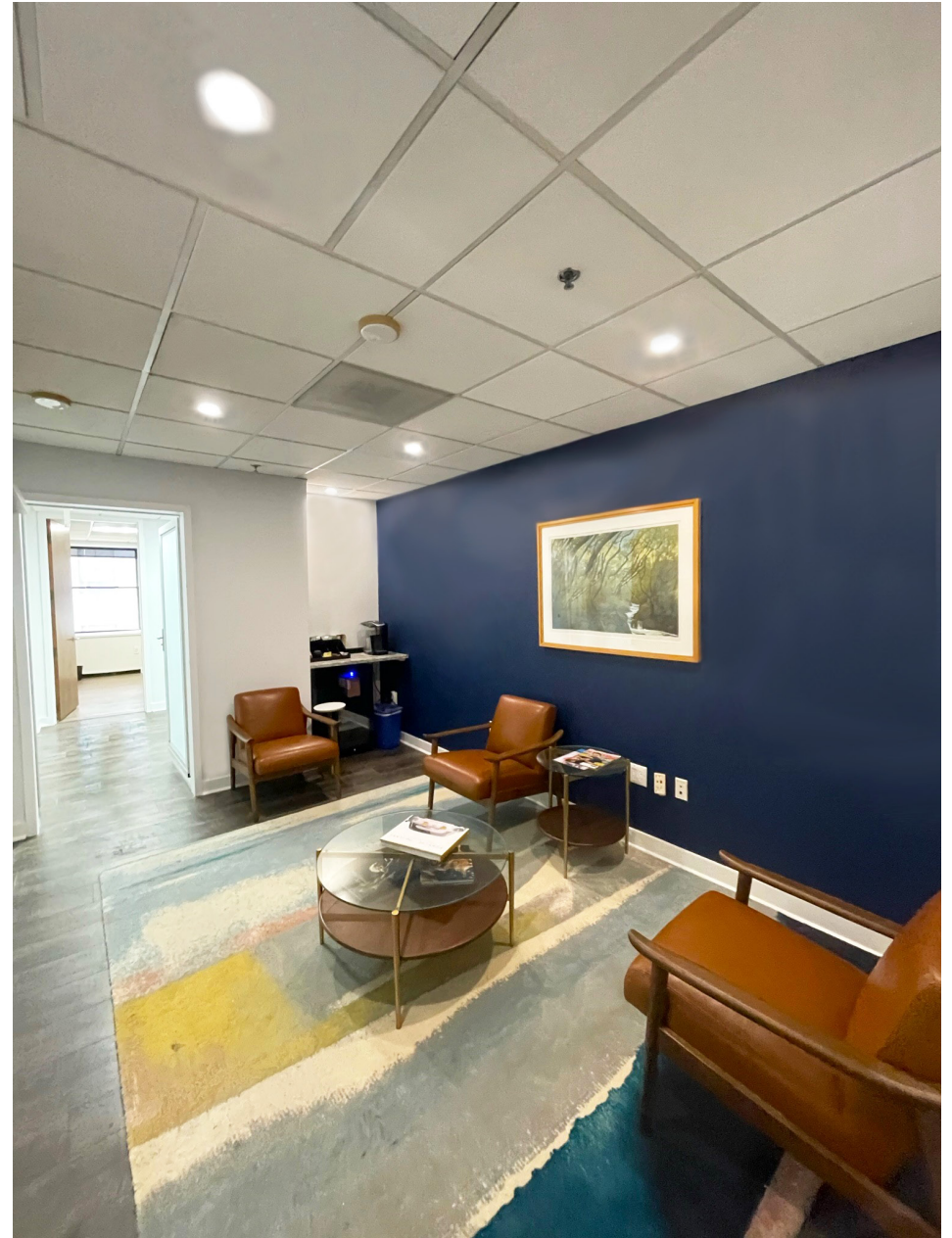




## RD+ 121 S. Broad Street | Property

- Turnkey Medical/Professional office along S. Broad Street
- 1,768sf available for sublease
- Flexible layout options that include waiting area, multiple private offices, kitchenette, and more
- Lease Term through 2026
- Unmatched prime location along South Broad Street in the heart of Philadelphia. Steps from the city's most sought-after food and beverage establishments



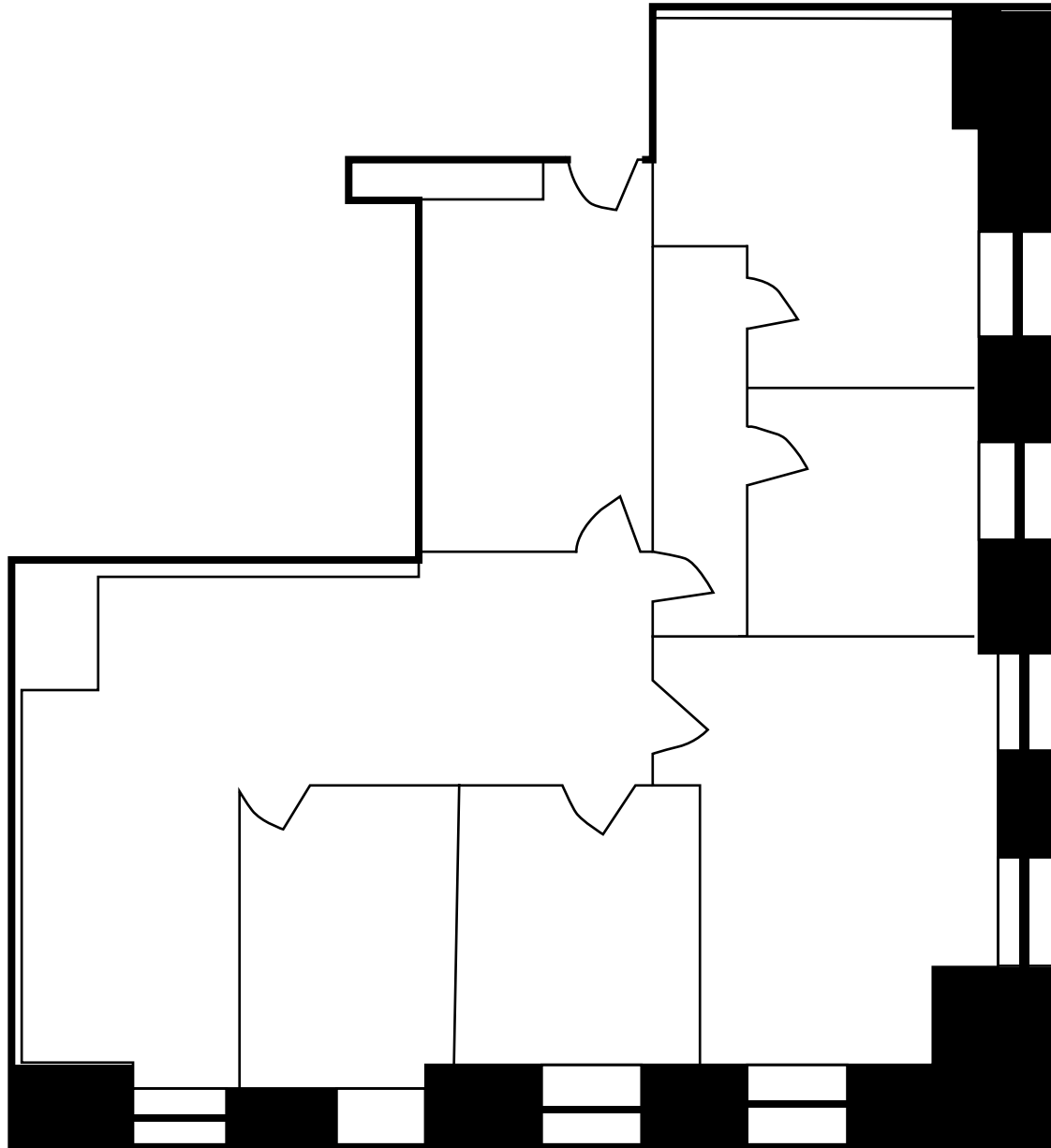


- Centrally located in Center City Philadelphia, just blocks away from City Hall
- A primary destination with more standout dining and entertainment options than any other part of the city
- The population of Center City has increased by 38.7% since 2000- more than double the national average rate
- Conveniently situated next to the SEPTA Broad-Street Line and nearby SEPTA bus routes, Regional Rail lines, and easily accessible parking garage

## AREA DEMOGRAPHICS 1 MILE RADIUS

<b>95,765</b> 2021 Population	<b>36.9</b> Average Age
<b>\$137,621</b> Average Household Income	<b>301,394</b> Daytime Population





# RD+ 121 S Broad Street | Area Amenities

## FOOD & RESTAURANTS

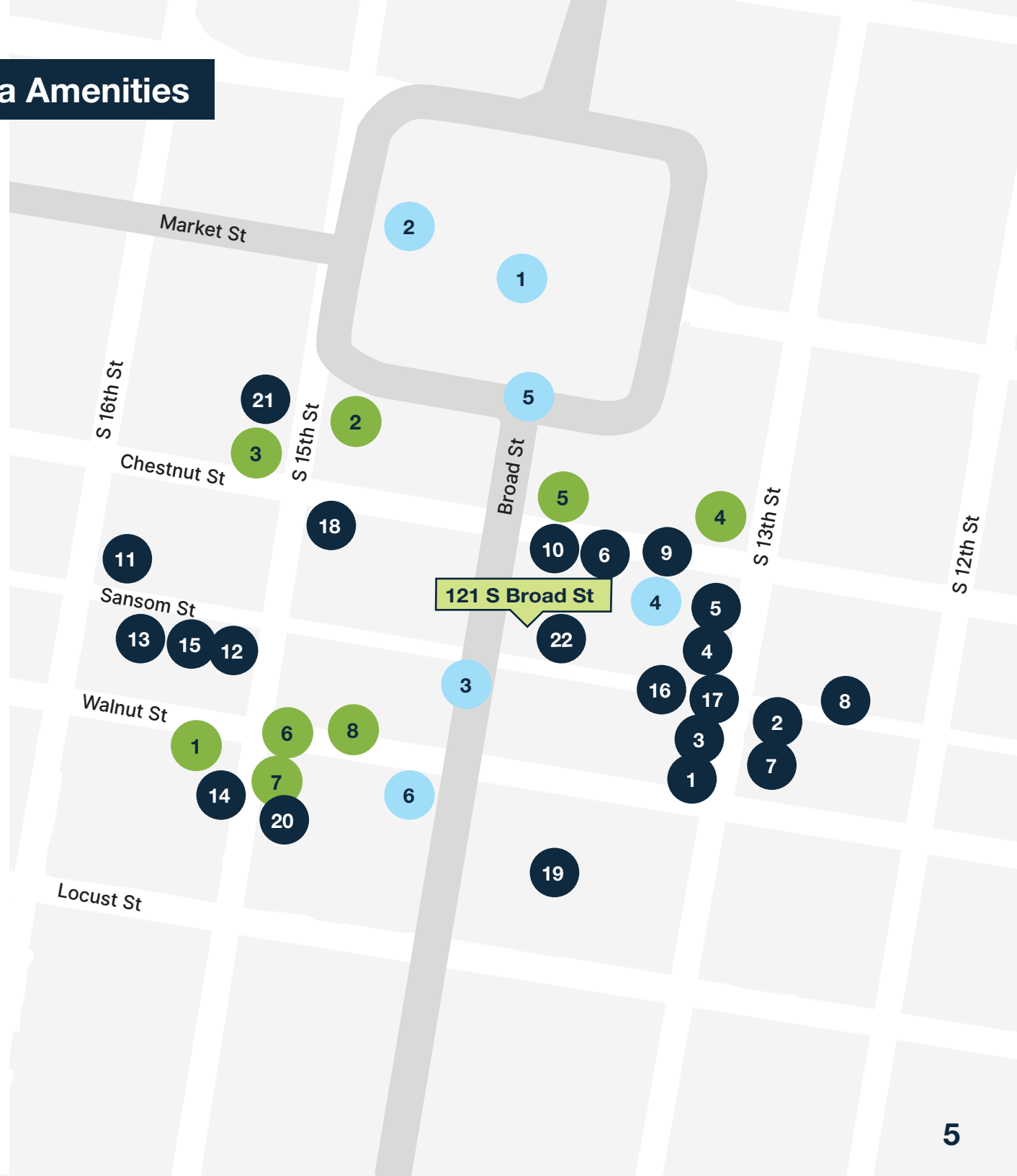
- |                         |                             |
|-------------------------|-----------------------------|
| 1. Sampan               | 12. Ocean Prime             |
| 2. El Vez               | 13. Oyster House            |
| 3. Double Knot          | 14. Butcher and Singer      |
| 4. Barbuzzo             | 15. Mission Taqueria        |
| 5. Lolita               | 16. Prunella                |
| 6. McGillin's           | 17. Philadelphia Distilling |
| 7. Charlie was a Sinner | 18. Del Frisco's            |
| 8. Barstool Sports      | 19. Franky Bradley's        |
| 9. Tradesman's          | 20. &pizza                  |
| 10. The Capital Grille  | 21. Pret A Manger           |
| 11. Harp & Crown        | 22. HipCityVeg              |

## STORES, RETAIL & FITNESS

- |                  |                  |
|------------------|------------------|
| 1. Elixir Coffee | 5. Sweat Fitness |
| 2. La Colombe    | 6. CB2           |
| 3. Dunkin'       | 7. Verizon       |
| 4. Starbucks     | 8. AT&T          |

## AREA ATTRACTIONS

- |                     |                       |
|---------------------|-----------------------|
| 1. City Hall        | 5. Ritz-Carlton       |
| 2. Dilworth Park    | 6. The Bellevue Hotel |
| 3. The Union League |                       |
| 4. Lucky Strike     |                       |



# RD+ 121 S Broad Street | Transportation

## SEPTA Market-Frankford Line

- 1 City Hall Station
- 2 13th St. Station

## Trolley Lines

- 3 15th St Trolley Station

## SEPTA Broad Street Line

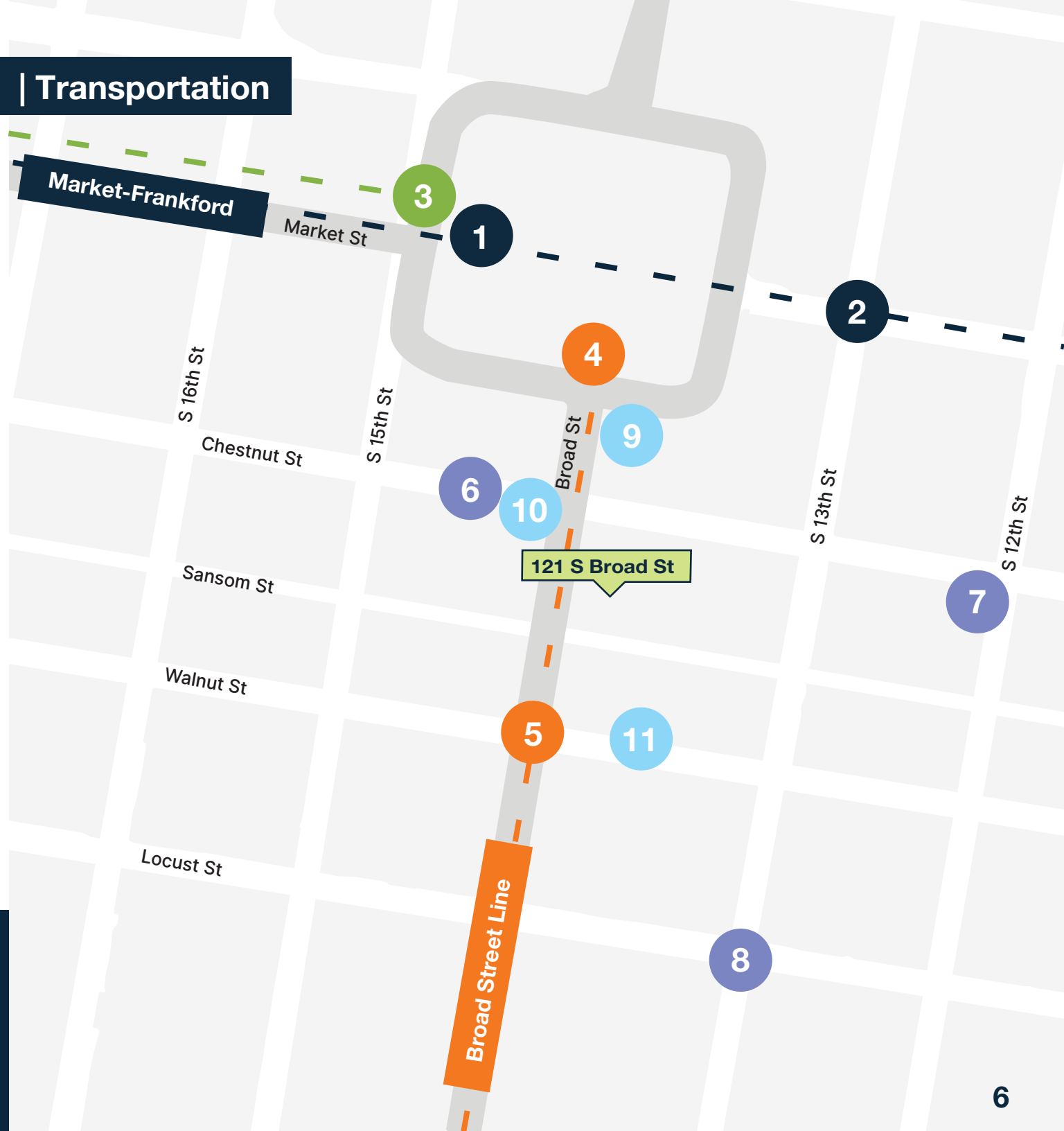
- 4 City Hall Station
- 5 Walnut-Locust Station

## Indego Bike Station

- 6 Broad & Chestnut
- 7 12th & Chestnut
- 8 13th & Locust

## SEPTA Bus Routes

- 9 Bus Routes #16, #27, #31, #32
- 10 Bus Routes #9, #21, #38, #42, #124, #125
- 11 Bus Routes #12, #42



Walk Score 100

Transit Score 100

Bike Score 89



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