

718 Arch St.
Philadelphia, PA

**5% Co-Broker
Commission**



CAST IRON BUILDING

AVAILABLE FOR LEASE

Owned & Managed:

Exclusively Represented:

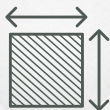


**The
Flynn
Company**

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**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 South**1,200 SF**

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

2nd Floor South**7,448 SF**

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

3rd Floor North**1,270 SF**

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

3rd Floor South**1,931 SF**

- Open bullpen area for approximately 16 workstations
- Conference room for 8
- 2 sides of windows
- Kitchen/copy/storage

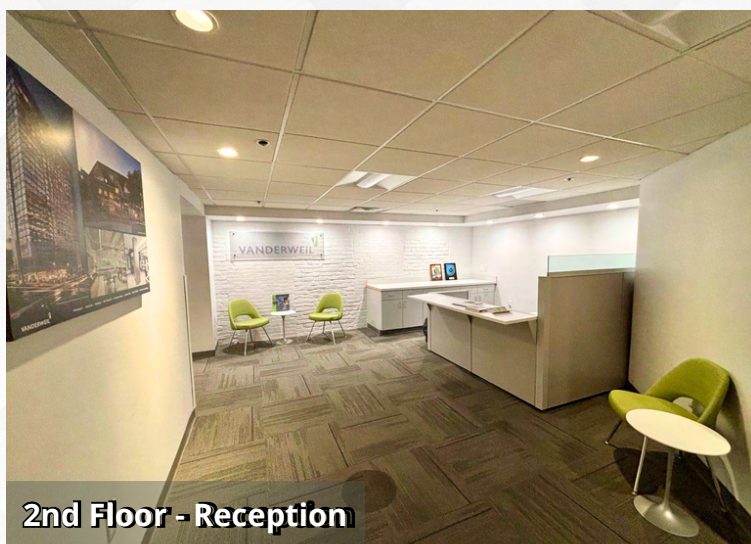
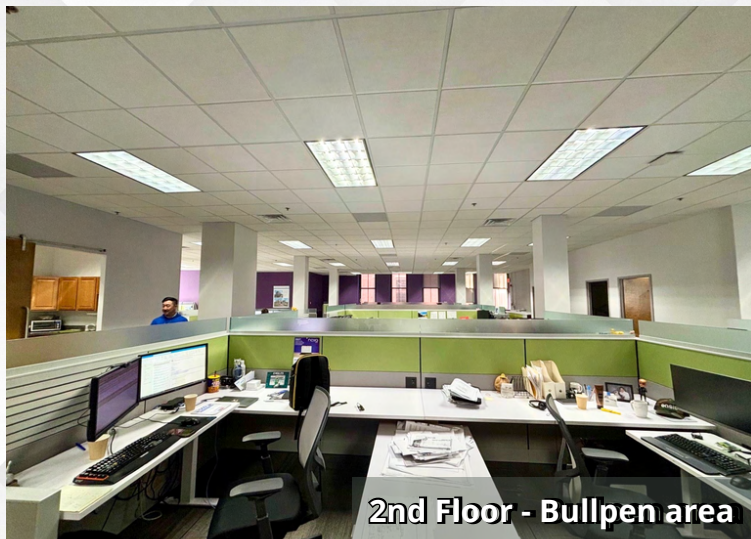
4th Floor South**7,170 SF**

- 6 perimeter offices (4 glass)
- 2 conference rooms
- Bullpen for 50 workstations
- Exposed ceiling & spiral ducts

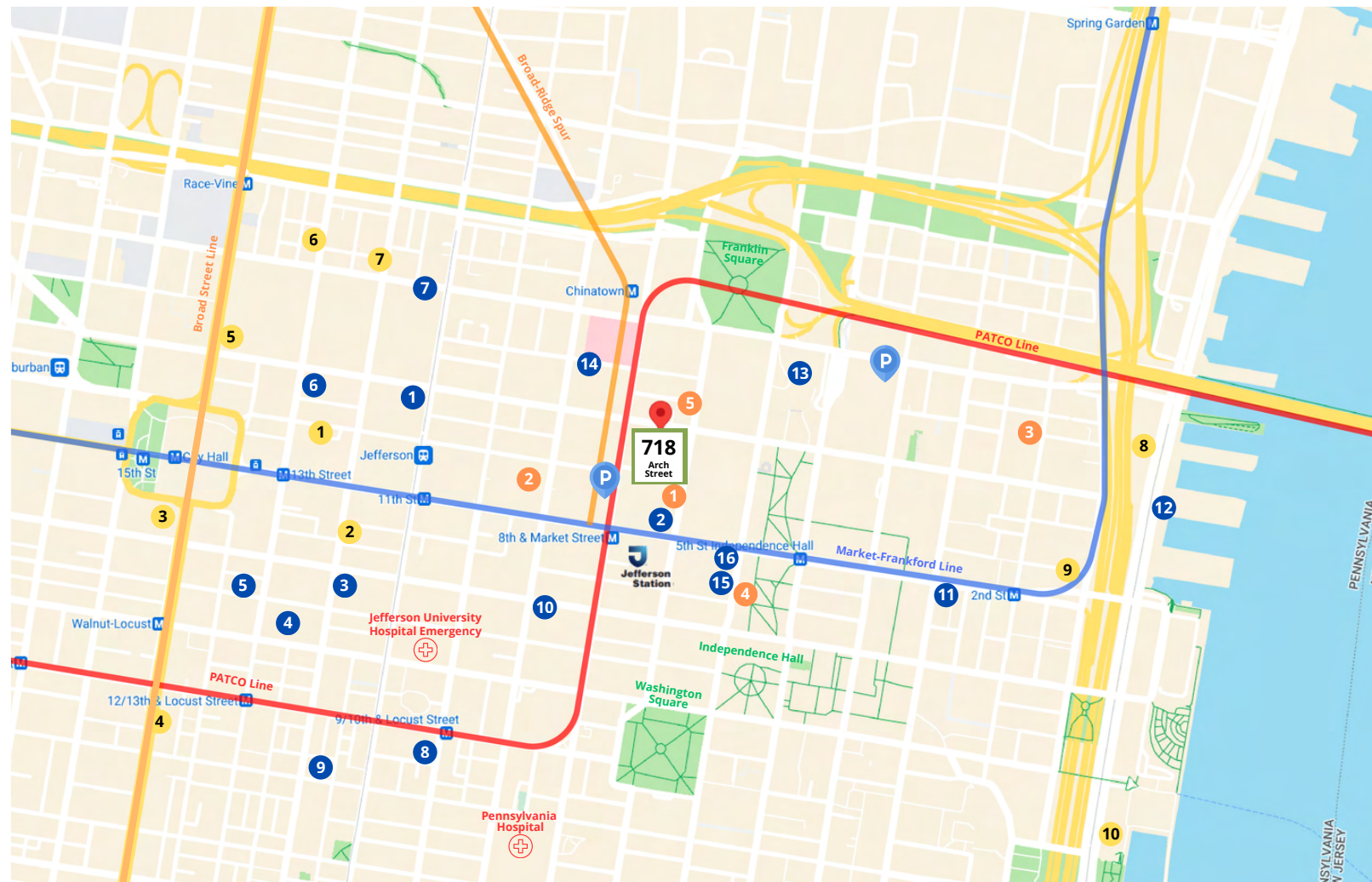
5th Floor North**3,550 SF**

- 10 private offices
- 2 conference rooms
- Kitchenette

Photos:



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