

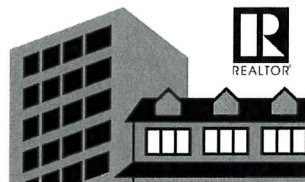
# OFFICE/RETAIL SPACE AVAILABLE

Old City / Northern Liberties

1570 Square Feet



444 N. 4th St. Unit 103-104  
Philadelphia, PA 19123



ORENS BROS.  
REAL ESTATE INC.

215-567-8888

Nestled at the crossroads of Old City and Northern Liberties, 444 Lofts enjoys a prime location in two of Philadelphia's most vibrant and historic neighborhoods. Old City is known for its cobblestone streets, boutique shops, and bustling nightlife, blending history with a modern edge. Just steps away, Northern Liberties offers a trendy, artistic vibe, featuring eclectic cafes, art galleries, and a thriving restaurant scene. This dynamic stretch along N. 4th Street connects the timeless charm of Old City with the cutting-edge creativity of Northern Liberties, creating an unparalleled destination for businesses and residents alike.

Built between 2004 and 2007, 444 Lofts reimagines urban living with its industrial-chic design and modern amenities. This eight-story, 132-unit condominium complex boasts a striking architectural presence and thoughtful community features. The first floor is a bustling hub, featuring a welcoming lobby and 14 commercial spaces, designed to accommodate a diverse range of businesses including real estate offices, high quality food services, legal offices, etc.

The available 1,569-square-foot space offers flexibility to suit your needs whether needed for office or retail and with the option to divide it into two distinct units if you would require half the space. The space also offers two private offices, a small kitchen area complete with a refrigerator, sink and microwave and access to common hallways bathrooms. All tenants at 444Lofts, enjoy complimentary access to an 8,000-square-foot gym located in the basement, perfect for maintaining an active lifestyle. Additionally, the property provides gated parking, ensuring convenience for employees and clients, with unlimited parking available during working hours as part of the rent.

Position your business in this thriving corridor, where historic charm meets urban sophistication, and take advantage of the exceptional amenities and strategic location that 444 Lofts has to offer.

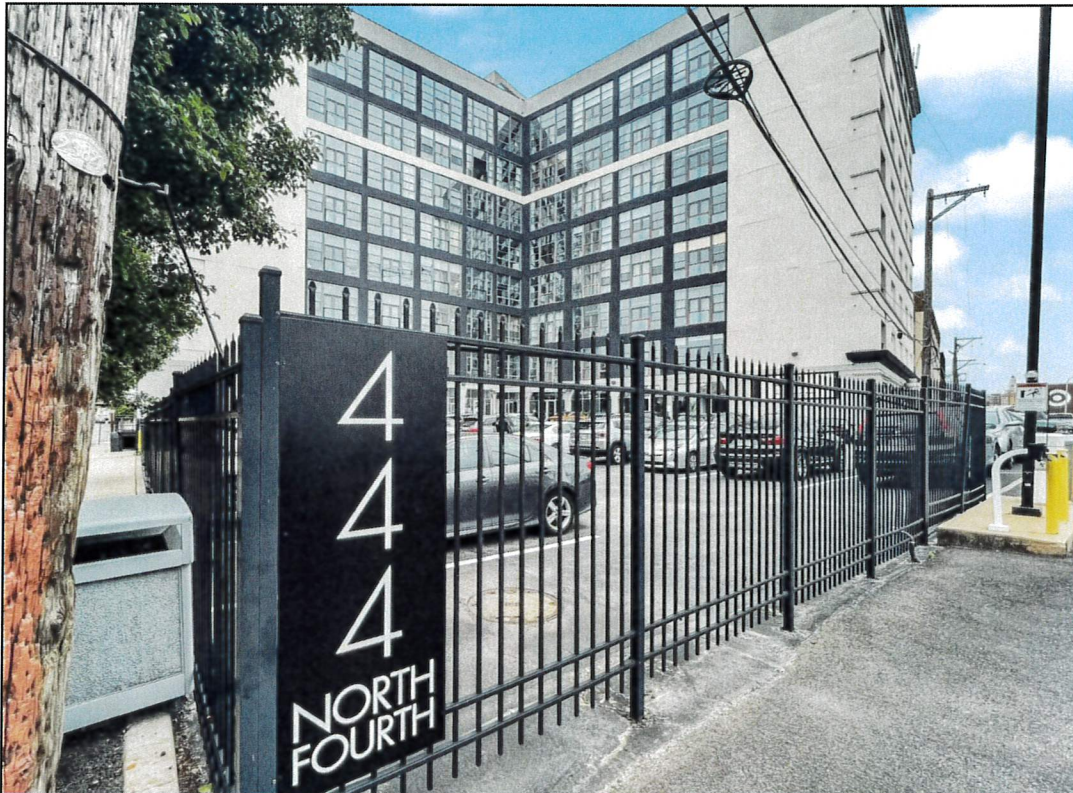
<b>PRICE PER SQUARE FOOT</b>	<b>\$24.00 NNN</b>
<b>MONTHLY RENT</b>	<b>\$3,150.00</b>
<b>MONTHLY ASSOCIATION FEE:</b>	<b>\$675.66</b>
<b>MONTHLY REAL ESTATE TAXES:</b>	<b>\$161.25</b>

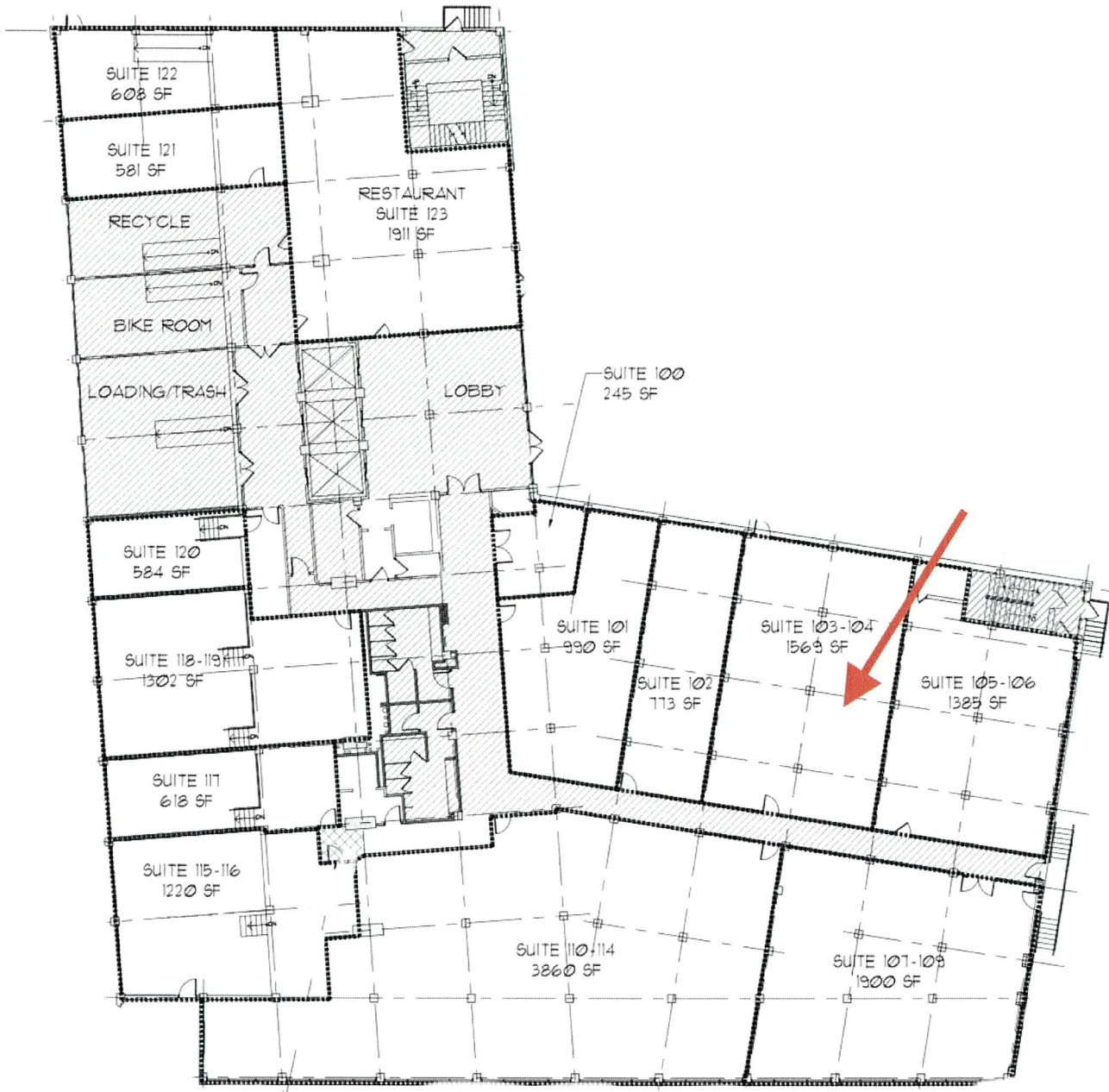
**Plus Electric, Water, Heat Loop Charges**

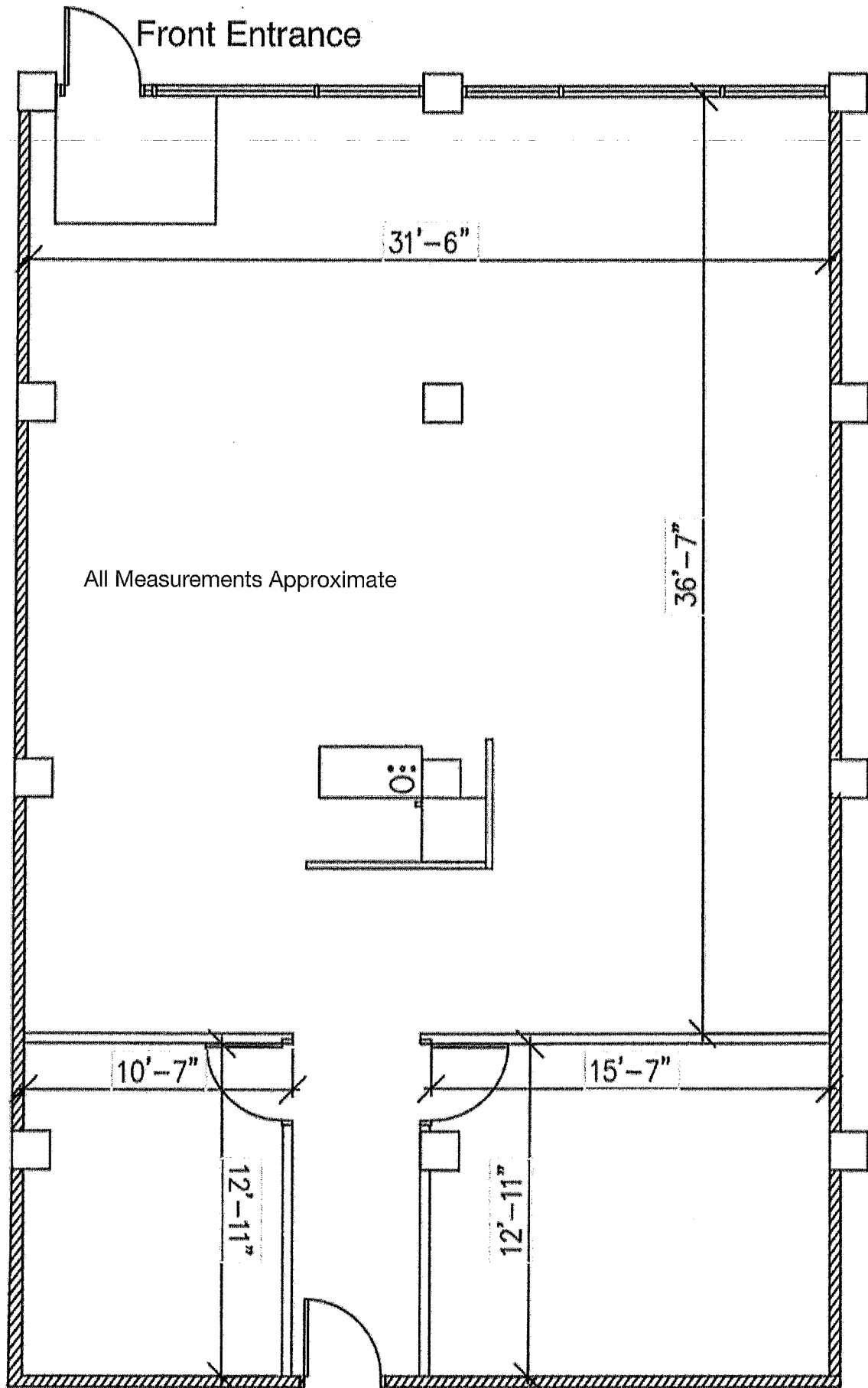


FRONT DESK - LOBBY

GYM







Rear Corridor

