

MSC

FISHTOWN URBY

JOIN RECENTLY OPENED

MELHA

600 SF - 2,400 SF RETAIL/OFFICE AVAILABLE
1700 N FRONT STREET | FISHTOWN, PHILADELPHIA



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PROJECT OVERVIEW

The transit-oriented development located at 1700 N Front Street in Philadelphia, PA is a mixed-use project with architecture by Amsterdam-based firm Concrete and landscapes by Bas Smets, the Belgian designer recently selected to re-imagine the grounds of Notre Dame cathedral. It is bounded by Front Street to the east, Cecil B. Moore Avenue to the south, Hope Street to the west, and Palmer Street to the north.

The development spans a total area of 172,844 square feet. Within this space, there will be 123,218 square feet dedicated to 204 residential units: 28 studios, 141 one-bedroom units, and 35 two-bedroom apartments. In addition to the residential space, there will be 16,429 square feet of retail/restaurant space. The project offers four available retail/office spaces, ranging in size from 2,047 square feet to 5,664 square feet and all are equipped with the ability to vent, allowing for various types of businesses to operate.

Known for creating apartment communities with amazing apartments and dynamic amenity spaces, Fishtown Urby will include 204 apartments as well as shared features like a large fitness center, rooftop garden, work from home space, and an onsite cafe.

Overall, the transit-oriented development at 1700 N Front Street creates a mixed-use project incorporating amenities that support a healthy lifestyle and sustainable transportation options in the heart of Fishtown



ABOUT URBY

Urby is an innovative real estate brand that combines the design and level of service found in boutique hotels with traditional apartment living. Since opening in 2016, Urby operates properties in New York City, Jersey City, Harrison, Stamford, Newark, and Dallas. Future Urby developments are underway in Journal Square, Philadelphia, Miami, and Washington D.C.

Urby was founded in 2012 by David Barry with the intention of creating apartment communities with energy and soul. David recognized that the apartment industry had become a collection of fancy sounding building names with bland finishes, formulaic "amenity" rooms, and unnecessary rules and regulations. David saw an opportunity to create something different and better with light and airy apartment designs, energetic public spaces, and friendly property teams. City living doesn't have to be so contrived and complicated. Urby is authentic and intuitive. It is urban living made easy.

URBY LOCATIONS





NEIGHBORHOOD DEMOGRAPHICS

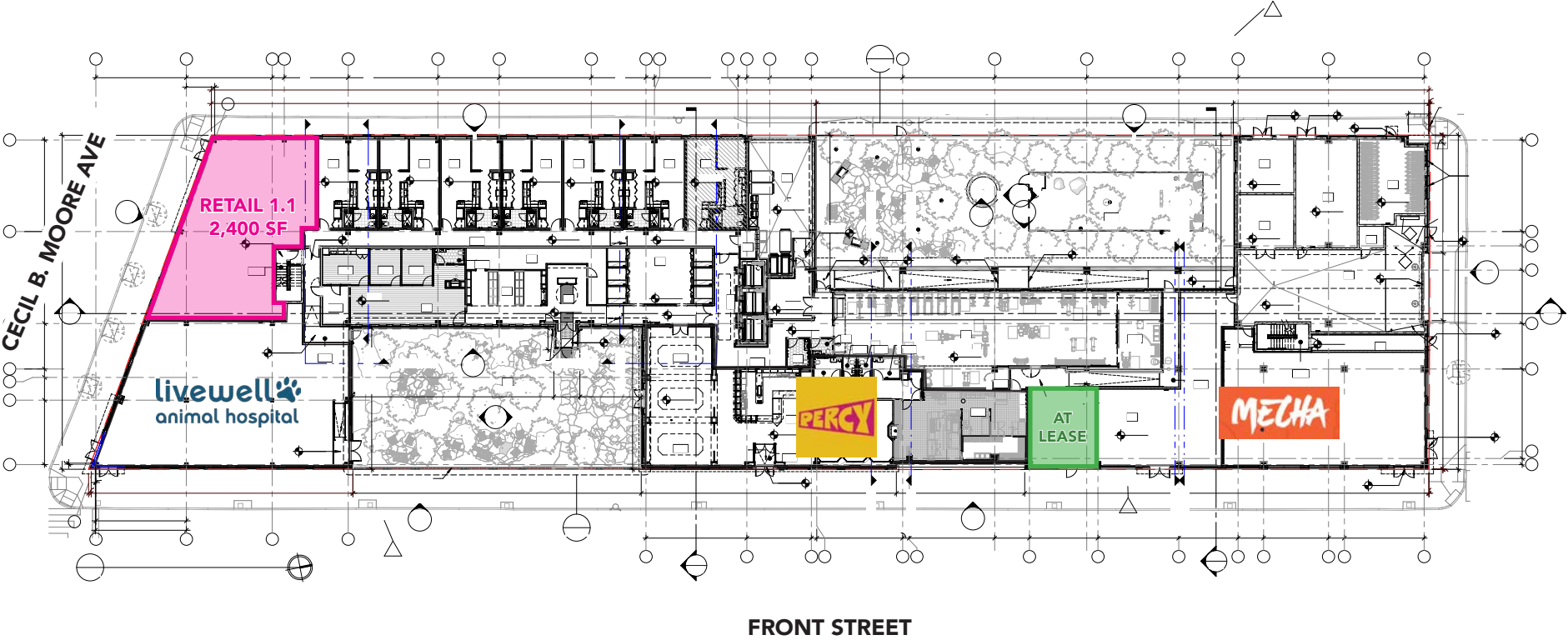
(FROM N. 5TH STREET TO THE DELAWARE
RIVER & E. LEHIGH AVENUE TO
SPRING GARDEN STREET)

-  **EST. POPULATION**
47,834
-  **EST. TOTAL EMPLOYEES**
15,056
-  **EST. AVG HH INCOME**
\$94,567
-  **EST. NUMBER OF HH**
20,176
-  **EST. TOTAL BUSINESSES**
2,132
-  **EST. MEDIAN AGE**
33.7

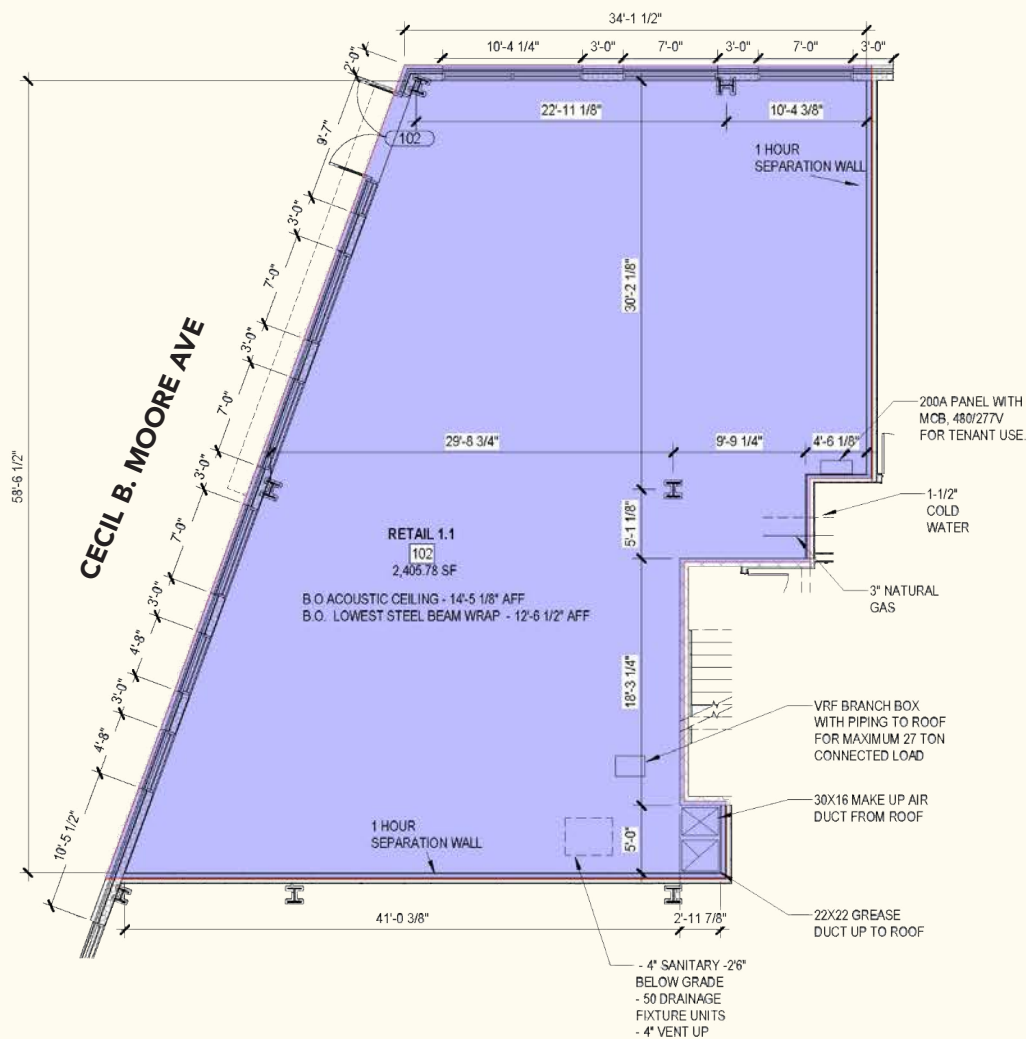
ZOOMED AERIAL: FISHTOWN



LEASING PLAN



RETAIL 1.1





FISHTOWN OVERVIEW

Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

TOP RESTAURANT DESTINATIONS



▶ LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



▼ KALAYA

An authentic example of Southern Thai cuisine created by Chef Nok Suntaranon. The bold and bright flavors of the menu are thoughtfully prepared and delicately balanced according to the recipes passed down from her mother, Kalaya, who is the restaurant's namesake.



▶ PIZZERIA BEDDIA

Dubbed "the best pizza in America" by *Bon Appetit Magazine*, Joe Beddia's pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private "hoagie omakase" tasting room. Don't miss the antipasti, desserts and natural wine list too.



▶ FRANKFORD HALL

Philadelphia's version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

TOP RESTAURANT DESTINATIONS



► HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



► SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



▼ MIDDLECHILD CLUBHOUSE

Middle Child Clubhouse is the mature spin off of the incredibly successful Middle Child in Washington Square West. Even better—this place can hold more than double the amount of people than its predecessor.



► LASER WOLF

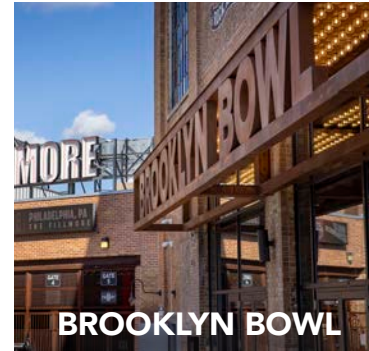
Laser Wolf has officially been recognized as one of the best restaurants in the world on Condé Nast Traveler's 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house concept from the restaurant duo Michael Solomonov and Steven Cook.

TOP ENTERTAINMENT DESTINATIONS

In addition to world class restaurants, Fishtown is a burgeoning entertainment destination in Philadelphia. A choose-your-own-adventure type neighborhood where one can have an intimate candlelight dinner at Suraya and end their night at LMNO's Listening Room for an intimate concert (no phones allowed), or can see a burlesque show at Fabrika, hop over next door to Barcade, and finish their night with a CityWide at Fishtown Tavern to mosey on over to Rivers Casino. This place has it all.



THE FILLMORE



BROOKLYN BOWL



RIVERS CASINO



FABRIKA



THE FOUNDRY



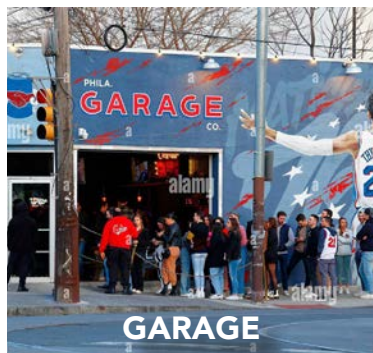
EL BAR



PUNCHLINE



JOHNNY BRENDA'S



GARAGE



STATESIDE



LMNO



PHILA. BREWING CO



EVIL GENIUS

FISHTOWN MURALS & STREET ART



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