

718 Arch St.
Philadelphia, PA

**5% Co-Broker
Commission**



CAST IRON BUILDING

AVAILABLE FOR LEASE

Owned & Managed:

Exclusively Represented:



The
Flynn
Company

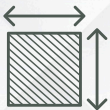
BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
215-561-6565 x 152

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 x 151

RYAN WREATH
RWREATH@FLYNNCO.COM
215-561-6565 x 155

The Flynn Company is pleased to present The Cast Iron Building;

a unique office setting that combines 21st century efficiency and convenience with a 19th century treasure. The front elevation cast iron is emblematic of progressive commercial building techniques from the late 19th century and it is now the largest contiguous cast iron elevation remaining in the Philadelphia region. The building's historical character conceals recently upgraded state-of-the-art lighting, heating and cooling systems, delivering one of the lowest energy costs to occupy factors in the city.



Local, well-established ownership

- Financially strong ownership can invest in custom tenant improvements



Historic architecture with modern upgrades throughout

- Exposed ceilings, oversized windows, spiral duct work, exposed cast iron columns
- Heat pump systems allows tenants to digitally control their own HVAC



Tremendous access to parking and public transportation

- Adjacent to 1,200 car parking garage (\$17/day, \$270/month)
- Short walk to Jefferson Station for access to Regional Rail, and Market-Frankford Line



Energy Star Building

- More energy efficient than most buildings built a century later



Leases Availabilities:

All Units:

- High ceilings | Oversized windows | Potential for exposed ceiling

1st Floor

1,200 SF

- Access direct from building lobby as well as from Filbert St

3rd Floor

1,270 SF

- 3 offices
- Conference room
- Small kitchenette
- Small bullpen area

2nd Floor

7,448 SF

- Bi-level space with potential to add ADA lift
- Large conference room and bullpen areas
- 6 private offices

5th Floor

3,550 SF

- 10 private offices
- 2 conference rooms
- Kitchenette

Photos:



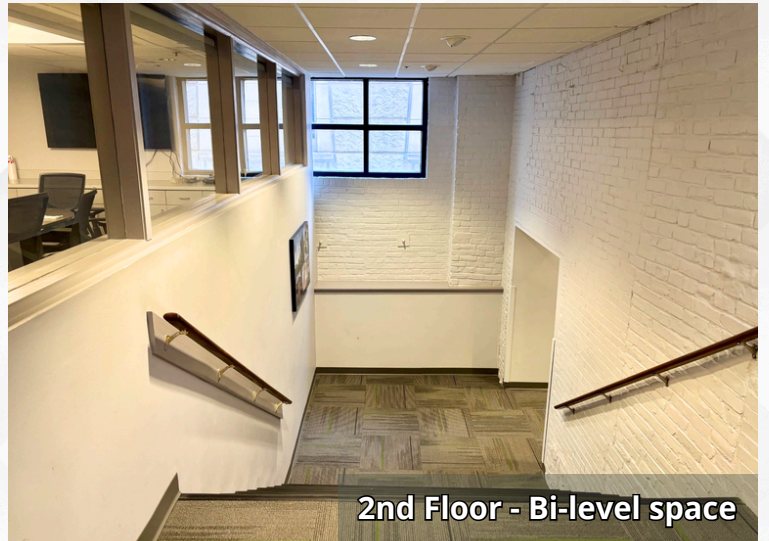
Building Lobby



2nd Floor - Bullpen area



2nd Floor - Reception

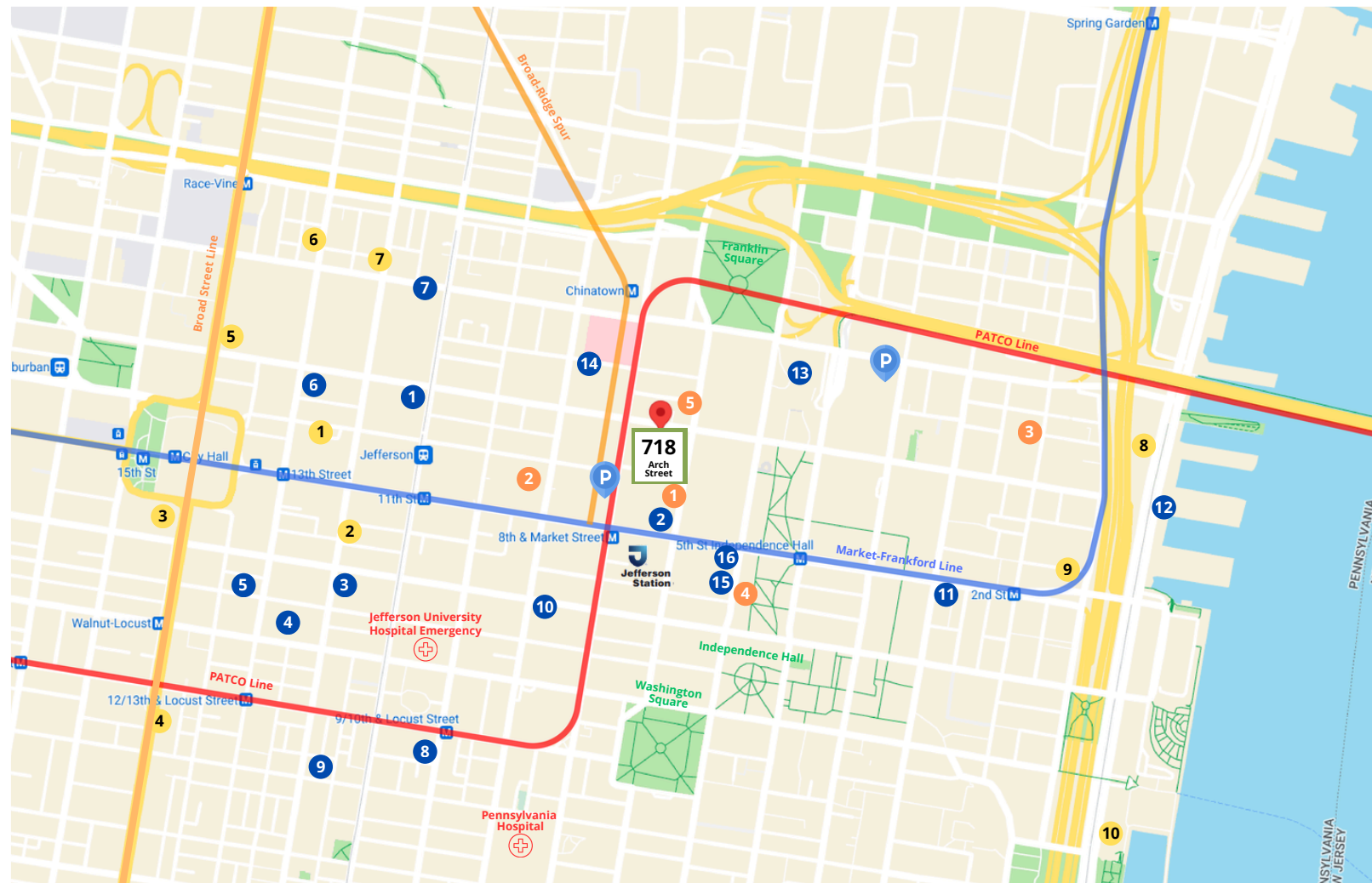


2nd Floor - Bi-level space



2nd Floor - Conference room

Location:



Food & Drink

1. Reading Terminal Market
2. Dunkin' Donuts
3. Shake Shack
4. El Vez
5. McGillins Olde Ale House
6. Maggianos Little Italy
7. Dim Sum Garden
8. Middle Child
9. Monster Vegan
10. High Street Restaurant & Bar
11. Sonny's Famous Steaks
12. Waterfront Gourmet Cafe & Deli
13. Starbucks
14. Hey Yogurt Philadelphia
15. Independence Beer Garden
16. La Colombe Coffee Roasters

Lodging

1. Philadelphia Marriot Downtown
2. Canopy by Hilton Center City
3. The Ritz-Carlton
4. DoubleTree by Hilton Center City
5. Aloft Philadelphia Downtown
6. Hampton Inn Philadelphia
7. Four Points by Sheraton
8. Holiday Inn Express
9. Penn's View Hotel
10. Hilton at Penn's Landing

Attractions

1. Market Place East Shopping Mall
2. Nike Factory Store
3. Wax & Wine
4. Liberty Bell
5. African American Museum



Walk Score

99



Transit Score

100



Bike Score

78