

CREATIVE OFFICE SPACE FOR LEASE

UP TO 10 PARKING SPACES



225 Arch Street - 1st Floor

**Philadelphia, PA 19106
Old City**

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

BRENDAN FLYNN

BFLYNN@FLYNNCO.COM

215-561-6565 X 152

MICHAEL GALLAGHER

MGALLAGHER@FLYNNCO.COM

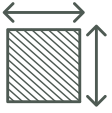
215-561-6565 X 151

**The
Flynn
Company**

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

FEATURES



Approximately 4,313 SF of 1st floor, move-in ready office space



9 private offices, 2 conference rooms, kitchenette, open bullpen area, 2 bathrooms (shower)



Glass-front offices, high ceilings, oversized windows; an abundance of natural light



Excellent Old City location within walking distance to restaurants, cafes, bars, historic and cultural attractions



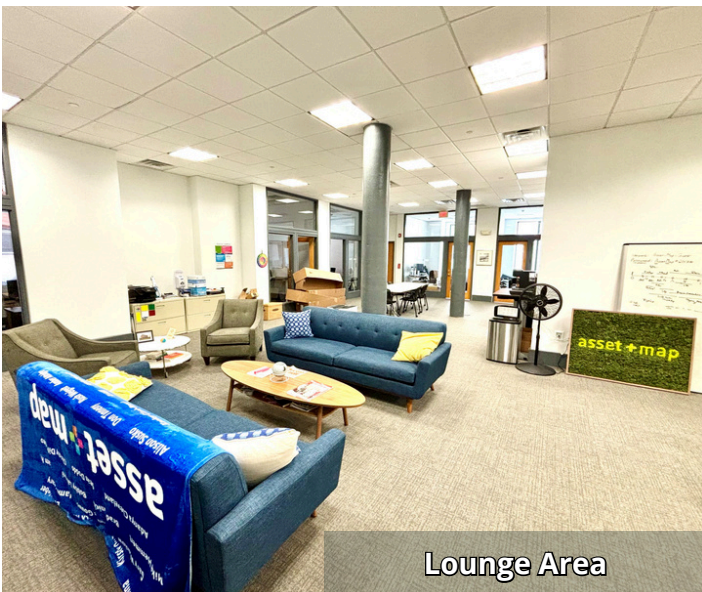
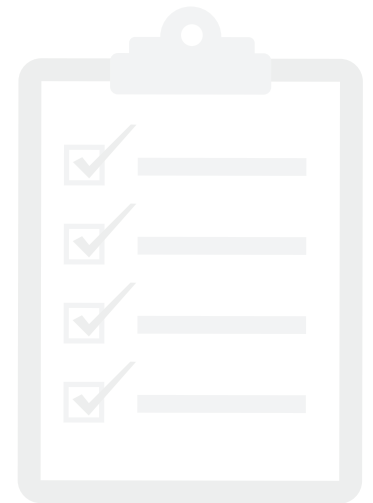
Gated on-site parking; up to 10 spaces available



Exterior building signage opportunity



Potential for lower level expansion space



Lounge Area



Glass-Front Offices

FLOOR PLAN



ARCH STREET



10 Parking Spaces Available

PHOTOS



Kitchenette



Exterior Signage



Reception



Large Conference Room

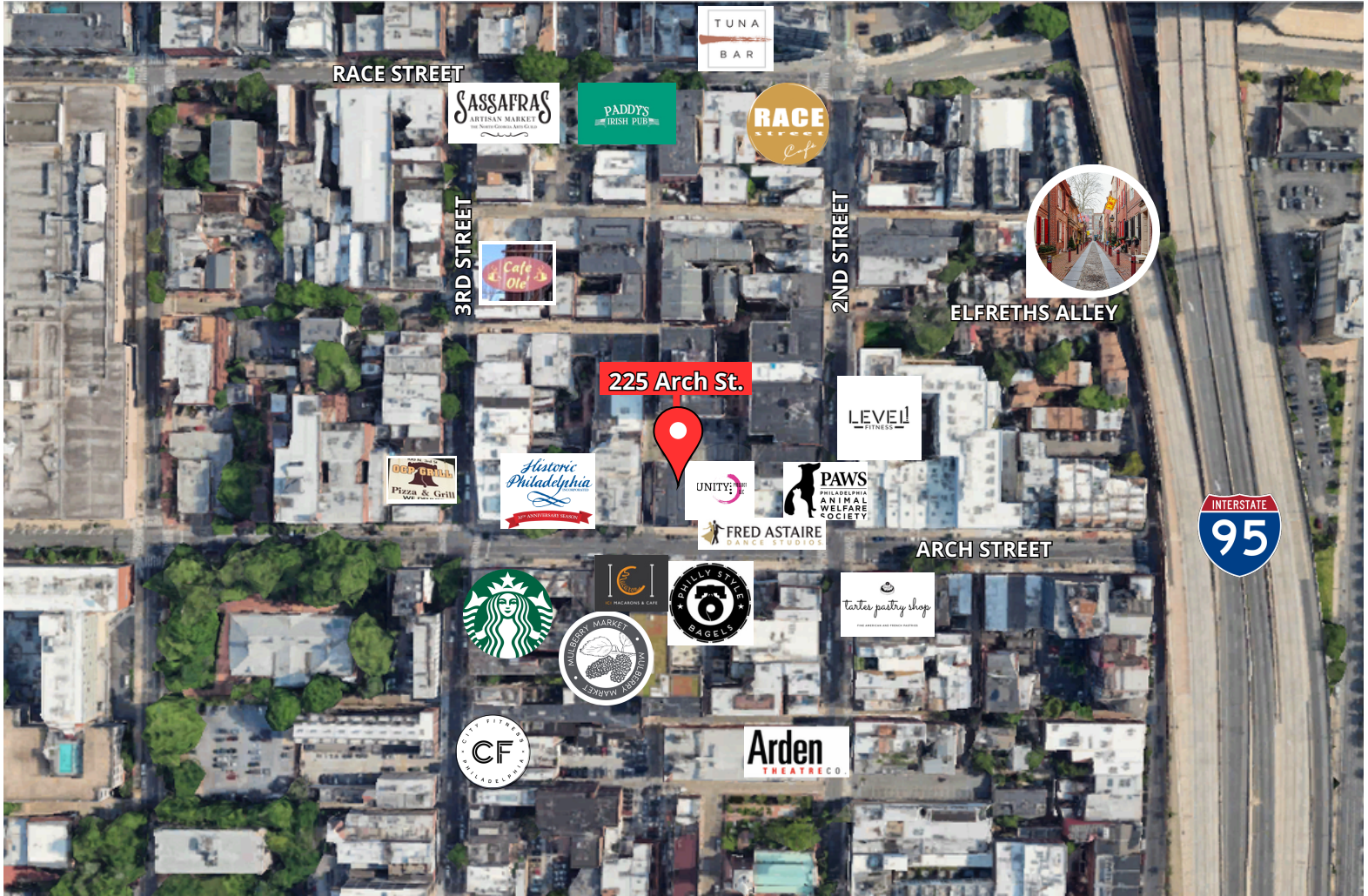


Small Conference Room



Building Exterior

LOCATION



Walker's Paradise:
Daily errands do not require a car.



Very Bikeable:
Biking is convenient for most trips.



Rider's Paradise:
World-class public transportation

For More Information Please Contact:

BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
215-561-6565 X 152

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151