



Available:

13,592
SF



Close proximity
to Spring
Garden Station



Parking
on site

For Lease | Available Immediately

Newly renovated flex space on lively Spring Garden Street

606-622 Spring Garden Street, Philadelphia, PA 19123

Located just minutes from major roadways, with SEPTA at its doorstep, this property is surrounded by popular neighbors like **Target, Yards Brewing Company, the American Red Cross, and Franklin Music Hall**—an ideal space for retail, office, or creative businesses looking to thrive in a vibrant, high-traffic location.

Accelerating success.

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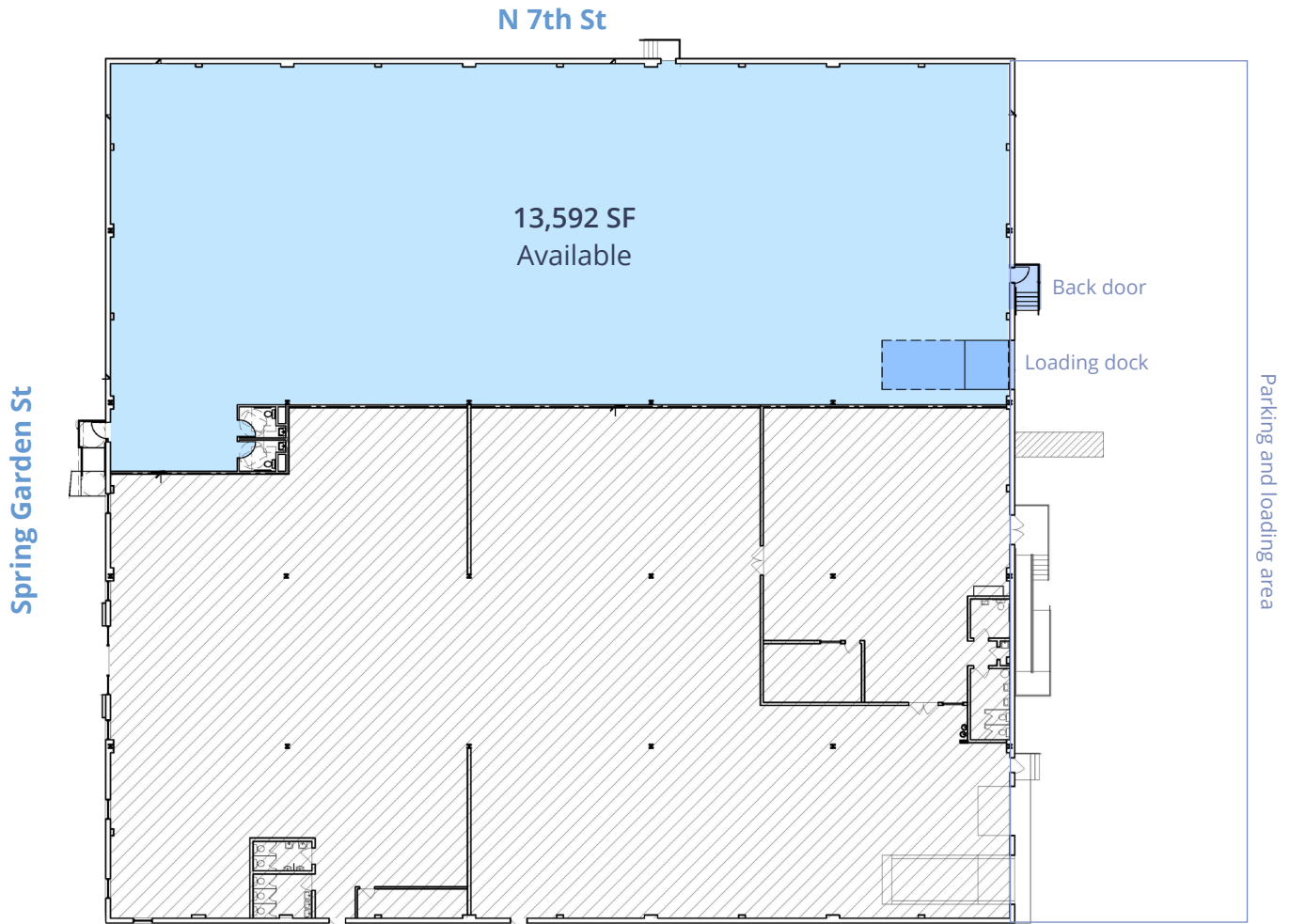
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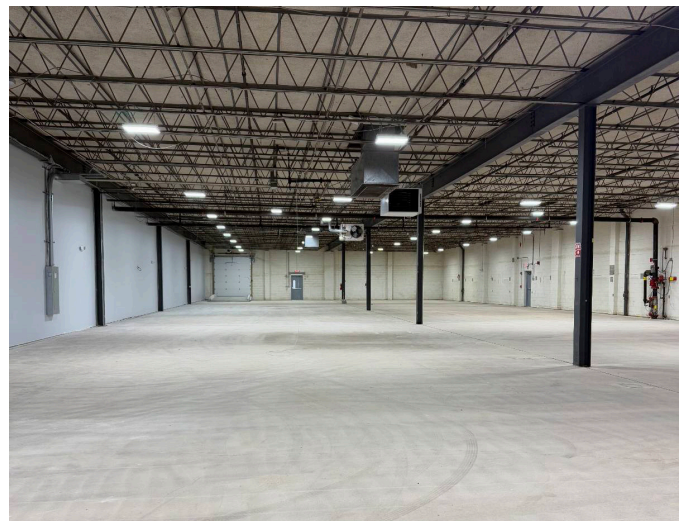
Site Plan



Property Features

13,592 SF available

- Surface parking available
- 16 ft. ceiling height
- Tailgate loading and fenced lot
- Renovated Oct. 2024
- Minutes to the Vine Street Expressway, I-95, I-676
- Front door access to SEPTA Route 47, the 4th most popular line seeing a daily avg. of 16,500 riders



Location Overview

606 Spring Garden sits at the crossroads of Callowhill and Northern Liberties, one of Philadelphia's most sought-after thoroughfares due to its exciting mix of retail, restaurant and residential developments. Callowhill, once a manufacturing hub, has transformed into a hotspot for creatives, with loft-style residences and repurposed industrial buildings.

Its proximity to Center City and strong public transit connections, including the Market-Frankford Line, make it a desirable location for both residents and visitors. The combination of historical charm, cultural energy, and accessibility makes the 6th and Spring Garden area a dynamic part of Philadelphia's ever-changing urban landscape.



Bike Score
91



Walk Score
93



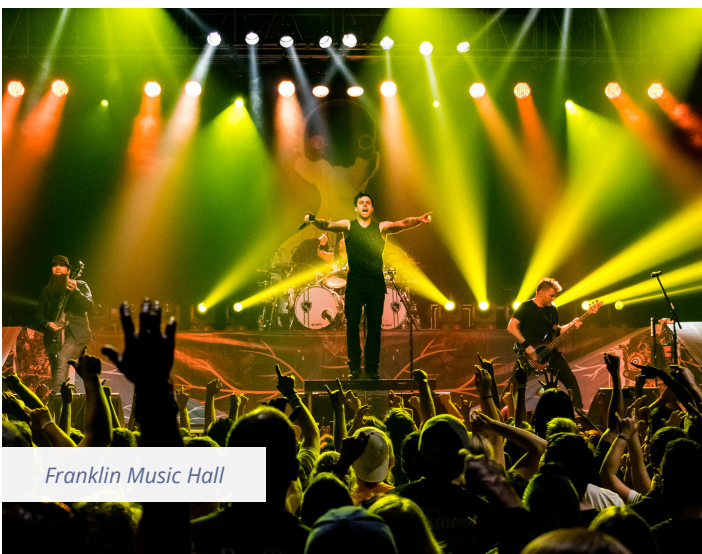
Transit Score
93



Spring Garden Street



The Carson



Franklin Music Hall



Yards Brewing Co.

Local Snapshot



Travel Distances

Spring Garden Station
Broad Street Line 0.5 miles | 3 mins

Spring Garden Station
Market-Frankford Line 0.5 miles | 3 mins

I-95 0.6 miles | 3 mins

Vine Street Expy 0.7 miles | 4 mins

I-676 0.7 miles | 4 mins

City Hall 1.5 miles | 8 Mins

I-76 2 miles | 10 mins

Highlighted Neighbors



DEMOGRAPHIC	1/4 MILE	1/2 MILE	1 MILE
Population	2,560	12,893	60,792
Households	1,266	6,128	31,750
Avg. HHI	\$133,214	\$152,008	\$134,403
Employees	2,909	9,600	118,457



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