



New to
the Market

Located Within
an Opportunity
Zone

Over 230,000 SF of Creative Office Space



Netrality
401 North Broad

Center City, Philadelphia, PA



For more information, please contact:

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CBRE



118,700 RSF of Contiguous Office Space Available

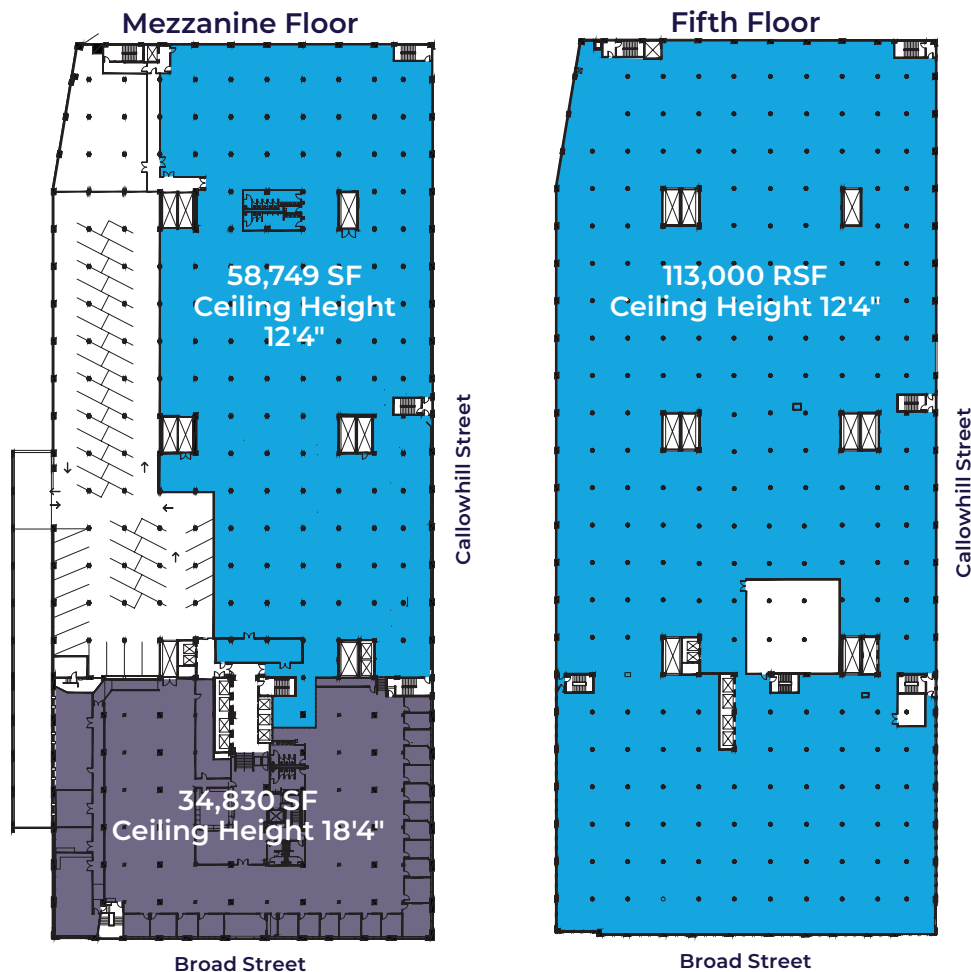
113,000 RSF on the Entire 5th Floor | 25,128 RSF on the 2nd Floor

93,579 RSF on the Mezzanine (34,830 RSF and 58,749 RSF)



Property Features

- Ceiling heights ranging from 12'4" to 18'4"
- Potential private elevators for large tenants
- Space is divisible to suites of 12,000-15,000 RSF
- Classic mushroom columns throughout the floors
- Ample on-site parking
- Covered secure loading dock with 4 freight elevators with 10,000lb capacity
- Floor loading; 200 lbs per SF
- Neutrality co-working space located on the 2nd Floor
- Tremendous technology and power capabilities including Megaport's global network, providing access to the top cloud service providers.





Netrality

401 North Broad

Transportation

Located on the rapidly-growing North Broad Street corridor with easy access for vehicles, pedestrians and public transit

Two minutes from the on/off ramps of I-676 connecting motorists to I-76 and I-95

A 10-minute walk from Suburban Station and 14 minutes from Jefferson Station

2-3 blocks from Septa's Broad Street subway line via the Vine and Spring Garden Street stations

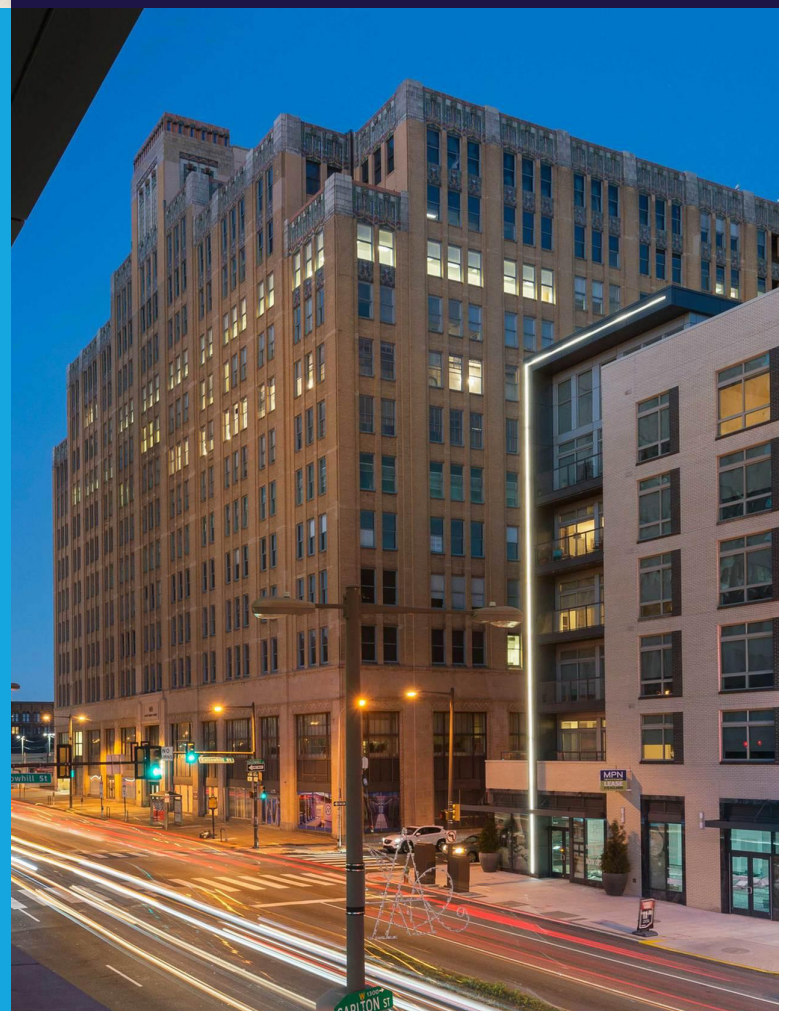
Neighborhood

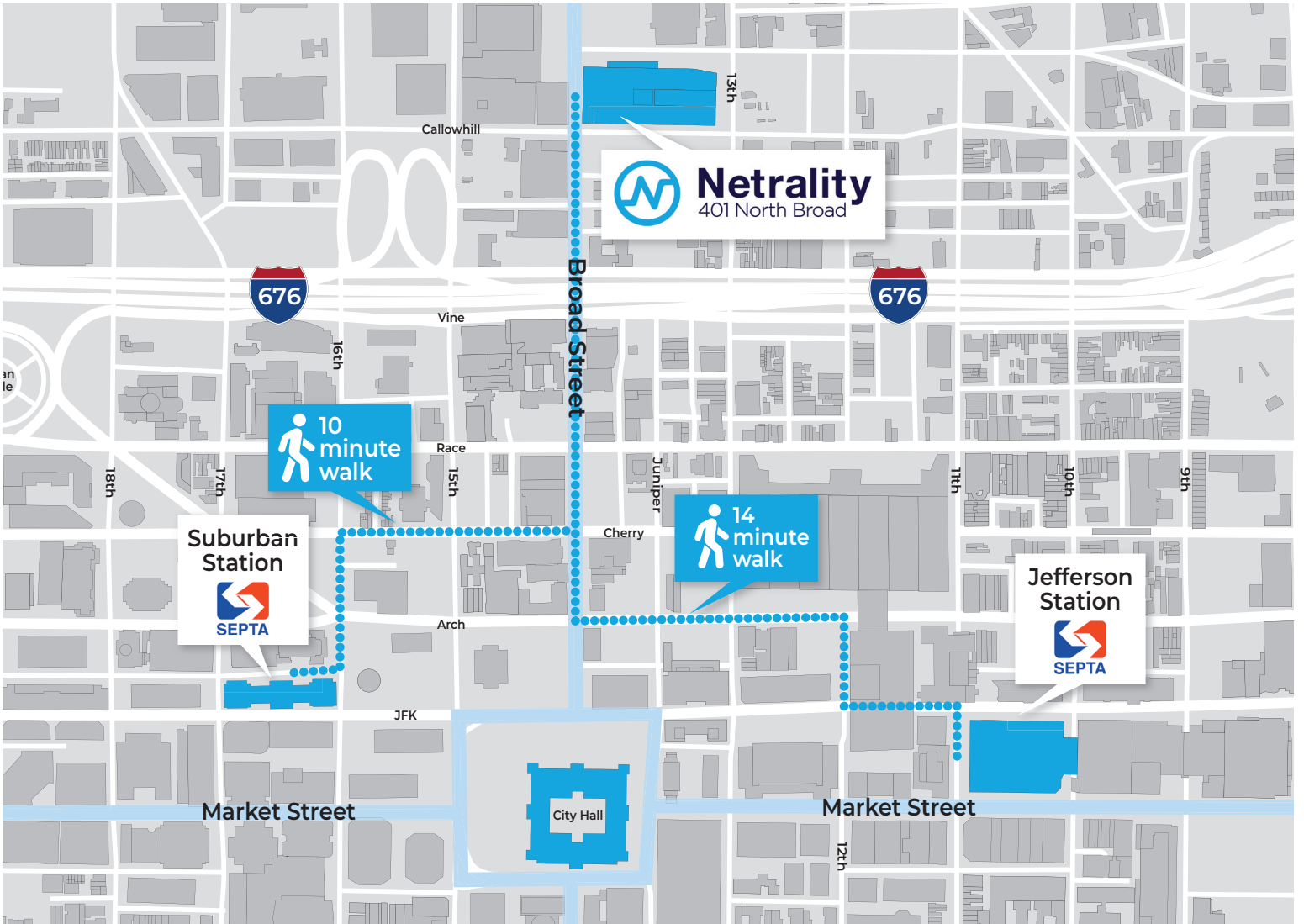
Key location on North Broad Street, steps from millions of square feet of residential, office, retail, hospitals and universities

Central location near Spring Arts/Loft District, North Broad, Fairmount, City Hall, Convention Center and Reading Terminal Market

Surrounded by numerous new restaurants, gourmet delis, micro-breweries and more

Across from the new Philadelphia Police headquarters and the School District of Philadelphia Administration building





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