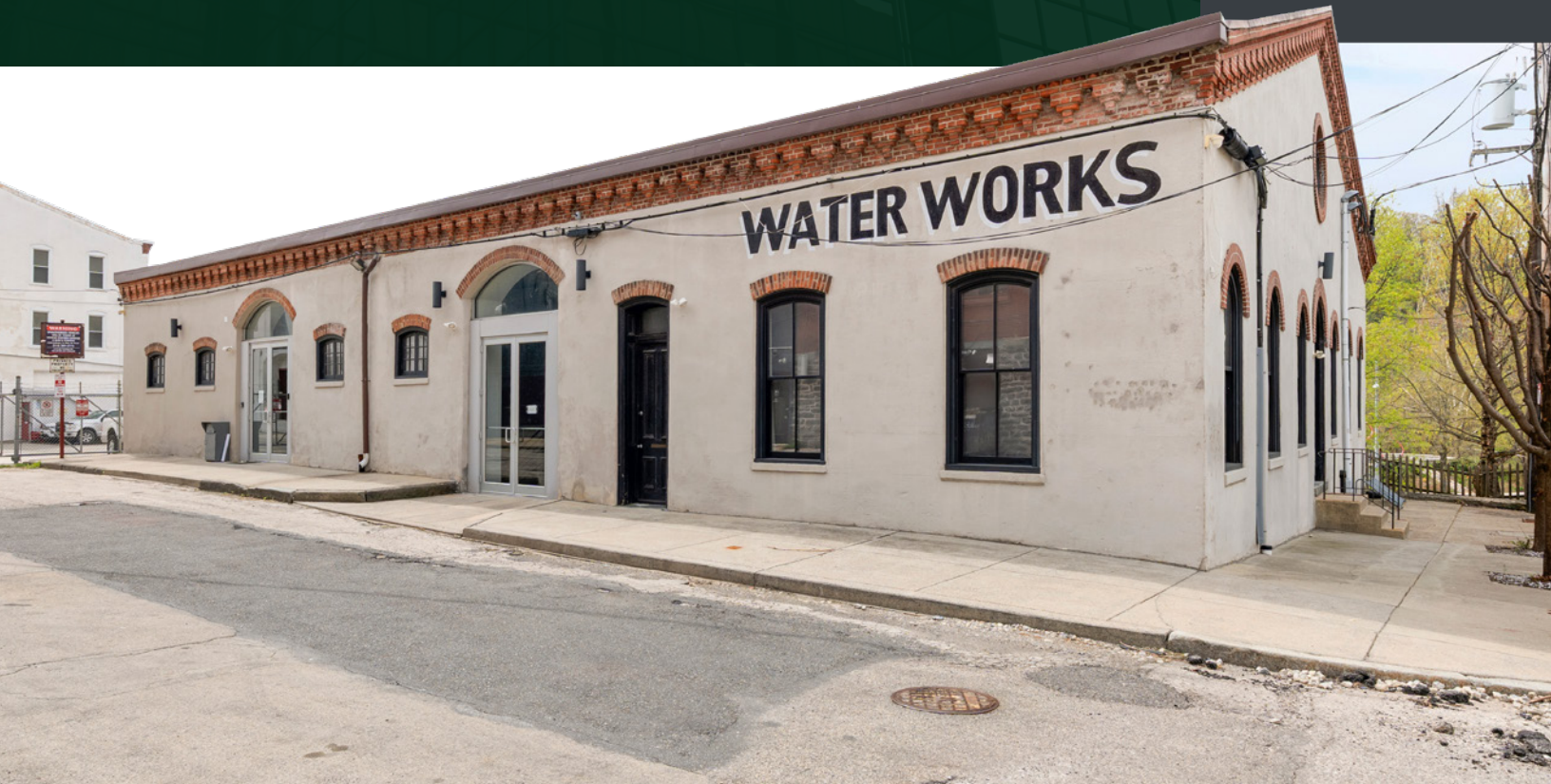


FOR LEASE OR SALE

WATERWORKS

3 RECTOR STREET, PHILADELPHIA, PA 19127



CONTACT US FOR DETAILS

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EXECUTIVE SUMMARY

3 RECTOR STREET, PHILADELPHIA, PA 19127



3 Rector Street is a unique creative office opportunity in the heart of Manayunk, offering approximately 10,980 square feet in a beautifully restored historic industrial building along the canal at Rector Street. Originally part of the former Union Mills complex, the property blends historic character with modern functionality, featuring exposed timber beams and trusses, soaring ceiling heights, expansive windows on four sides, and a mix of polished concrete and hardwood flooring that fills the space with natural light and give the space a distinctive loft-style feel.

The building offers flexible leasing options for both full-building and smaller suite users, with the first floor divisible into approximately 2,742 SF and 2,600 SF suites, while the lower level can be divided down to approximately 2,750 SF. With ADA access and a prime location just steps from Main Street's restaurants, cafés, shops, bars, parking, and public transit, 3 Rector Street is ideal for tenants seeking character-rich space in one of Philadelphia's most vibrant neighborhoods.

PROPERTY DETAILS

RENTAL RATE: \$27/SF + Utilities

SALE PRICE: Contact Us for pricing

Property Address:	3 Rector St, Philadelphia, PA 19127
Building Size:	10,980SF
Stories:	2
Zoning:	I-2
AC/Heat:	Electric Split System / 4 Zones
Elevator:	Yes
Year Built:	1880 with Full Renovation between 2014-2017
Construction:	Concrete Masonry unit with Wood Framing.
Electric:	208/120V, 3-phase, 4-wire service with up to 250 amps at the subpanel
Bathrooms:	Common Area



EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

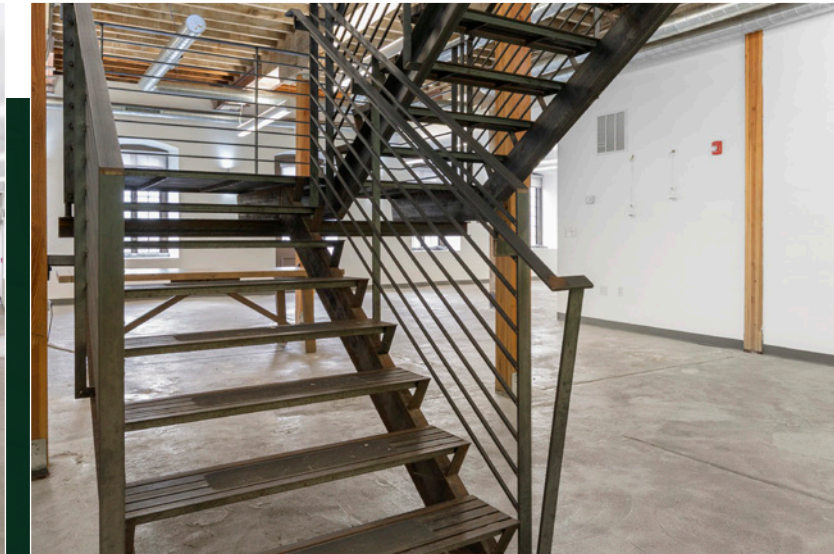
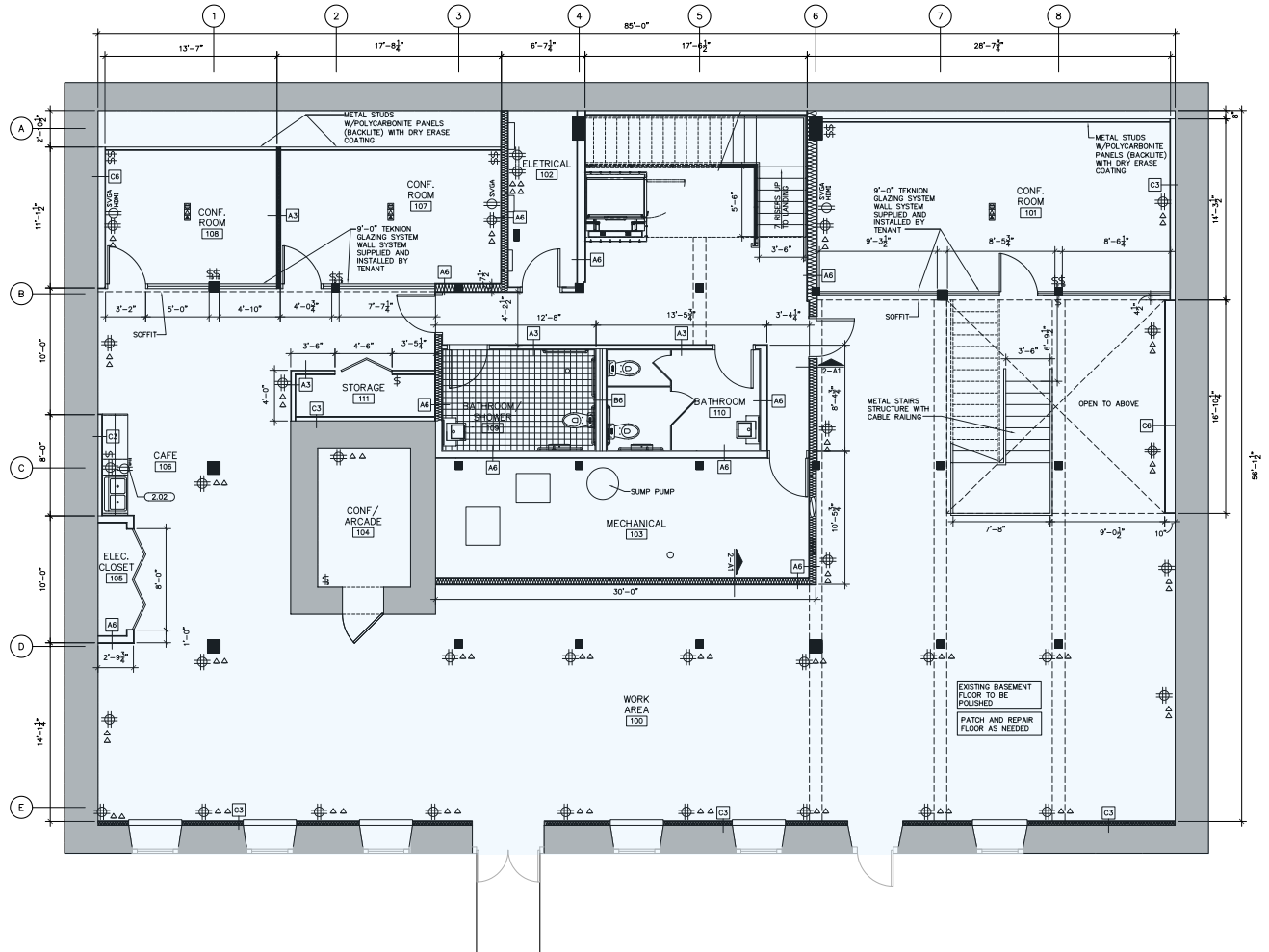
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SALE PRICE: Contact Us for pricing



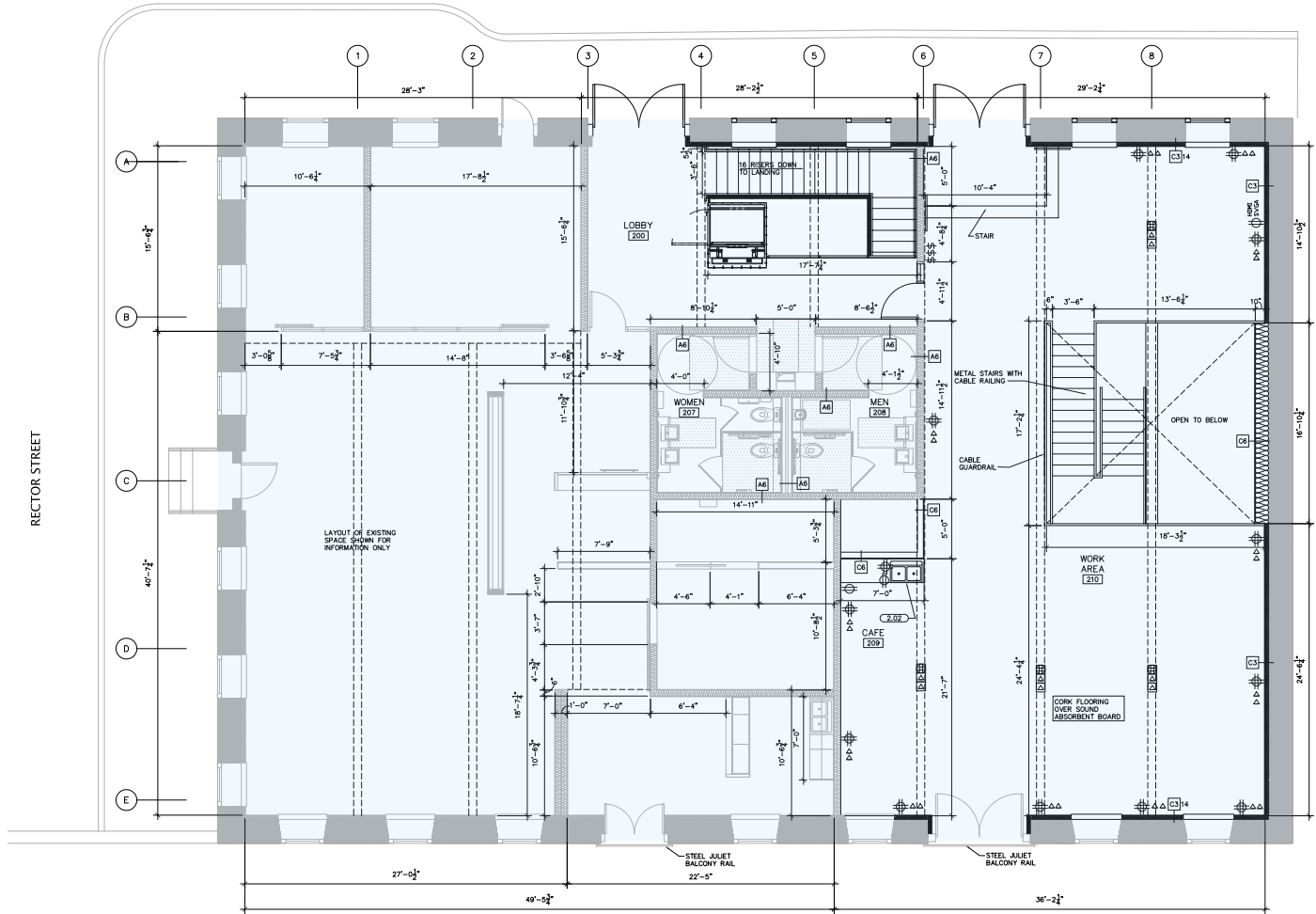
- Beautifully renovated office building
- Prime canal-front location in the heart of Manayunk
- Exposed timber beams
- Soaring ceiling heights with dramatic open loft-style design
- Expansive windows on four sides providing abundant natural light
- Mix of polished concrete and hardwood flooring finishes
- Flexible bi-level layout with ADA accessibility
- Walkable to Main Street restaurants, cafés, shops, parking, and public transit

FLOOR PLAN / GROUND FLOOR



FLOOR PLAN / FIRST FLOOR

3 RECTOR STREET, PHILADELPHIA, PA 19127



NEARBY AMENITIES

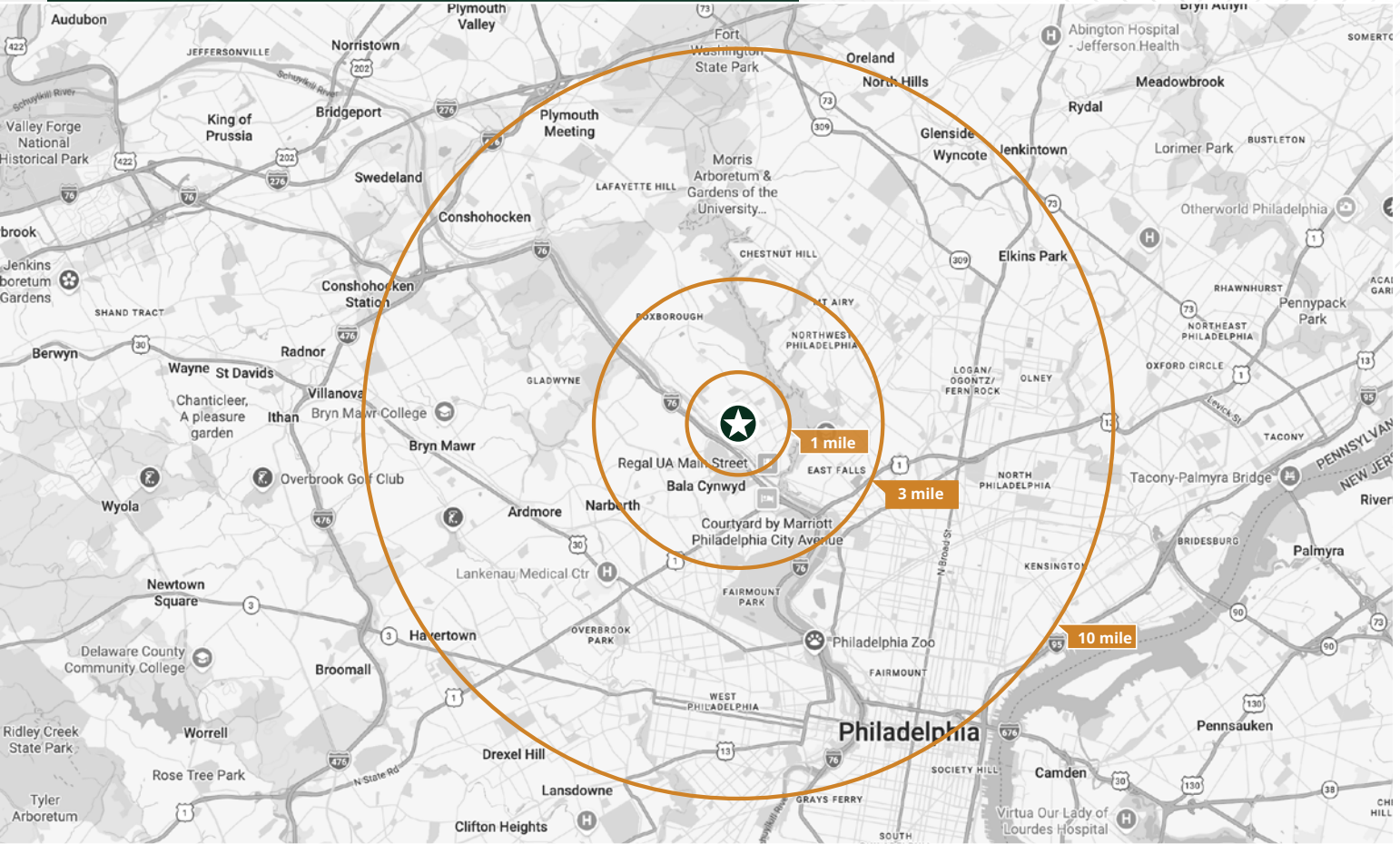


S	3 Rector St (Subject Site)
1	The Tomato Shack salad & pizza co
2	Riverside Pizza
3	The Goat's Beard - Manayunk
4	Chloe's Corner
5	La Roca
6	PHS Pop Up Garden at Manayunk
7	The Animedic Veterinary Hospital
8	Manayunk Brewing Company
9	Lincoln Mill Haunted House
10	Pizzeria L'Angolo
11	Galbraith & Paul
12	Castle Roxx
13	SOMO Manayunk
14	Kismet Bagels - Manayunk
15	JD McGillicuddy's Manayunk
16	Volo Coffeehouse
17	Zesty's
18	Jake's & Cooper's Wine Bar and Wine Shop
19	Taqueria Amor
20	Mia Ragazza
21	Blondie
22	Lucky's Last Chance- Manayunk
23	Cresson Inn
24	Manayunk
25	SMoKE Cigar Lounge
26	Artesano Cafe



 [CLICK TO VIEW GOOGLE MAP](#)

MARKET OVERVIEW



MANAYUNK / ROXBOROUGH PHILADELPHIA, PA

3 Rector Street is located in the heart of Manayunk, one of Philadelphia's most vibrant and sought-after neighborhoods. Just steps from Main Street, the property benefits from a highly walkable environment surrounded by popular dining, retail, and entertainment options.

The area attracts a strong base of young professionals and creative users, driven by its unique blend of historic character and modern redevelopment. Convenient access to SEPTA regional rail and major roadways provides seamless connectivity to Center City and the broader Philadelphia metro.

With continued demand, limited supply, and a thriving mixed-use environment, the Manayunk/Roxborough submarket supports long-term value and strong tenant interest, making this location well-positioned for sustained growth.

Population	3 miles	5 miles	10 miles
Total Population	234,297	785,404	2,225,994
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	39	40

Households & Income	3 miles	5 miles	10 miles
Total Households	99,227	330,280	892,044
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$103,165	\$92,658	\$101,463
Average House Value	\$351,742	\$360,305	\$353,311



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