

# Full Building Lease Opportunity

11,781 SF Available



## 1701 Spring Garden Street

PHILADELPHIA, PA 19130

Exclusively Represented By:

The  
Flynn  
Company

**Michael Gallagher**  
mgallagher@flynnco.com  
215-561-6565 x 151

**Brendan Flynn**  
bflynn@flynnco.com  
215-561-6565 x 152

**Joseph Naselli**  
jnaselli@flynnco.com  
215-561-6565 x 155

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## Property Description:



**2- Story office building totaling 11,781 SF**

- 1st Floor: 5 offices, boardroom & lounge, break room, entrance lobby, Men's & Women's bathrooms
- 2nd Floor: 10 offices, workstation area, kitchenette, storage/ copy room, 2 bathrooms
- Lower Level: 7 offices, conference room, storage, 2 bathrooms and ADA/elevator access



**Gated parking lot with 19 striped spaces, EV charging station and patio seating area**



**Headquarters opportunity with beautiful Federal-style architecture**



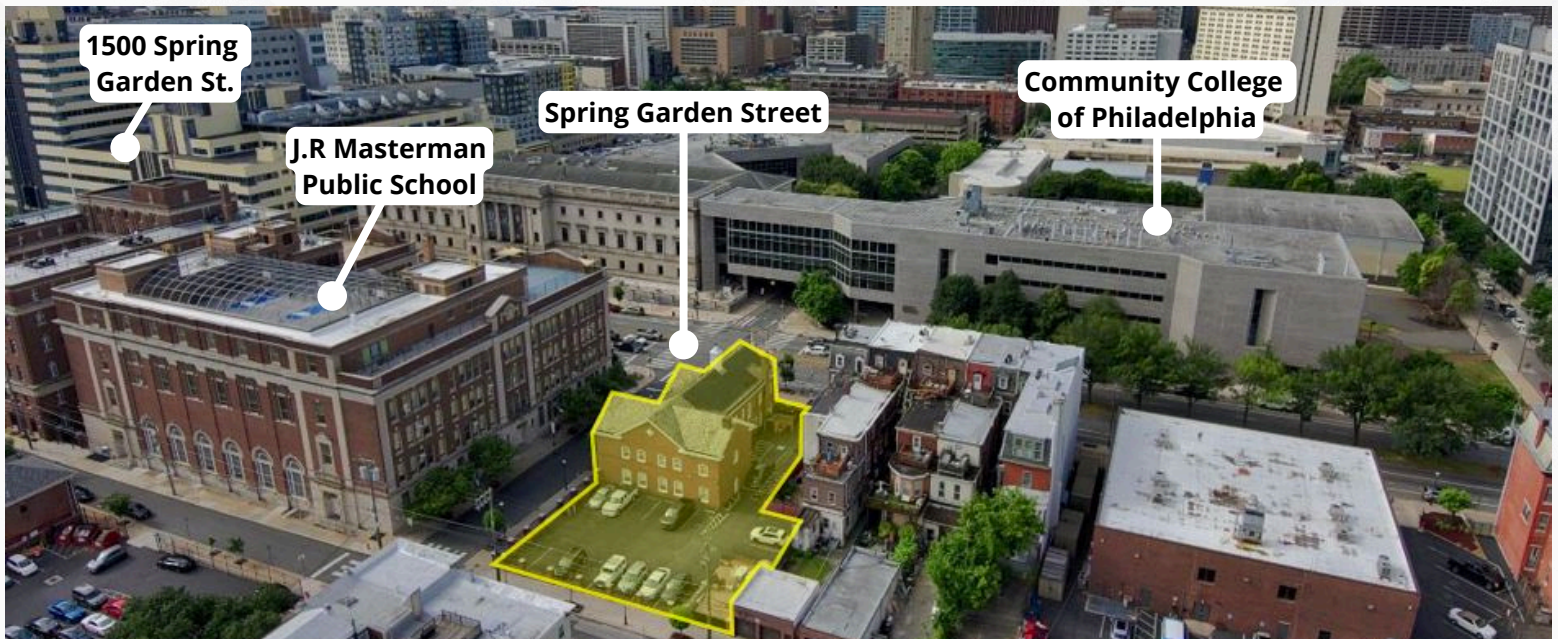
**Highly visible monument signage opportunity at corner of 17th and Spring Garden Street**



**Tremendous access to public transportation with #2 and #43 SEPTA bus stops at 17th and Spring Garden Street as well as the Broad Street Subway 3 blocks away**



**Building originally built for and occupied by John McShain, "The Man Who Built Washington." McShain's construction firm was one of the largest in the United States, building The Pentagon, the Jefferson Memorial, JFK Center for Performing Arts and the 1942-54 reconstruction of The White House.**



## Interior Photos:



1st Floor Lounge



Decorative Millwork Throughout



Technologically Equipped Conference Room



Private Office



Executive Office



Second Floor Kitchen

## Exterior Photos:



Historically Significant Building



Gated Parking Lot - 19 Spaces



Great Signage Opportunity



Secure Building Lobby

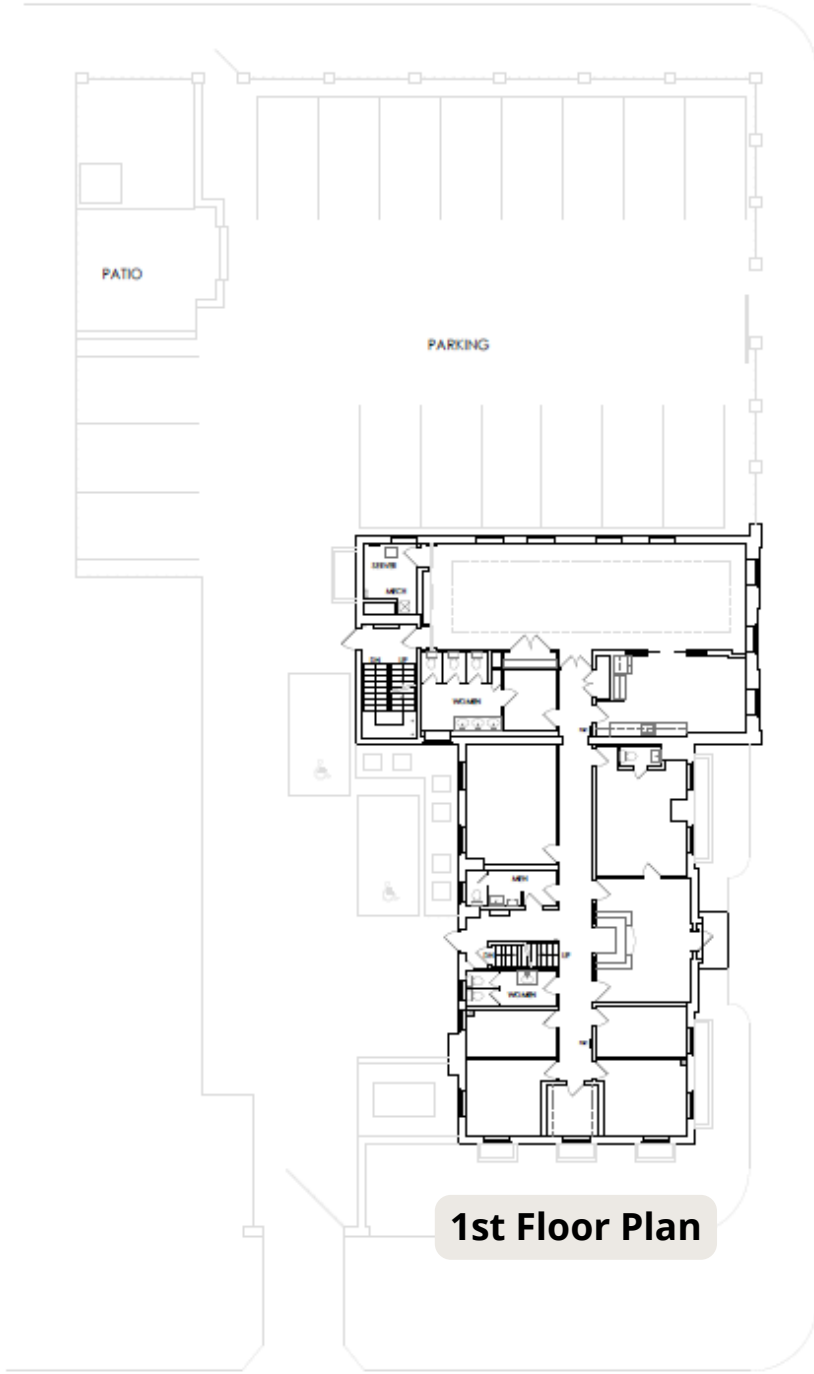


Outdoor Patio Area

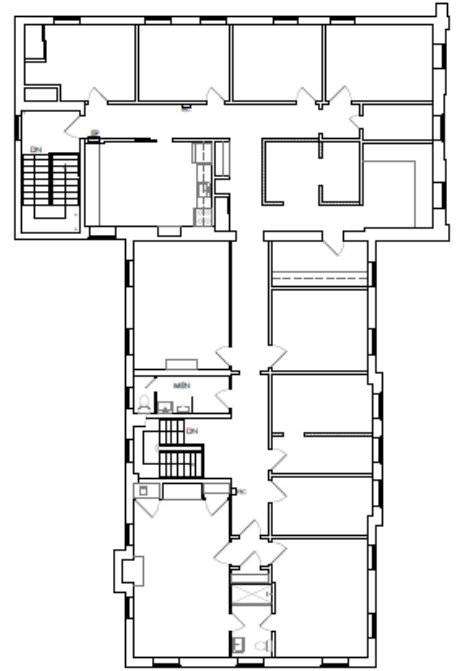


Main Entrance

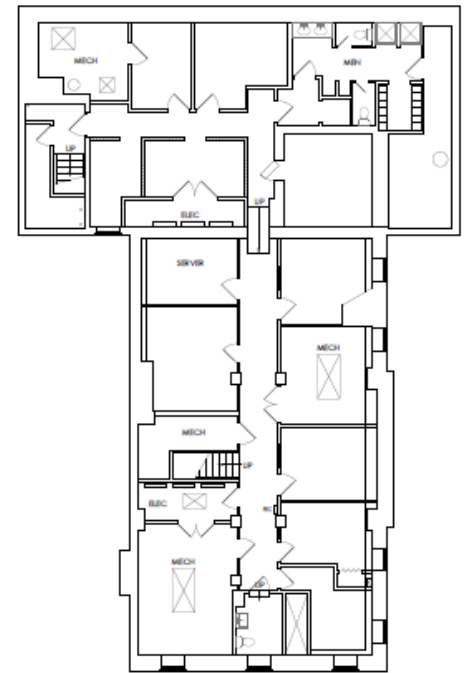
## Floor Plans:



**1st Floor Plan**

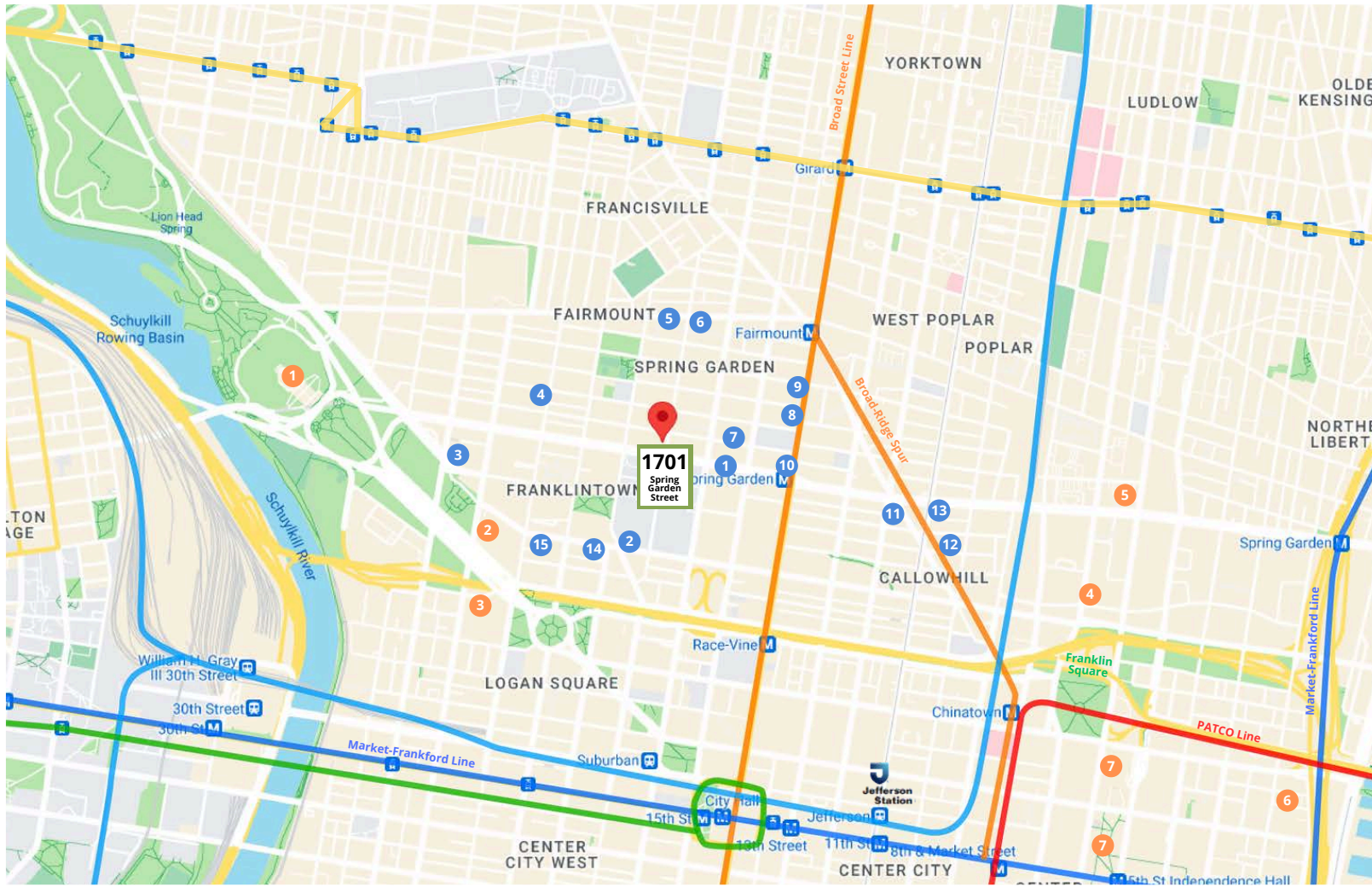


**2nd Floor Plan**



**Basement Plan**

## Location:



### Food & Drink

1. Dunkin' Donuts
2. 7-Eleven
3. Whole Foods Market
4. Green Room
5. Bar Hygge
6. Thirsty Dice
7. Nepali MoMo Kitchen
8. SOUTH Restaurant & Jazz Club
9. Osteria
10. Giant
11. Cafe Lift
12. Love City Brewing
13. La Chinesca
14. Sabrina's Cafe
15. Gyu-Kaku Japanese BBQ

### Attractions

1. Philadelphia Museum of Art
2. Barnes Foundation
3. The Franklin Institute
4. Franklin Music Hall
5. Edgar Allen Poe National Historic Site
6. Elfreth's Alley Museum
7. National Constitution Center
8. Independence Visitor Center



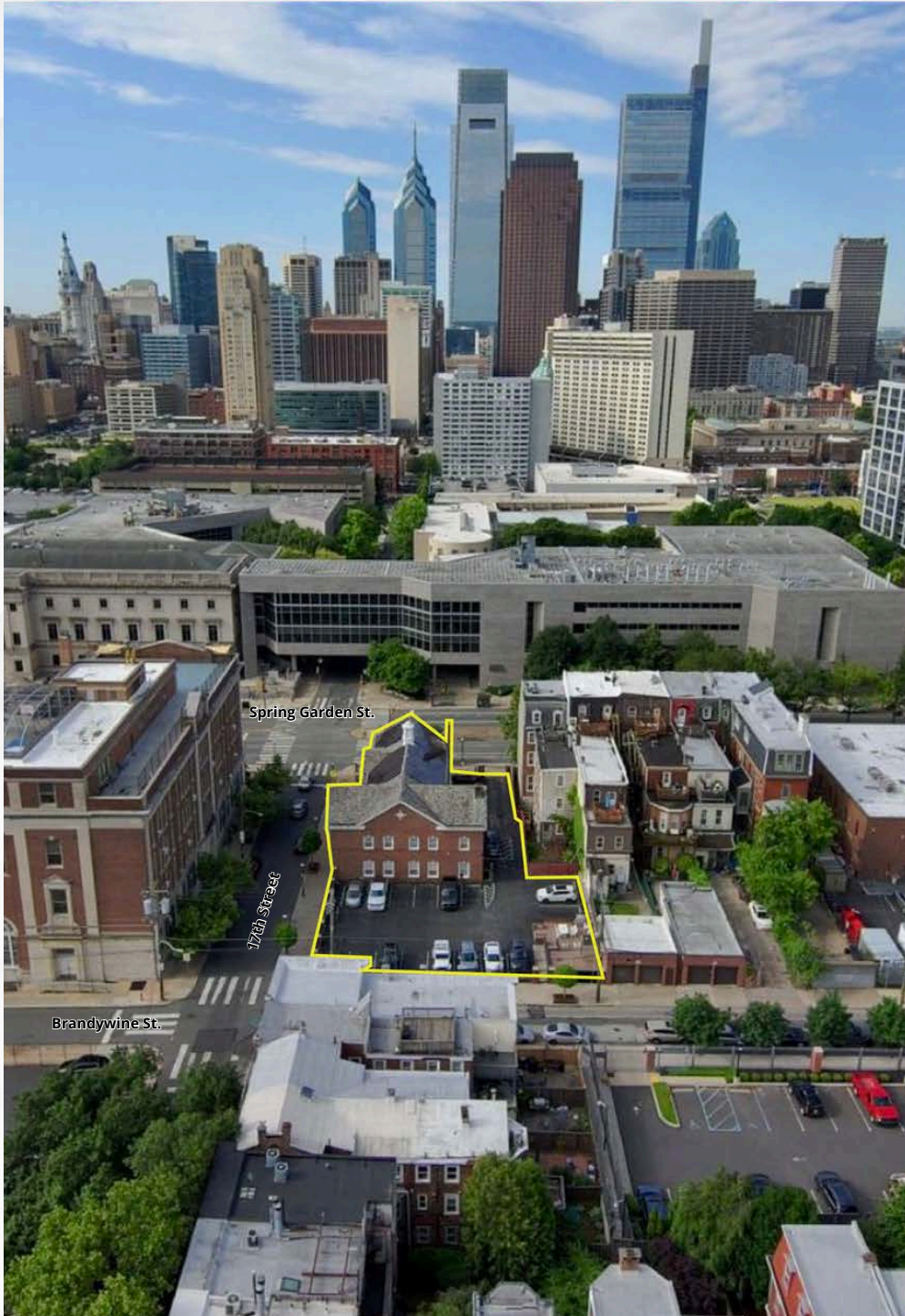
**Walk Score**  
**95**



**Transit Score**  
**85**



**Bike Score**  
**80**



**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

The  
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**MICHAEL GALLAGHER**  
MGALLAGHER@FLYNNCO.COM  
215-561-6565 X 151

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

**JOSEPH NASELLI**  
JNASELLI@FLYNNCO.COM  
215-561-6565 X 155

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