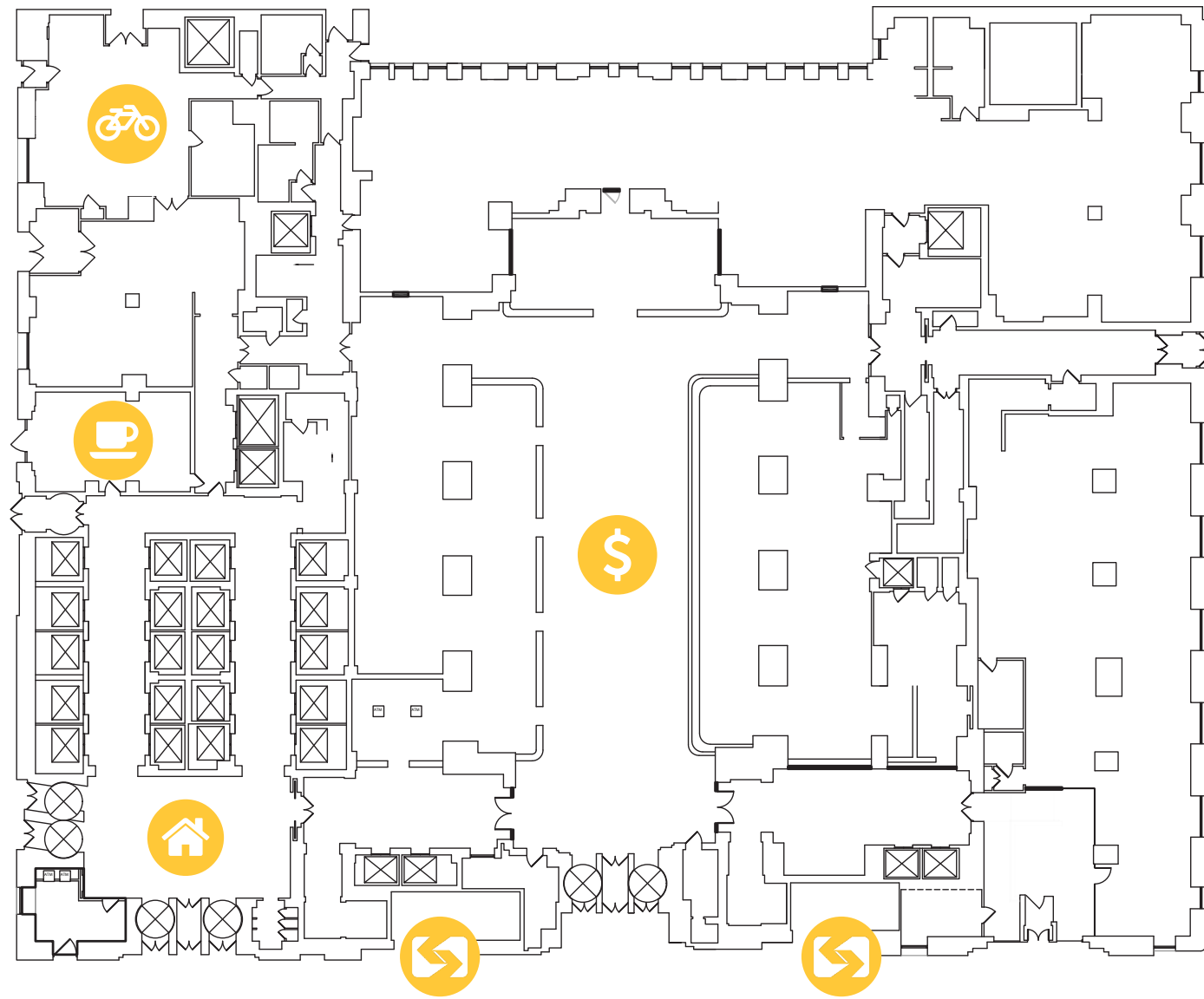


**From bank to bike room- convenience is as easy as 123 with these amenities:**

- 24/7 security
- Fitness Center with locker room and showers
- New ground floor Bike Room provides easy access
- Building conference rooms of various sizes
- Lobby Shop for your morning coffee and a quick bite
- Wells Fargo bank branch and ATM services
- SEPTA concourse at building
- High-speed elevators



# Amenities



Main Lobby



Lobby Cafe



Bike Room



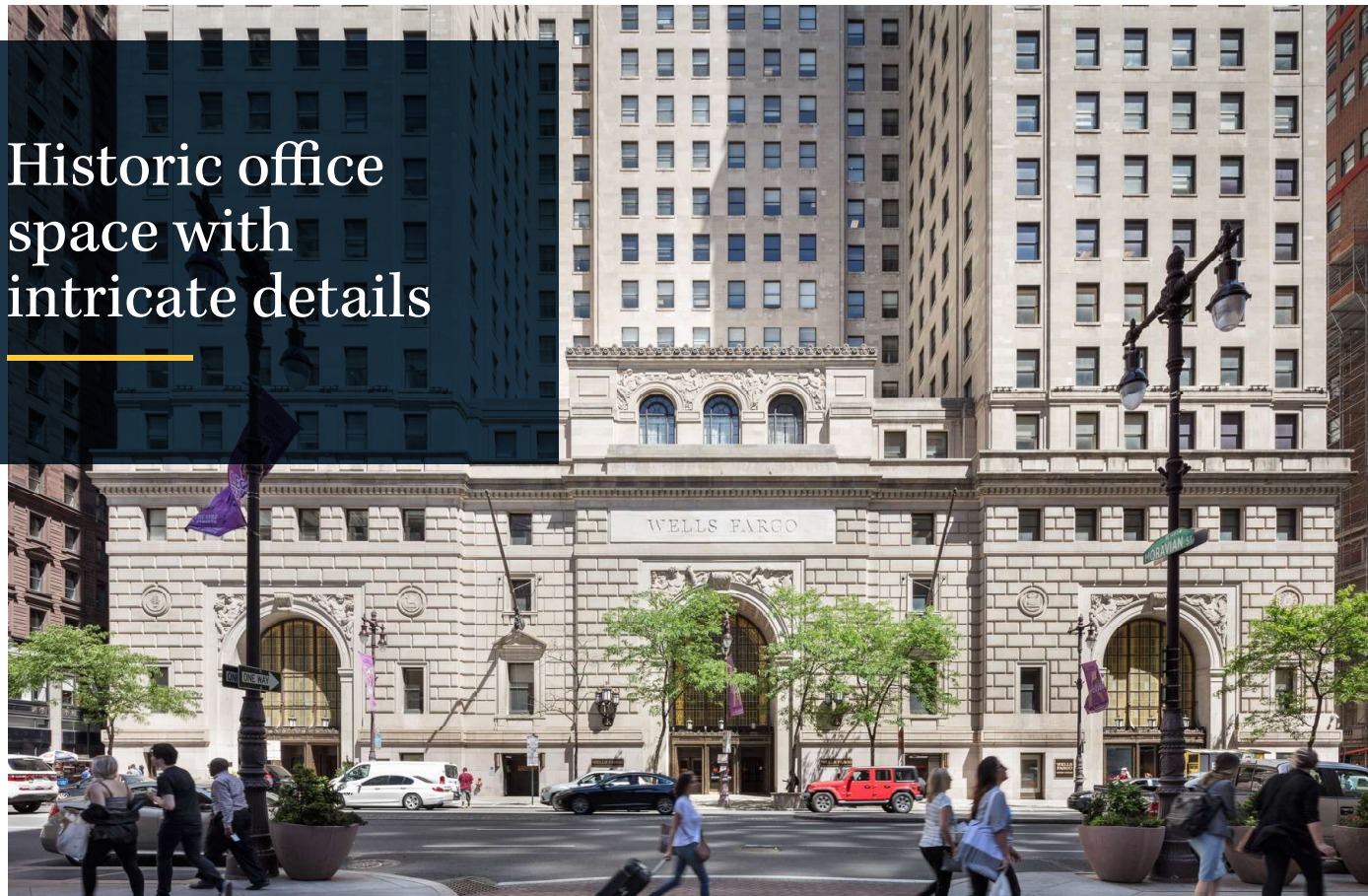
Wells Fargo



Septa Entrance



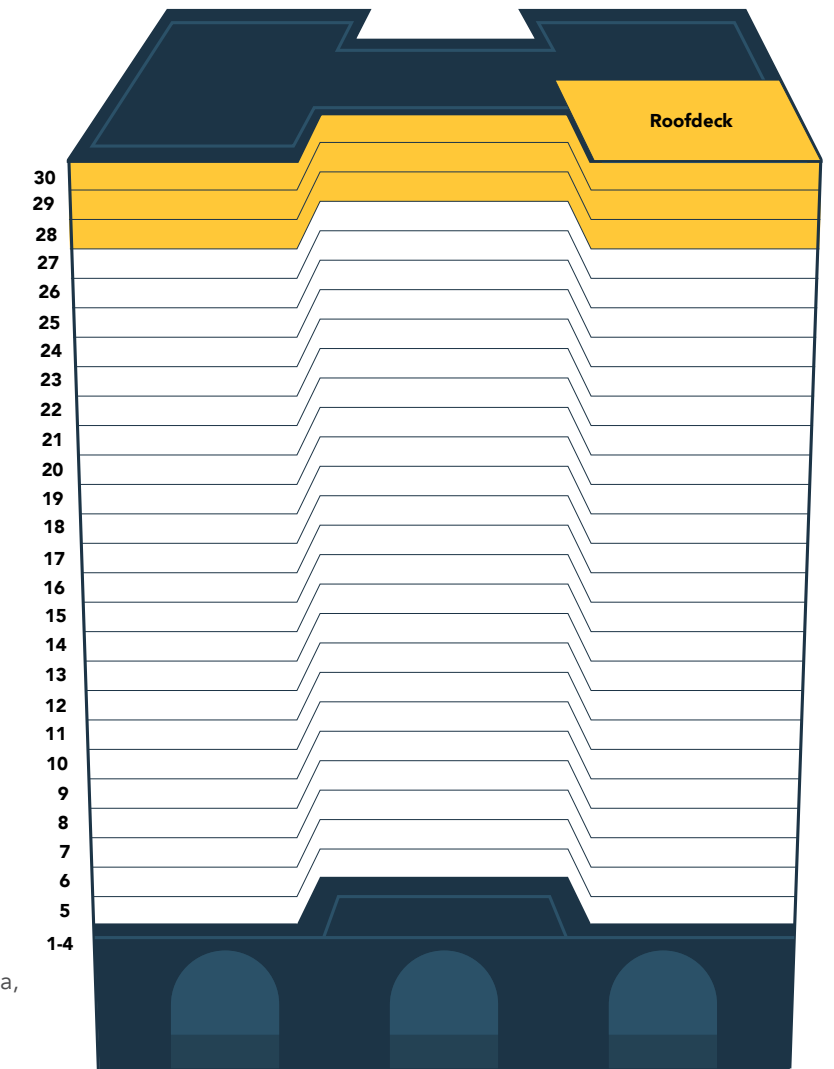
Historic office space with intricate details



## Stand Out Above the Crowd

Floor/Suite	Square Feet
Floor 30	3,337 RSF
Floor 29	7,237 RSF
Floor 28	19,026 RSF

- Top floors of an iconic Philadelphia building
- Private roof deck
- Expansive views of City Hall & Center City Philadelphia, the Stadiums, Walt Whitman Bridge, Delaware River, and New Jersey
- Grand ballroom for hosting special events

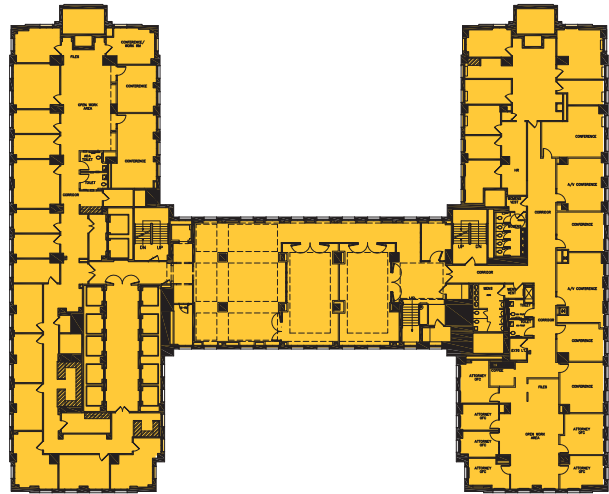


● Available for Lease

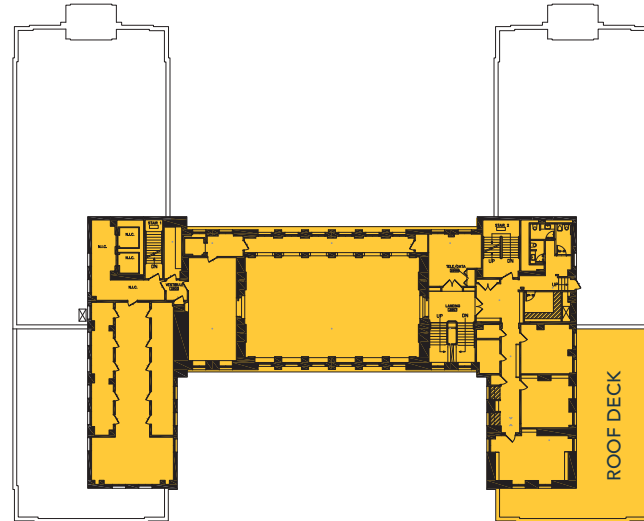
# Floor Plans

Floors 28-30: 29,000 RSF

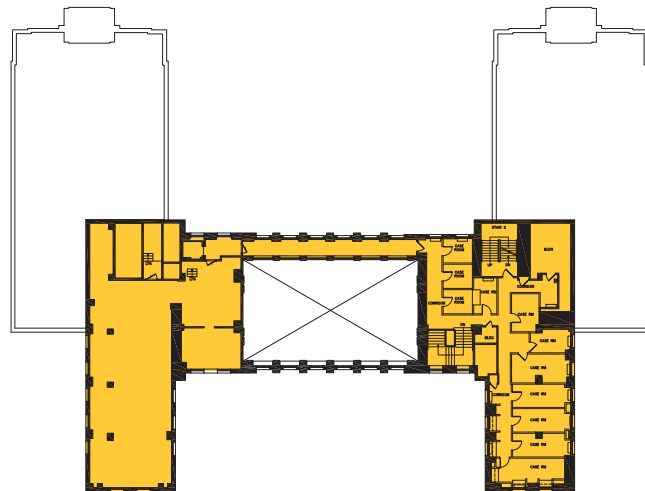
Floor 28: 19,026 RSF



Floor 29: 7,237 RSF



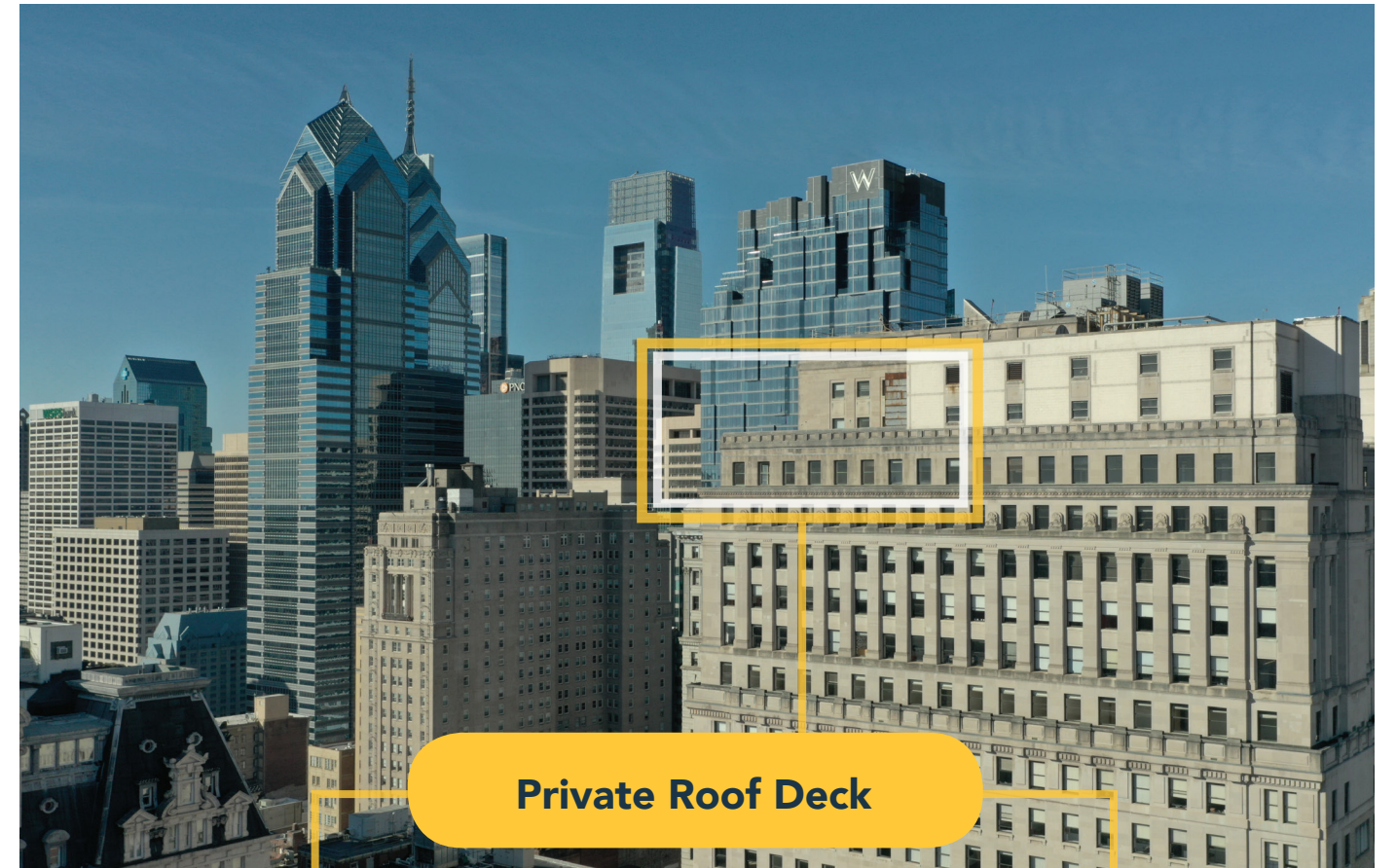
Floor 30: 3,347 RSF



Configurable to Your Needs



For more information visit  
[123southbroad.com](http://123southbroad.com) or call 215-825-1517 to schedule a tour.

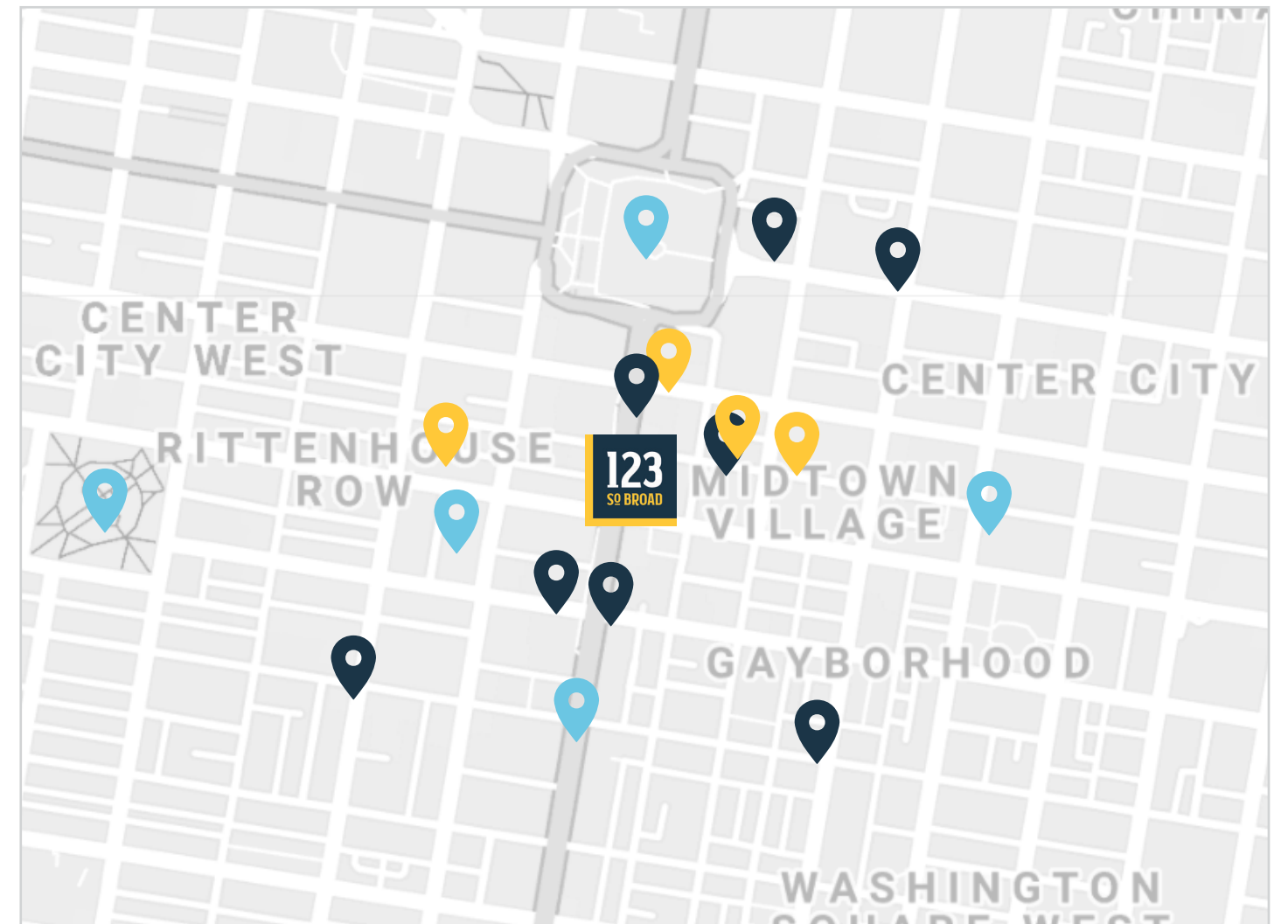


## Located in the heart of Center City

Experience culture, shopping, dining, & more  
Easily accessible to transportation



## Nearby Transportation, Business, & Culture



### Transportation

- Walnut-Locust Subway Station
- Septa Bus Line
- PATCO Train Line
- Patriot Parking Garage
- Market-Frankford Line



### Food & Drink

- El Vez
- Barbuzzo
- Giuseppe and Sons
- The Capital Grille
- Mission Taqueria



### Business & Culture

- Rittenhouse Square
- City Hall
- Midtown Village
- Kimmel Center
- Avenue of the Arts

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## Leasing Information

**ERIC MULLER, MANAGING DIRECTOR**

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