

MSC ARCH STREET

CENTER CITY
PHILADELPHIA, PA

24,423 SF BI-LEVEL
RETAIL/OFFICE CONDO FOR SALE

1218 ARCH
STREET

Center for Architecture



PROPERTY DETAILS

- ▶ Incredibly rare large format retail condominium strategically located in core Center City, across from the entrances to the Pennsylvania Convention Center and Reading Terminal Market
- ▶ 12,350 SF on the ground floor with retail storefront, 17' ceilings, hardwood floors, exposed brick and columns
- ▶ 12,073 SF in basement with 12' ceilings currently used as storage
- ▶ Direct loading in the rear from Cuthbert Street
- ▶ Annual rental income of \$47,000 generated by cellular equipment storage leases
- ▶ Ideal opportunity for a variety of commercial end-users or investors

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION	EST. MEDIAN HH INCOME
206,964	\$95,215
EST. MEDIAN AGE	EST. EMPLOYEES
35.5	227,743

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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PROPERTY DETAILS

PARCEL NUMBER:	883305700
MUNICIPALITY:	City of Philadelphia
ASSESSED VALUE:	\$3,821,800 (under appeal) \$316,260 abated
NEIGHBORHOOD:	Convention Center
ZONING:	CMX-5
BUILDING TYPE:	Commercial condominiums
AGE:	Built 1900
CONSTRUCTION:	Masonry
FLOORS:	Ground floor and basement
HVAC:	Split system; 6 units, 28 tons
ELECTRIC:	3 phase service 6 panels, 1,800 amps total
ALARMS:	Security and fire
SPRINKLERED:	Ground floor and basement

GROUND FLOOR:	12,350 SF Access from Arch Street Open meeting room Two conference rooms Large and medium-sized partitioned offices Kitchenette Storage room Men's restroom Women's restroom Full bathroom Loading area from Cuthbert Street Adjacent to common trash room
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BASEMENT:	12,073 SF Access from elevators and stairs Multiple storage areas Leased space Restroom Passenger and freight elevators
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AT&T LEASE:	Space - 435 SF Annual Rent - \$22,944 gross Expires - 10/31/28 Options - None Lease Commencement - 1997
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T-MOBILE LEASE:	Space- 550 SF Annual Rent - \$24,000 Expires - 2/10/27 Options - One 5-year extension Lease Commencement - 1997
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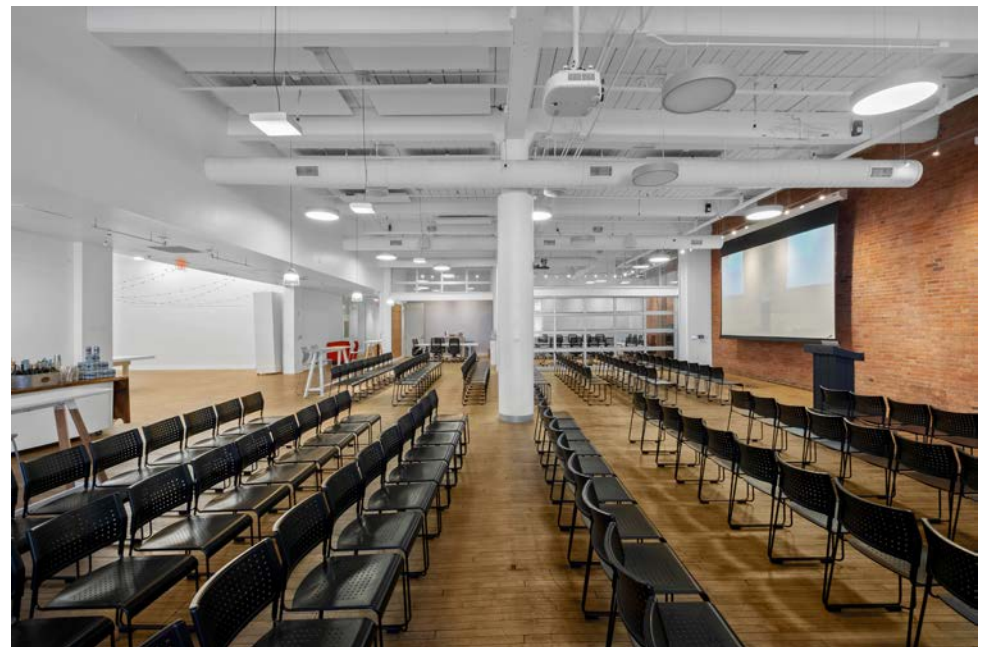
GROUND FLOOR INTERIOR PHOTOS



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GROUND FLOOR INTERIOR PHOTOS



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GROUND FLOOR INTERIOR PHOTOS



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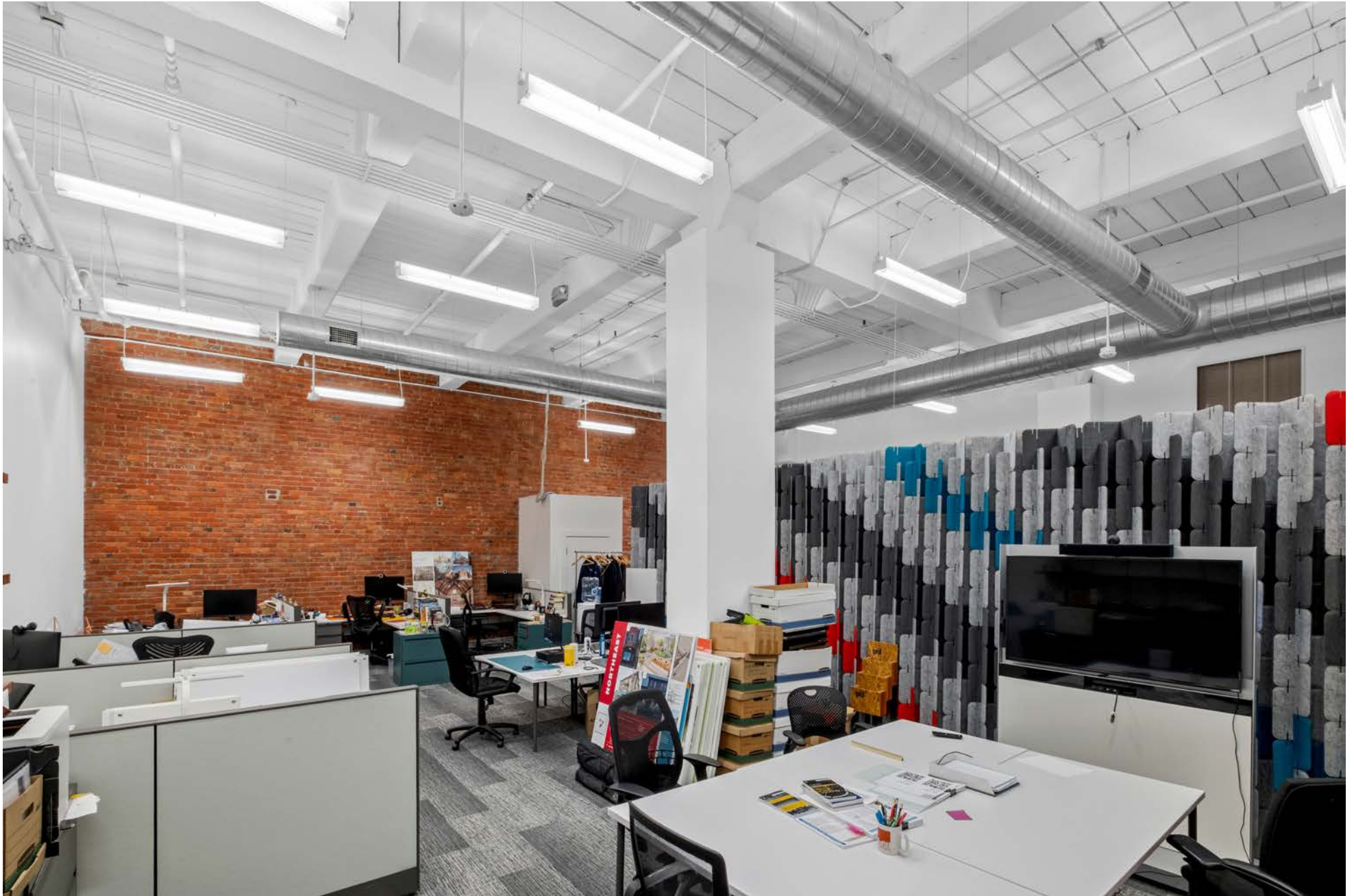
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GROUND FLOOR INTERIOR PHOTOS



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BASEMENT INTERIOR PHOTOS



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BASEMENT INTERIOR PHOTOS

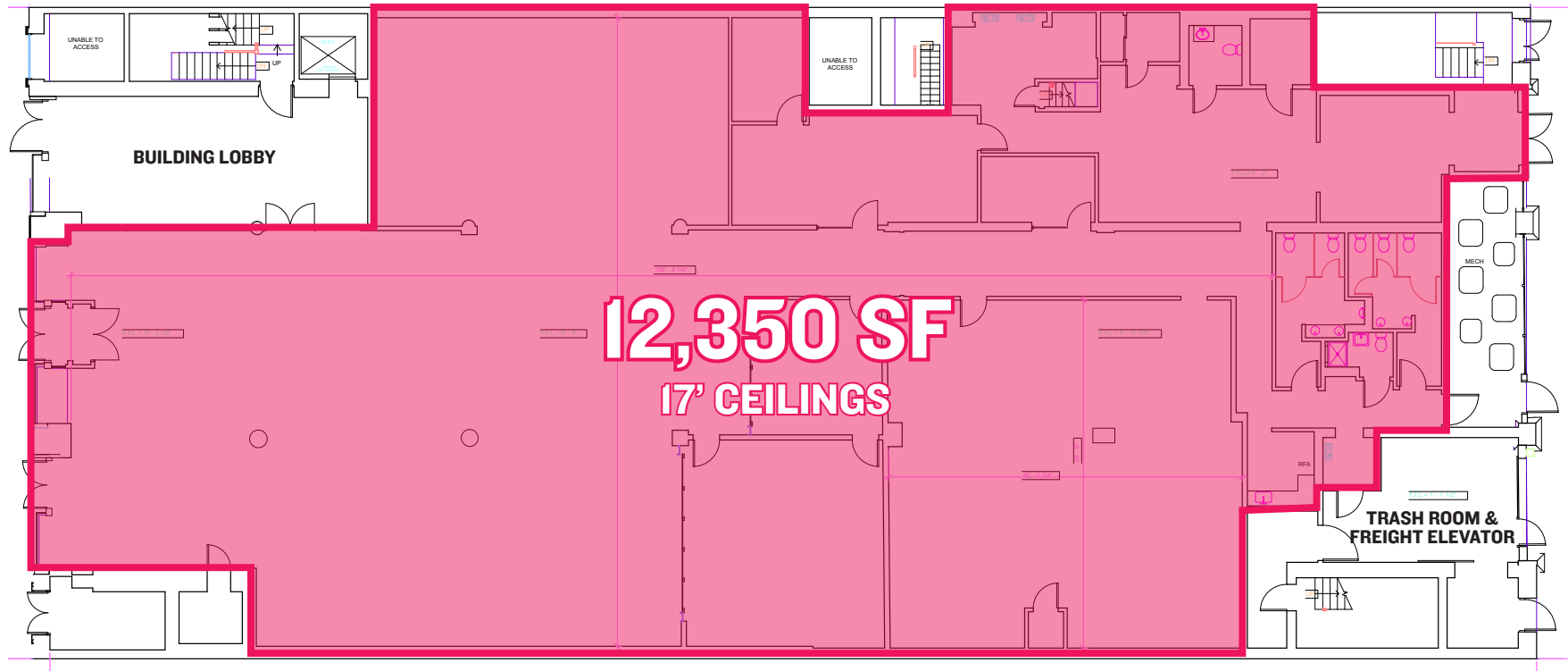


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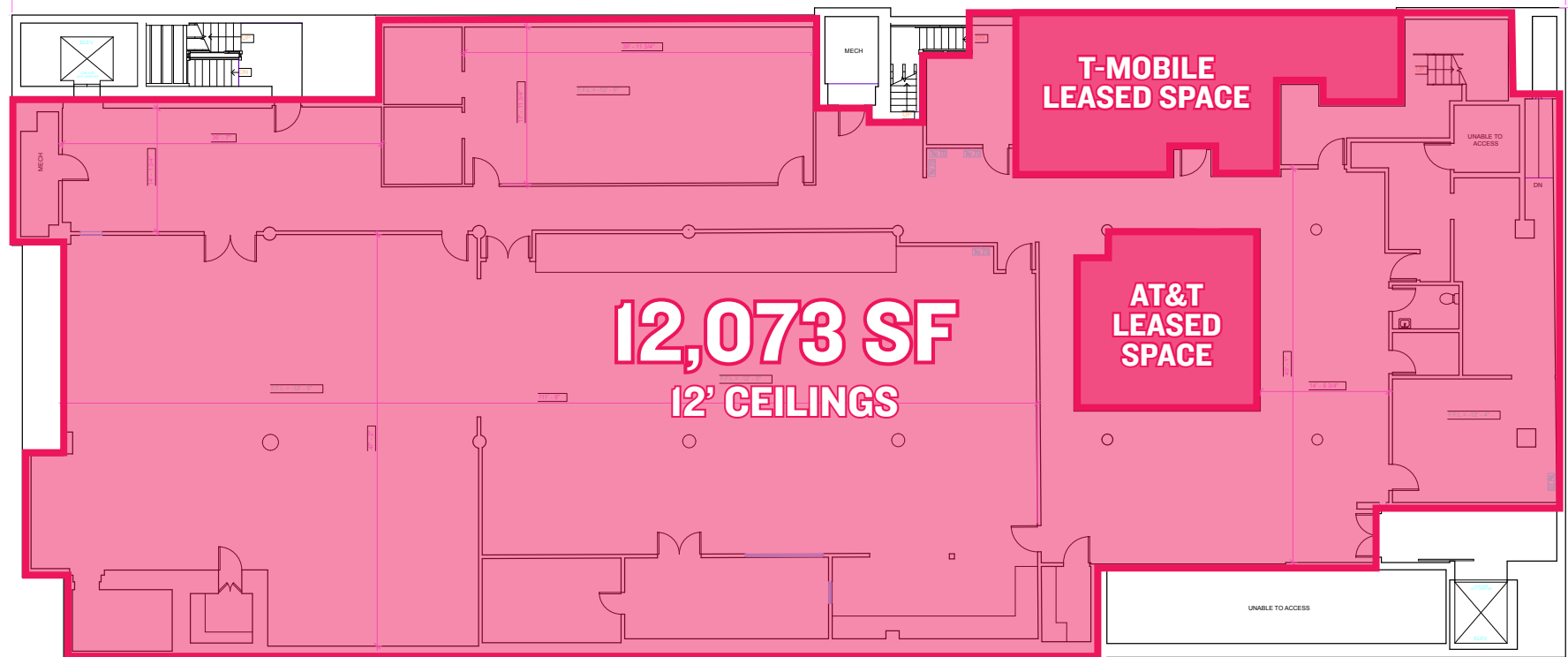
GROUND FLOOR PLAN

ARCH STREET



CUTHBERT STREET

BASEMENT PLAN



ANCHOR ATTRACTIONS MAP



DENSITY MAP

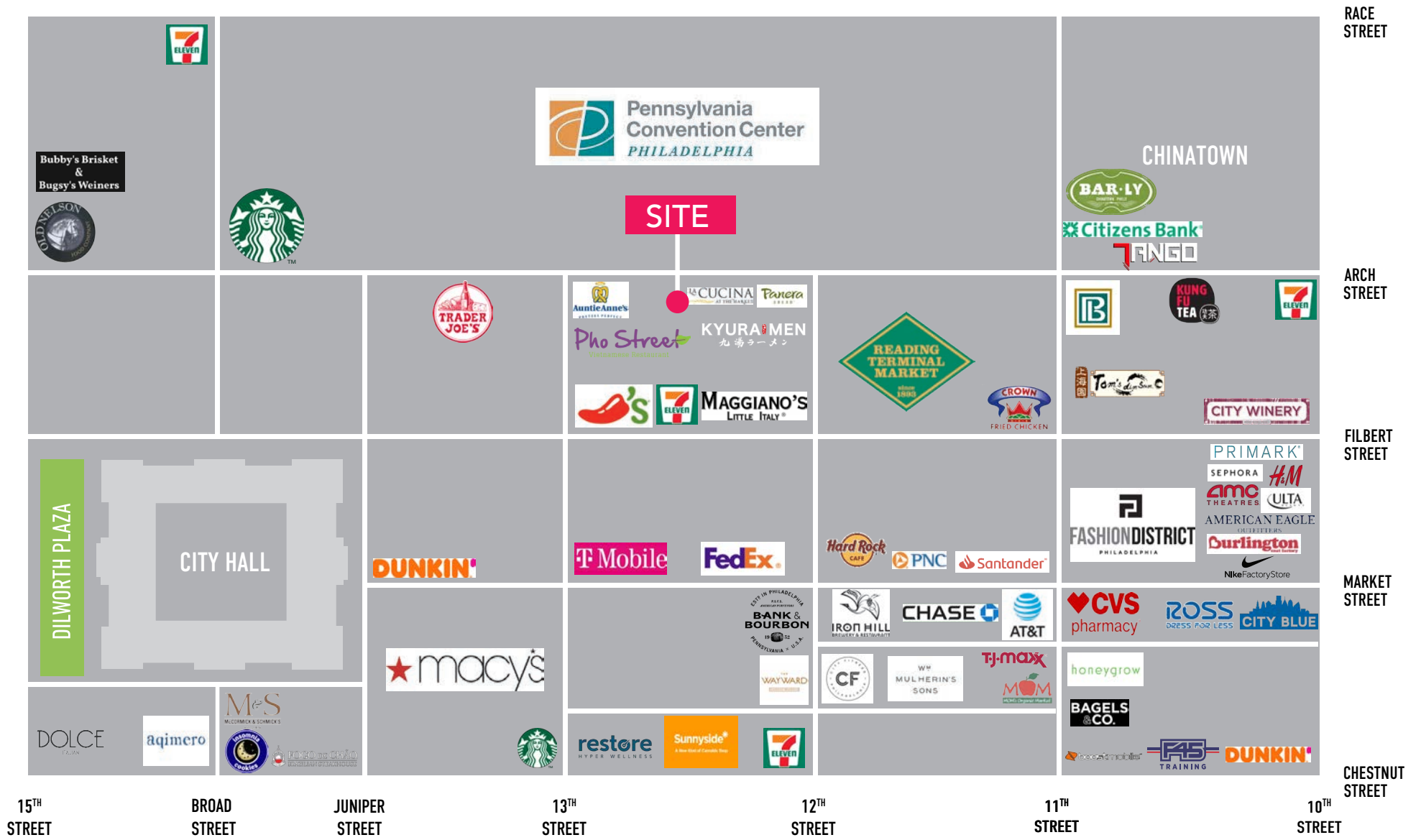


■ HOTEL	5,000+ Keys	■ TOURISM/CULTURAL	3M SF
■ OFFICE/MUNICIPAL	5M SF	■ RETAIL	1.5M SF
■ RESIDENTIAL	2,600 Units	■ PARKING	5,000+ spots

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RETAIL AERIAL





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DESIGN
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