

MSC NORTH 4TH STREET

OLDE KENSINGTON/FISHTOWN
PHILADELPHIA, PA

28,514 SF TURN-KEY
CREATIVE OFFICE BUILDING
FOR SALE



1227 NORTH
4TH STREET



PROPERTY DETAILS

- ▶ Impeccable conversion of the historic St Luke's Lutheran Church, built in 1854, into a modern creative office building, fully renovated in 2013
- ▶ Excellent architectural details including historic facade and A-frame roof, exposed timber columns and beams throughout, original hardwood, exposed brick walls and ductwork, and roof deck
- ▶ Owner occupied as corporate headquarters since 2017, with recent upgrades including 50 KW solar roof installation, new lighting, and high capacity fiber-optic wiring throughout
- ▶ Rear portion of the building fronting Orianna Street is single story warehouse which can be built upon (with Zoning approval, see adjacent Firehouse Apartments)
- ▶ Property includes corner surface lot for six car parking, plus two separately deeded small residential lots on Thompson Street
- ▶ Located in the Olde Kensington neighborhood, which has experienced explosive growth in the last decade, and only a few blocks from destination retail and F&B in Fishtown
- ▶ One block north of Girard Avenue, easily accessible by car, bus, trolley, train, and Indego bikeshare

SALE NOTES

Sale includes attached corner surface lot (17' x 50') and two undeveloped, separately deeded parcels

328 W Thompson Street - 840 SF land (16' x 52.5')

330 W Thompson Street - 840 SF land (16' x 52.5')

The property is leased to Alba Wheels Up International until 9/30/2027. The tenant pays rent of \$504,000 NNN (\$18 psf) and has one 5-year option, but is planning to relocate before the end of its term.

PROPERTY DETAILS

PARCEL NUMBER:	882892195
MUNICIPALITY:	City of Philadelphia
NEIGHBORHOOD:	Olde Kensington
REAL ESTATE TAXES:	\$57,875
ZONING:	ICMX - Industrial Commerical Mixed-Use
BUILDING TYPE:	Creative office
AGE:	1915, renovated 2013
IMPROVEMENT:	28,514 SF
LAND:	14,109 SF (113' x 166' irregular)
CONSTRUCTION:	Masonry
FLOORS:	Three
HVAC:	(13) 5-ton split systems, (1) 2.5 ton mini split; gas furnaces; (4) hot water heaters
ELECTRIC:	3 phase 400 amp service 50 KW solar roof top array (2021)
GAS:	4" service
WATER:	2" Domestic, 1" Domestic, (2) 2" Fire Service
FIRE ALARM:	Fire Lite MS5UD, centrally monitored
SECURITY ALARM:	Honeywell Vista 20p, centrally monitored
SPRINKLERS:	All floors, wet system
RESTROOMS:	Men's and Women's on each floor
ELEVATOR:	All Floors, Thyson Krup TAC 20 with 2,100 lb capacity
ROOF:	Shingles on A-frame and rubber on flat roofs, 2013 installation (est)
PARKING:	6 cars on attached corner surface lot

FIRST FLOOR:	Reception area Guest seating Small conference room Hoteling office/server room (1) Office Warehouse/storage Open seating/potential retail Men's and Women's restrooms Janitor's closet and additional restroom Loading/garage door Driveway
SECOND FLOOR:	Additional reception/event space (2) Open seating areas (3) Large private offices Storage locker Kitchen and dining room Temperature-controlled server room Men's and Women's restrooms Roofdeck
THIRD FLOOR:	Large open seating area (2) Conference rooms (9) Private offices Men's and Women's restrooms

TOP FLOOR INTERIOR



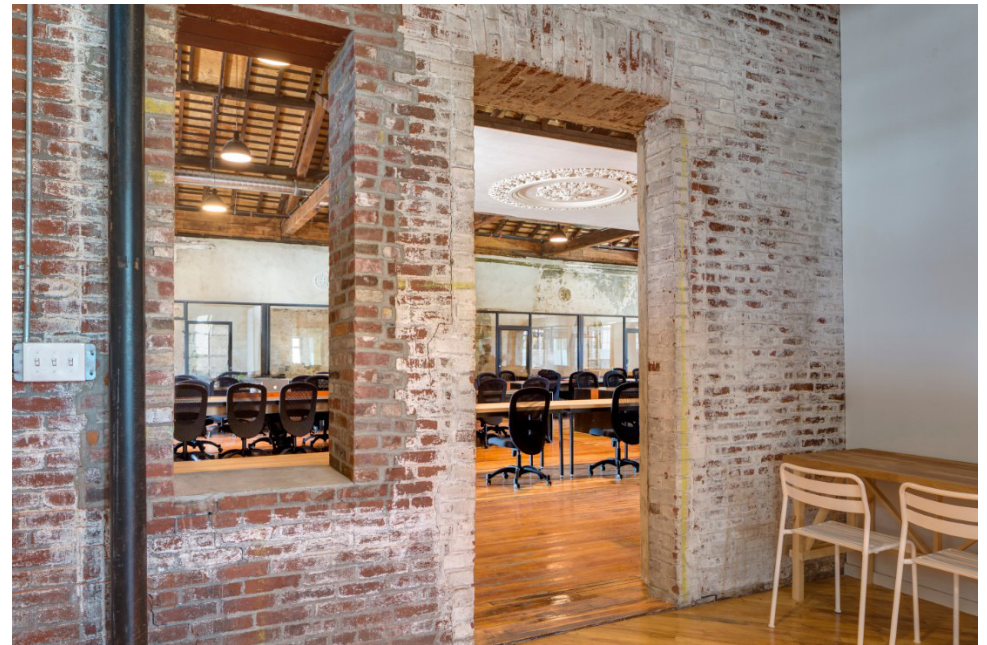
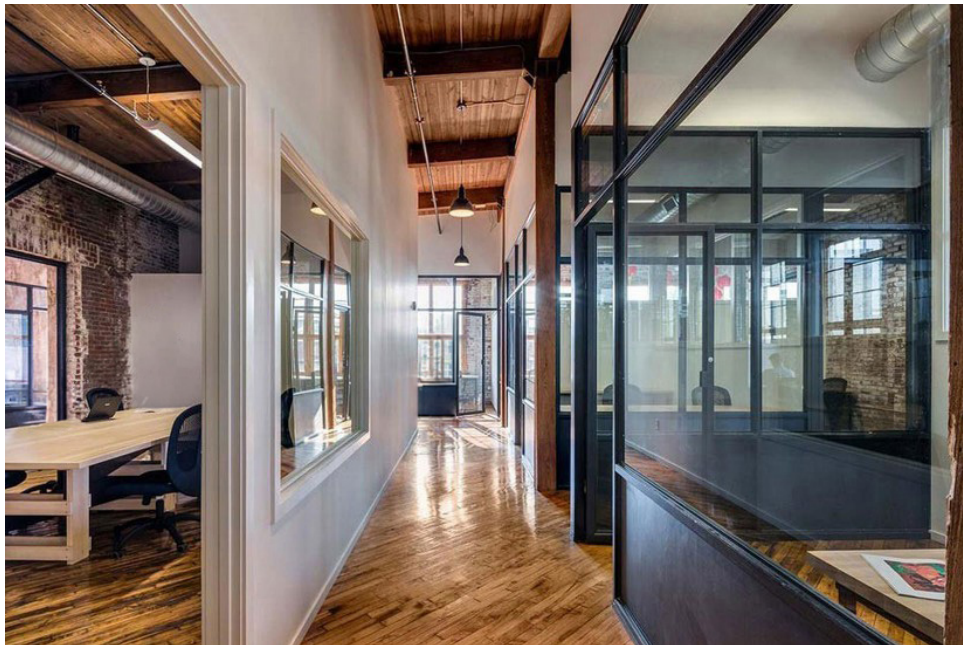
INTERIOR PHOTOS



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.

MSC

INTERIOR PHOTOS



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.

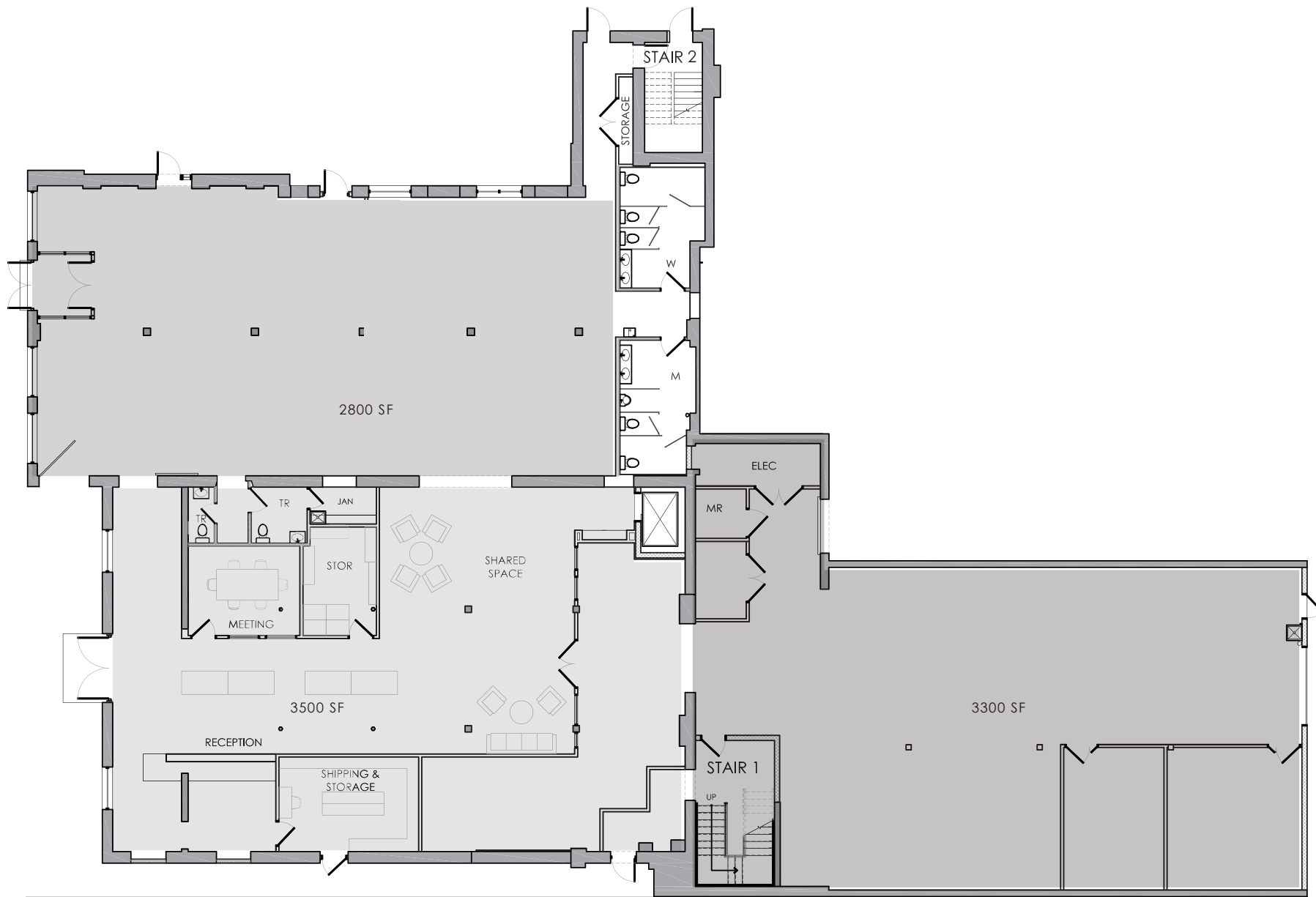
MSC

FIRST FLOOR PLAN

THOMPSON STREET

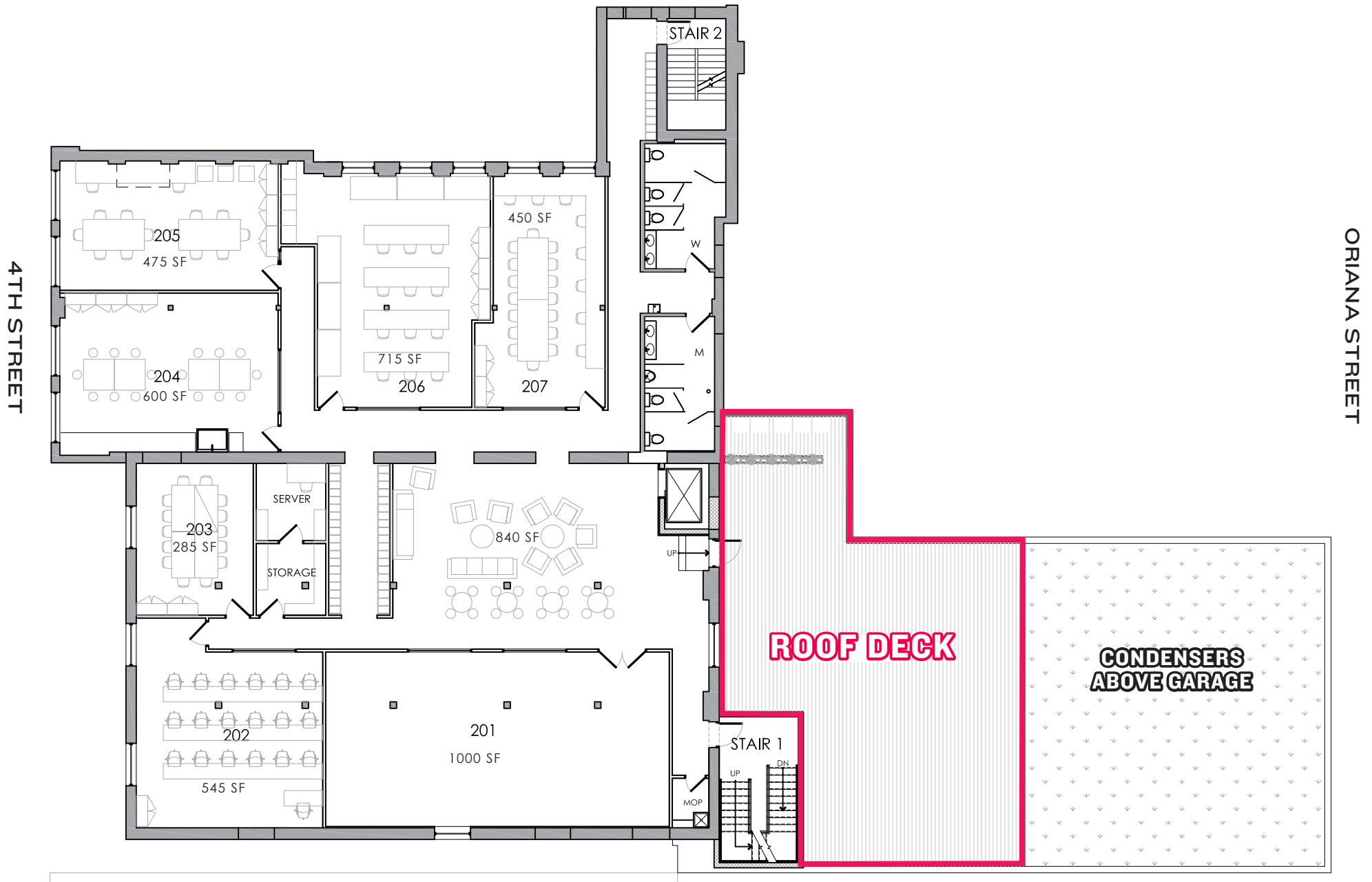
4TH STREET

ORIANA STREET



SECOND FLOOR PLAN

THOMPSON STREET

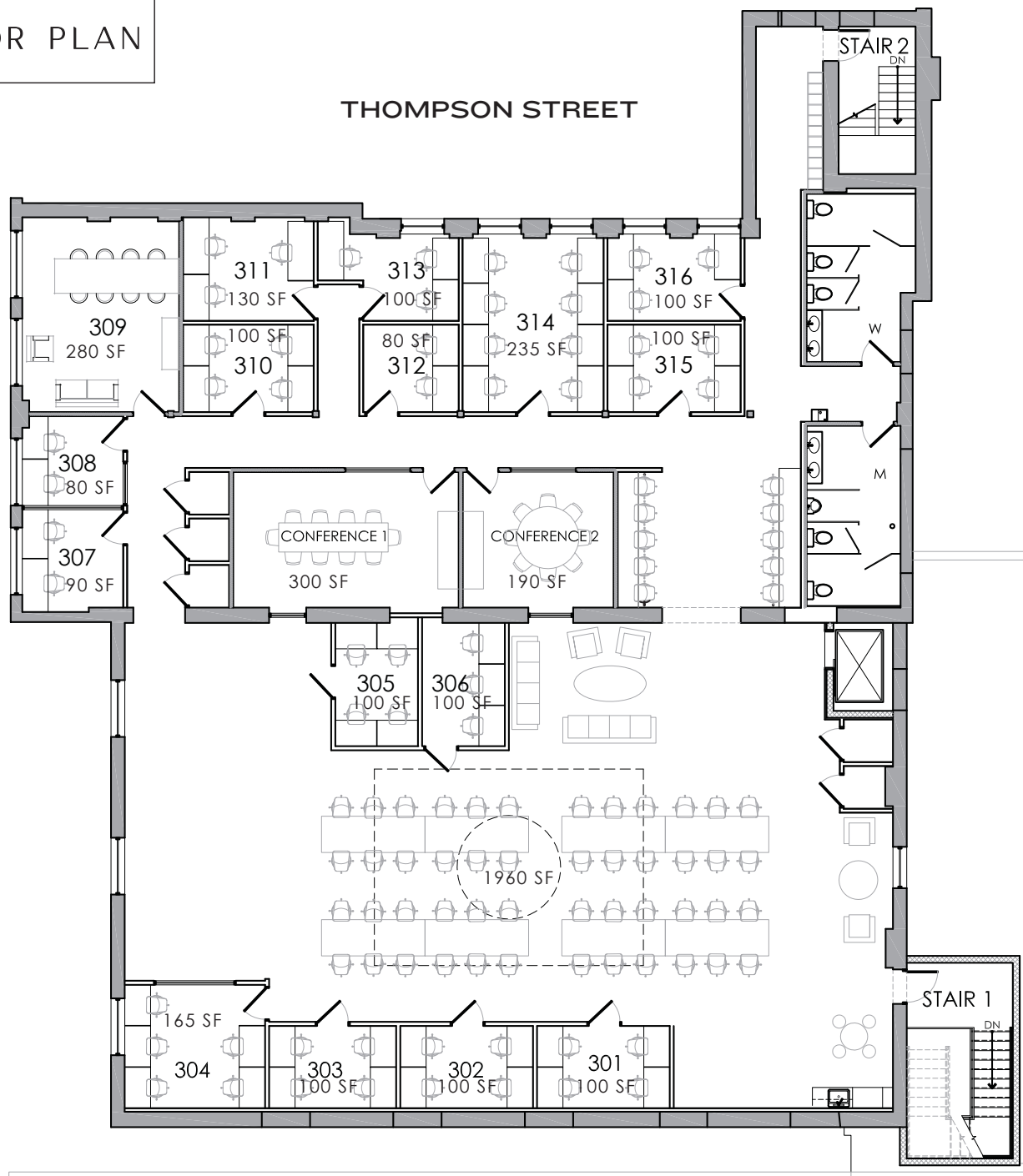


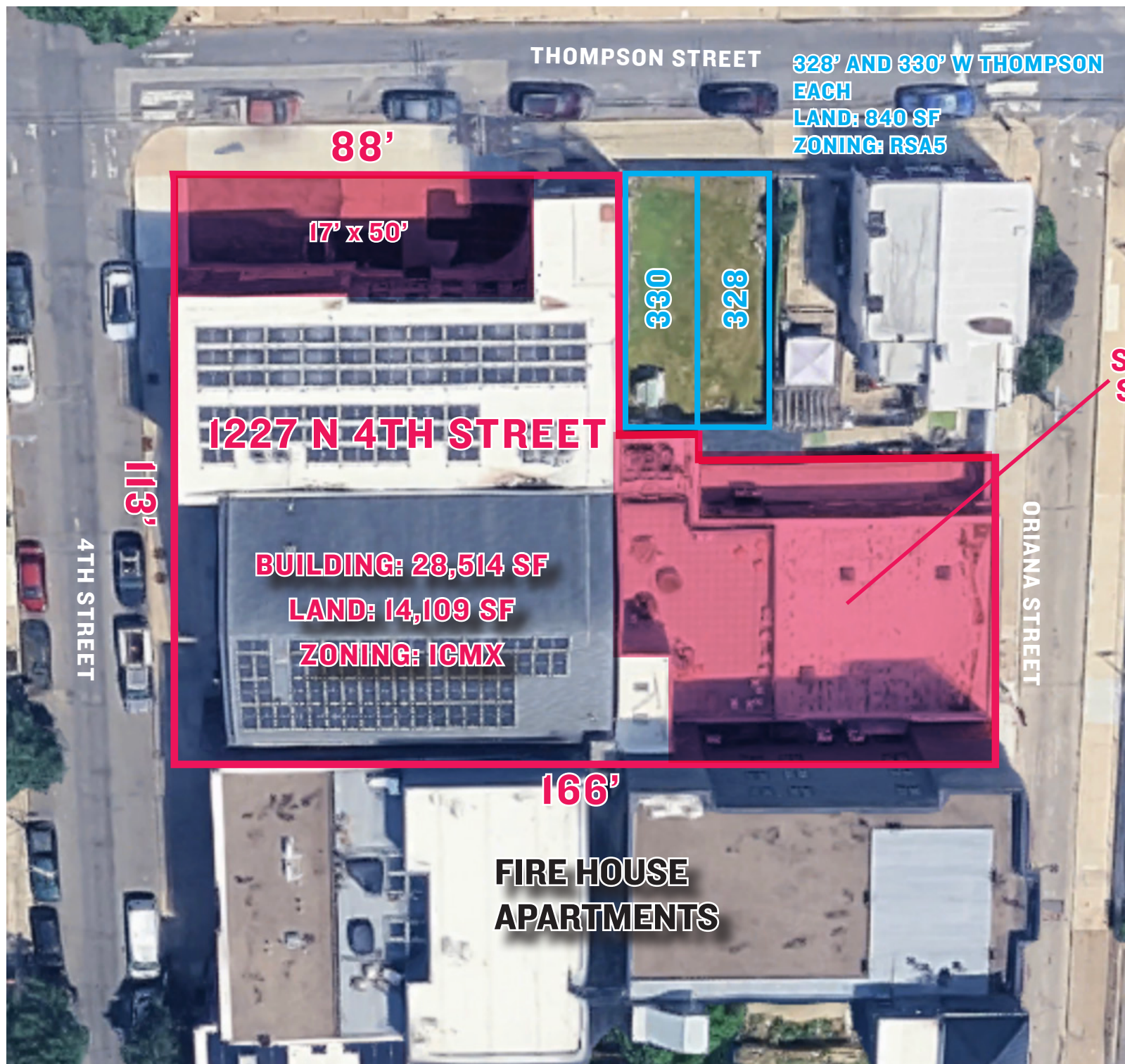
THIRD FLOOR PLAN

THOMPSON STREET

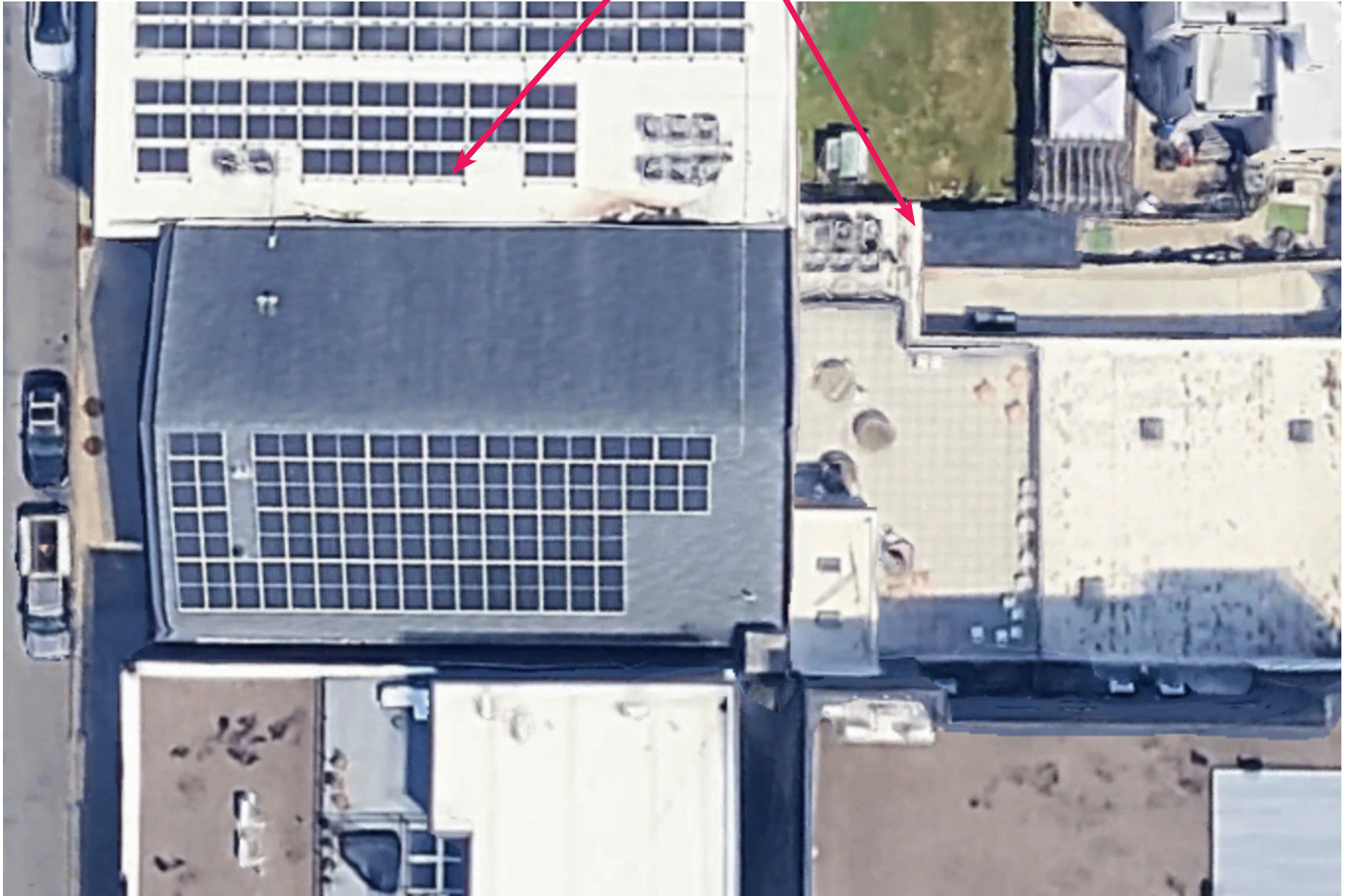
4TH STREET

ORIANA STREET





50 KW SOLAR ROOF TOP ARRAY INSTALLED IN 2021



NEIGHBORHOOD ATTRACTIONS



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.

MSC



MSC

JOSH WEISS

jweiss@hellomsc.com

215.605.8355

JESSE DUBROW

jdubrow@hellomsc.com

856.745.0744