

# Unique Sublease in the Heart of Philadelphia

📍 401 N Broad Street, Philadelphia, PA 19108

**Multi-purpose  
Lab & Flex Space  
Ready for  
Prototyping,  
Testing, &  
Production.**

**5,039 SF of Lab & Office Space  
Available for Sublease**

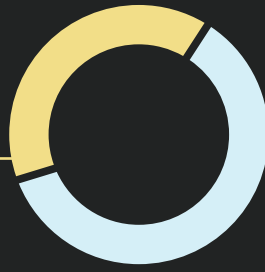
## Property Highlights

- Term through August 2028
- Individual offices available on flexible terms
- Access to fabrication/lab space available for flexible terms
- Premier interconnection data center with 90+ network operators
- Located within an Opportunity Zone
- Indoor and Surface Parking Available

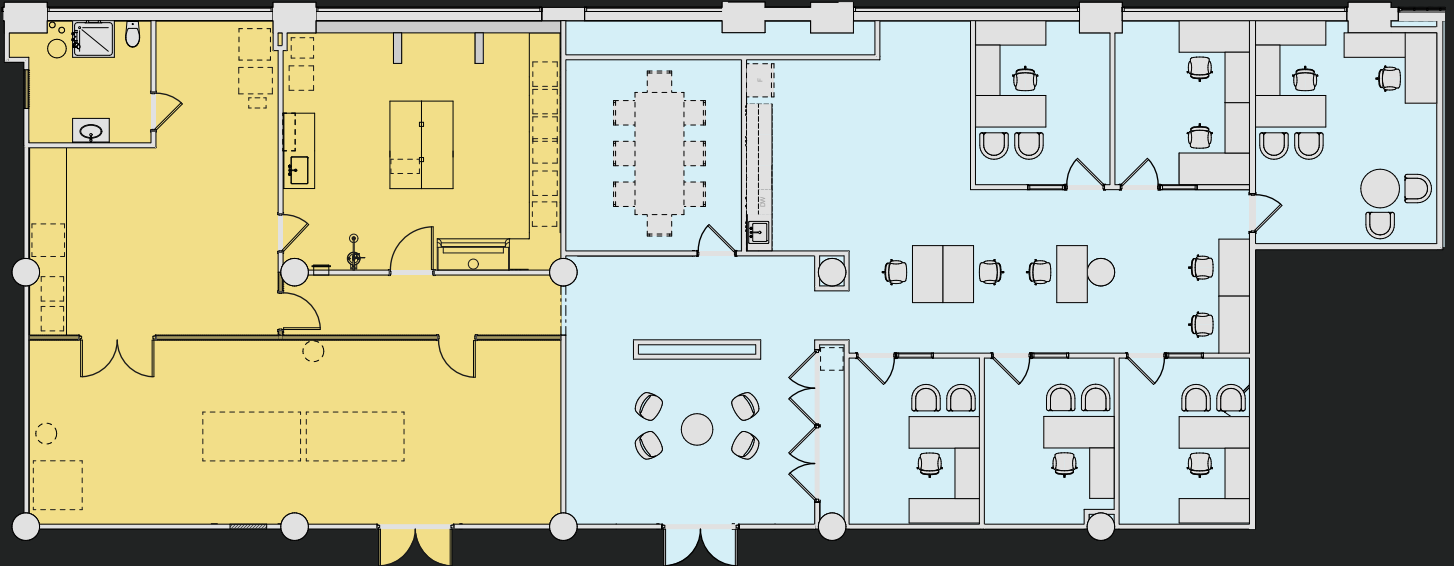


# Floor Plan

**40%**  
Makers space for versatile uses



**60%**  
Fully furnished office space



## HVAC

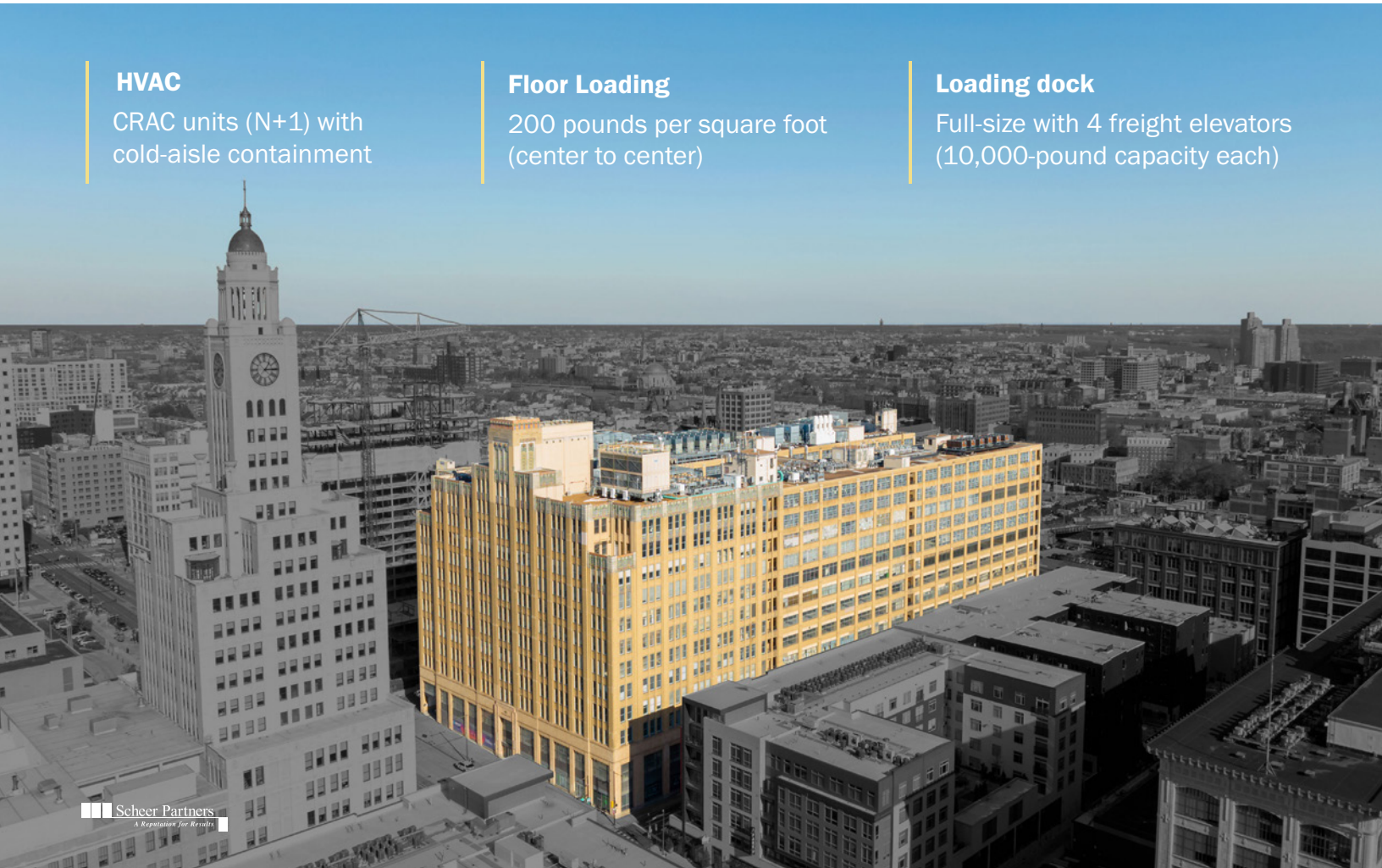
CRAC units (N+1) with cold-aisle containment

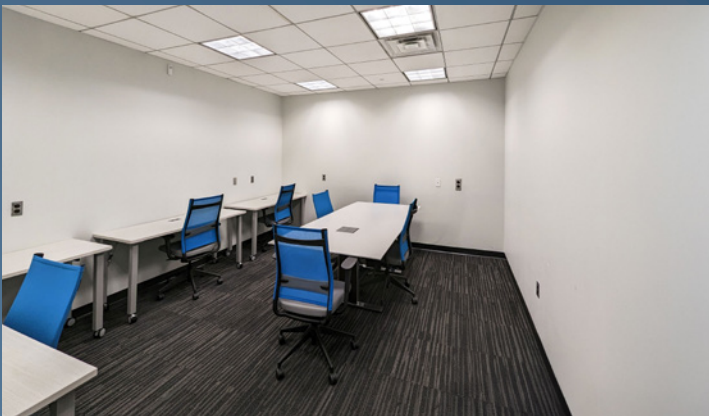
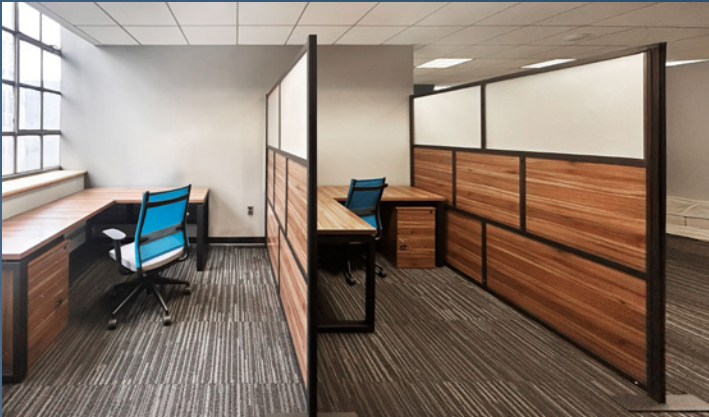
## Floor Loading

200 pounds per square foot (center to center)

## Loading dock

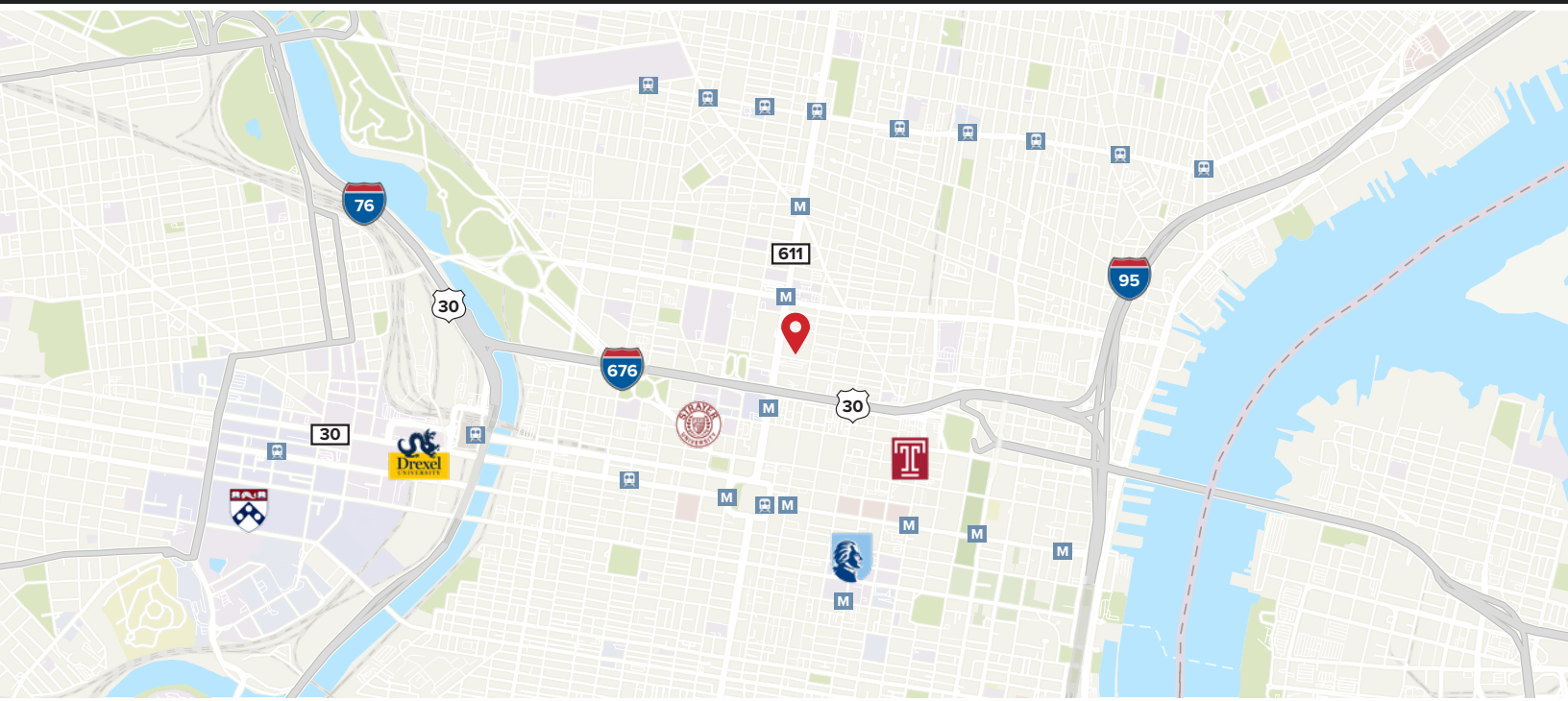
Full-size with 4 freight elevators (10,000-pound capacity each)





## Location Overview

The property offers exceptional accessibility with a 10-minute walk to Septa Suburban Station and a 3-minute walk to the Broad Street subway line. Over 1,000 apartments are located within a one-block radius, creating a vibrant live-work environment. Just a 3-minute drive to the I-676 on/off ramps, the site provides direct access to Interstates 95 and 76. Its highly walkable, transit-connected location in the urban core makes it ideal for employees and residents seeking proximity to both transit and amenities.



Contact Us

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