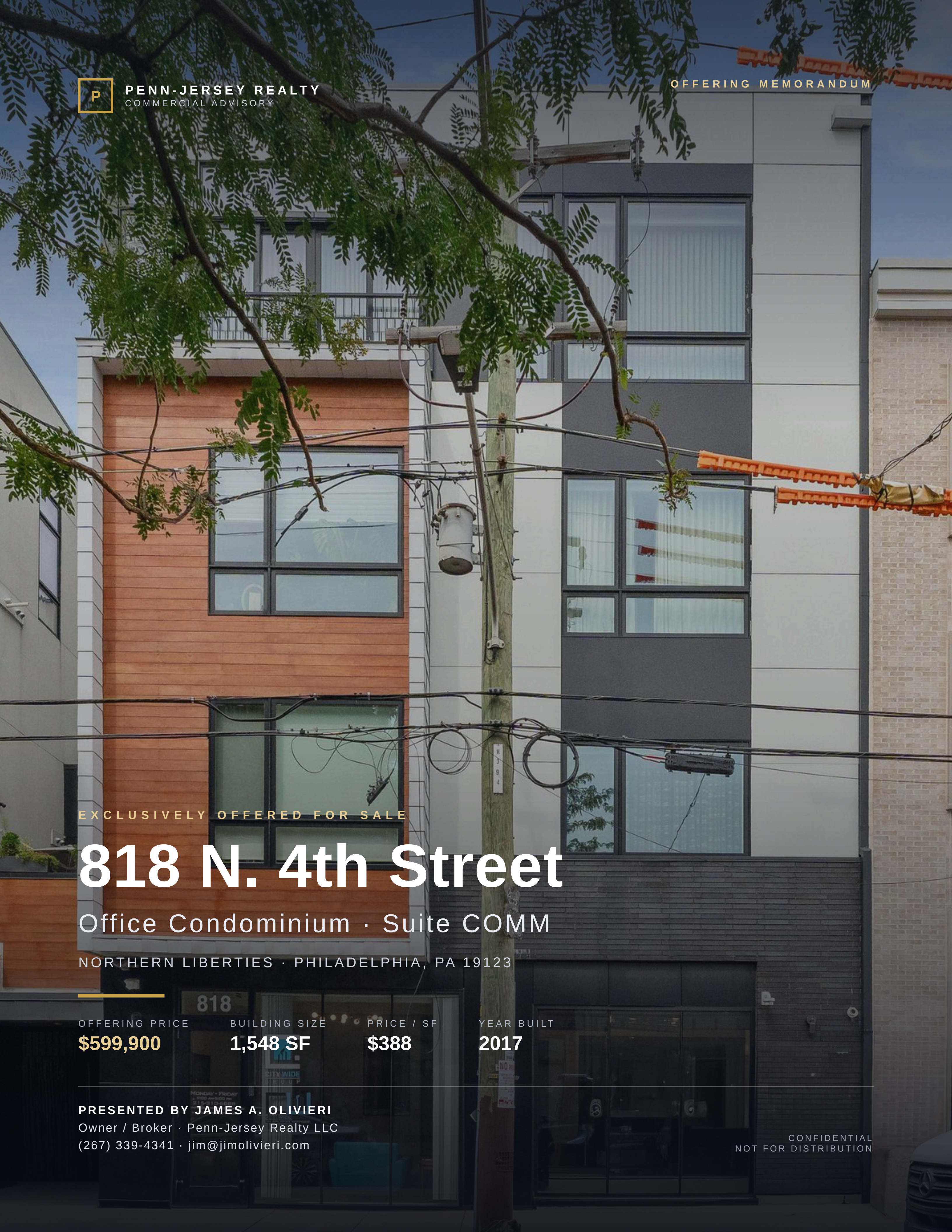

PENN-JERSEY REALTY
COMMERCIAL ADVISORY

EXCLUSIVELY OFFERED FOR SALE

818 N. 4th Street

Office Condominium · Suite COMM

NORTHERN LIBERTIES · PHILADELPHIA, PA 19123

OFFERING PRICE	BUILDING SIZE	PRICE / SF	YEAR BUILT
$599,900	1,548 SF	$388	2017

PRESENTED BY JAMES A. OLIVIERI
Owner / Broker · Penn-Jersey Realty LLC
(267) 339-4341 · jim@jimolivieri.com

CONFIDENTIAL
NOT FOR DISTRIBUTION

01 CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Penn-Jersey Realty LLC ("Broker") solely to assist prospective purchasers in evaluating the property located at 818 N. 4th Street, Unit COMM, Philadelphia, PA 19123 (the "Property") for a possible acquisition. It is delivered on a confidential basis and is intended for the exclusive use of the party to whom it is provided.

The information contained herein has been obtained from sources believed to be reliable, including the property owner, public tax records, and Bright MLS. While such information is deemed accurate, Broker and the owner make no representation or warranty, express or implied, as to its accuracy or completeness. Square footages, dimensions, year built, tax figures, and all other data are approximate and should be independently verified by the purchaser and its advisors. Photographs and depictions are for illustrative purposes.

Prospective purchasers are advised to conduct their own independent due diligence and to consult their own legal, tax, financial, and engineering advisors before entering into any agreement. Any projections, opinions, or estimates are illustrative only, are not guarantees of future performance, and do not constitute investment, legal, or tax advice. The owner reserves the right, at its sole discretion, to reject any or all expressions of interest and to withdraw the Property from the market at any time without notice.

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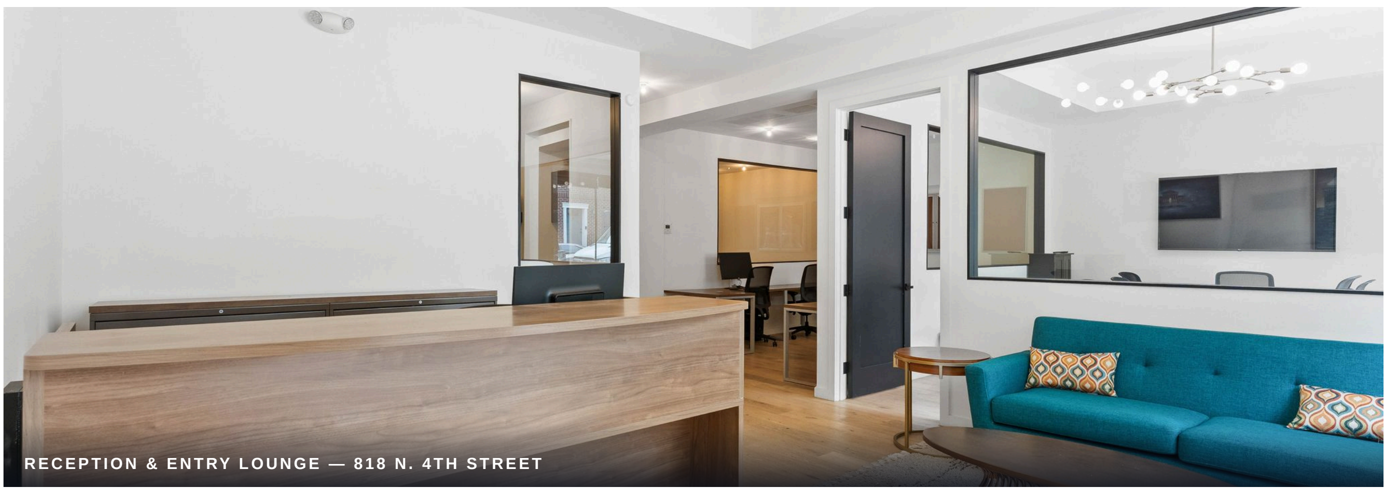


RECEPTION & ENTRY LOUNGE — 818 N. 4TH STREET

Property	**818 N. 4th Street, Unit COMM, Philadelphia, PA 19123**
Exclusive Advisor	**Penn-Jersey Realty LLC · Lic. RB068441**
Contact	**James A. Olivieri · (267) 339-4341**

02 EXECUTIVE SUMMARY

Penn-Jersey Realty is pleased to present the exclusive sale of **818 N. 4th Street, Suite COMM** — a turnkey, ground-floor office condominium in one of Philadelphia's most dynamic corridors, where Old City's historic character meets the creative energy of Northern Liberties. Built in **2017**, the **±1,548 SF** masonry unit offers a clean, full build-out with central air, natural gas heat, and separately metered utilities — an efficient, low-maintenance home for an owner-user or a stabilized addition to an investor's portfolio.

OFFERING PRICE	BUILDING SIZE	YEAR BUILT
$599,900	**1,548**	**2017**
$388 / SF	Rentable SF · single suite	Masonry · full build-out

PROPERTY TYPE	2026 TAXES	OCCUPANCY
Office Condo	**$3,512**	**Vacant**
Traditional office	Assessed $250,900	Delivered at settlement

INVESTMENT HIGHLIGHTS

- **Newer construction** (2017) among a largely century-old condo market
- **Turnkey, full build-out** — reception, offices, conference & kitchenette
- Central A/C & gas heat; all utilities **separately metered**
- **Level, no-stairs** ADA-friendly entry at street level
- Prime N. 4th St corridor — **Old City / Northern Liberties**
- Flexible use: attorney, accountant, title, creative & more
- **Owner-user or investor** — vacant & ready to occupy or lease

RECEPTION LOUNGE WITH NATURAL LIGHT

03 PROPERTY OVERVIEW

BUILDING & SITE

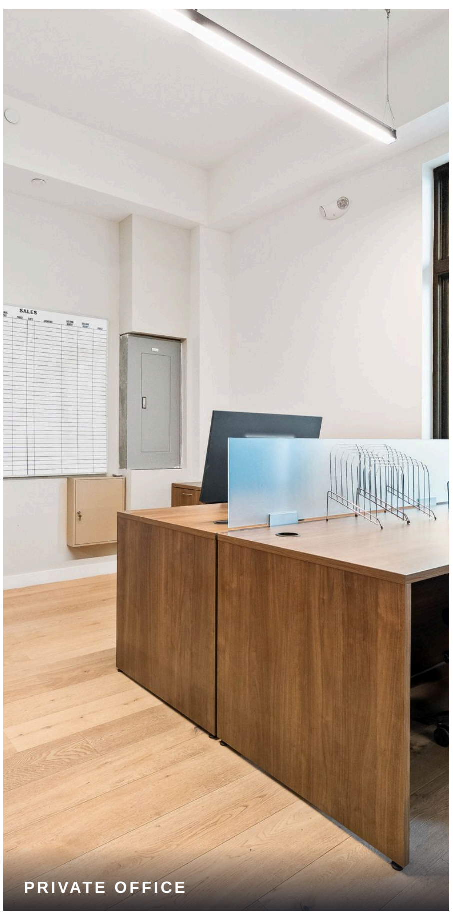
Address	**818 N. 4th St, Unit COMM**
City / ZIP	**Philadelphia, PA 19123**
Submarket	**Northern Liberties / Old City**
Property Type	**Office Condominium**
Building Size	**±1,548 SF**
Stories / Unit	**Ground floor · 1 level**
Year Built	**2017**
Construction	**Masonry**
Ownership Interest	**Condominium**
Parcel / Lot	**±10,538 SF · 80' frontage**
Zoning	**RSA-5**

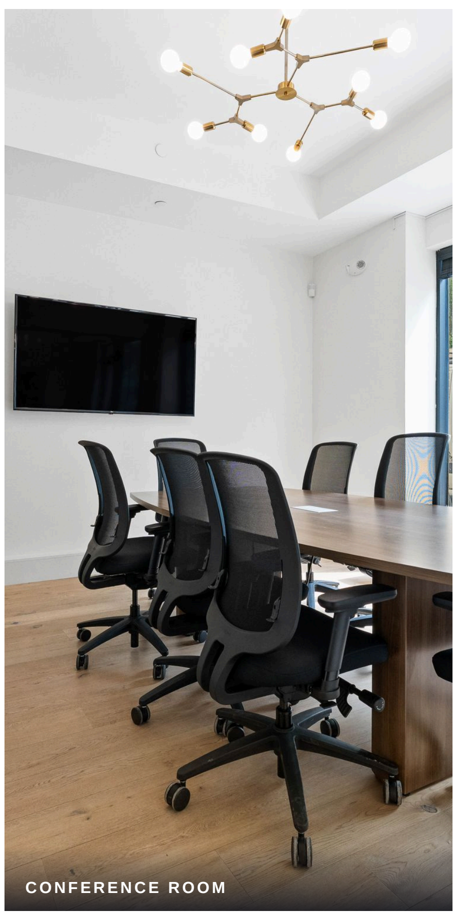
SYSTEMS & ASSESSMENT

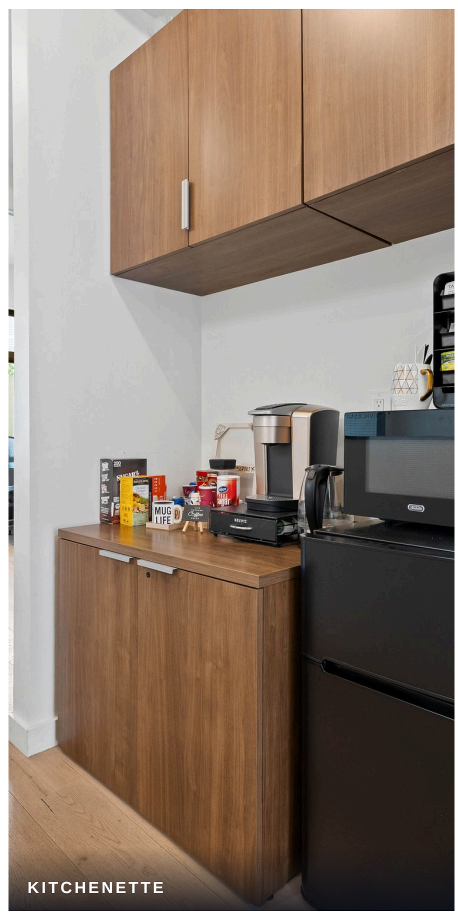
Cooling	**Central A/C**
Heating	**Forced air · natural gas**
Hot Water	**Electric**
Water / Sewer	**Public / Public**
Utilities	**Separately metered**
Parking	**On-street**
Accessibility	**No-stairs, level entry**
Occupancy	**Vacant**
OPA / APN	**888501135**
2026 Taxes	**$3,512 / yr**
Assessed Value	**$250,900**

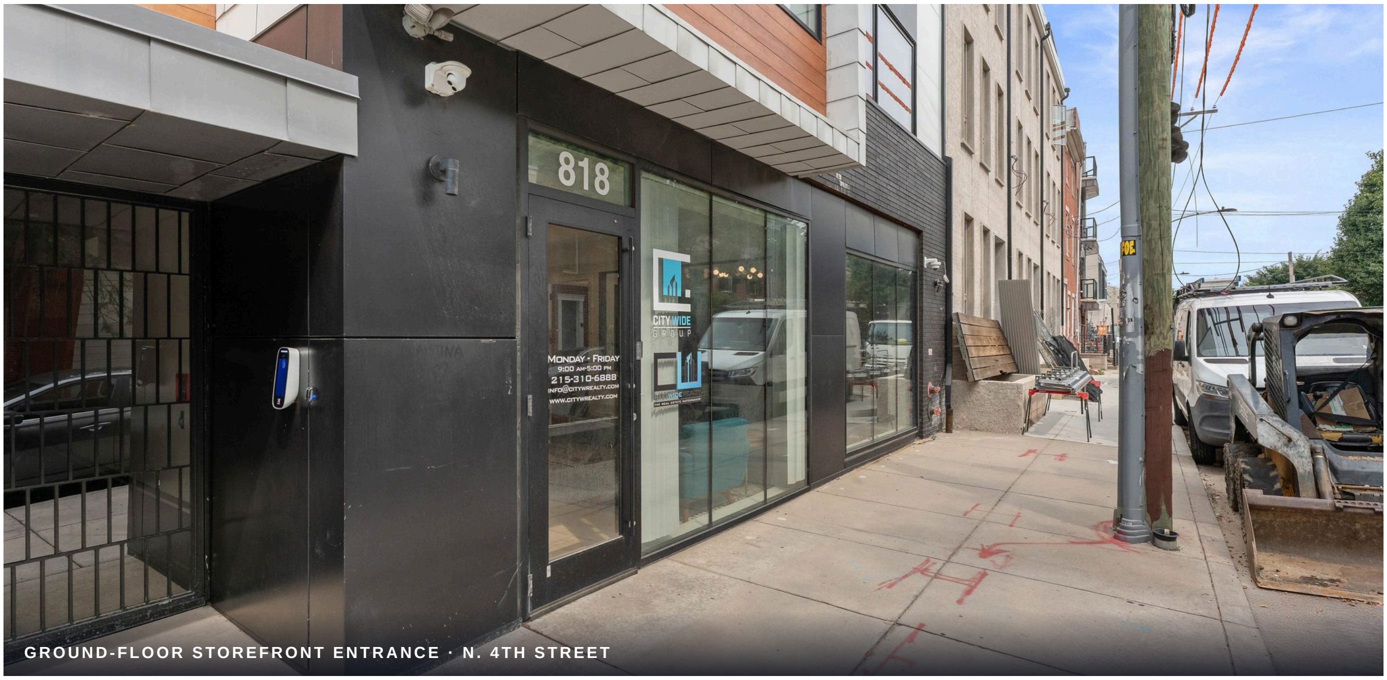
THE SPACE

A professional, move-in-ready layout combining a welcoming reception and lounge, private offices, a conference area, a kitchenette, and two restrooms. Clean modern finishes, abundant natural light, and a level street-level entry make the suite equally suited to daily client-facing use and efficient back-office operations.


PRIVATE OFFICE


CONFERENCE ROOM

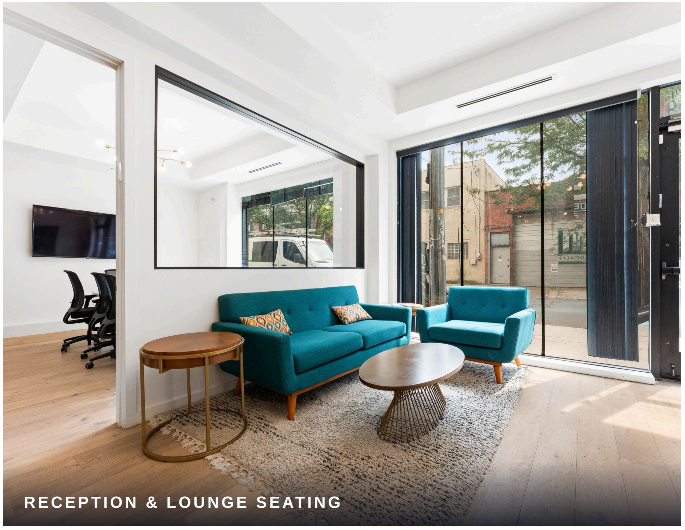

KITCHENETTE



GROUND-FLOOR STOREFRONT ENTRANCE · N. 4TH STREET

CONFERENCE ROOM WITH NATURAL LIGHT

OPEN WORKSPACE ALONG WINDOW WALL



RECEPTION & LOUNGE SEATING

ADA-ACCESSIBLE RESTROOM

05 LOCATION & MARKET

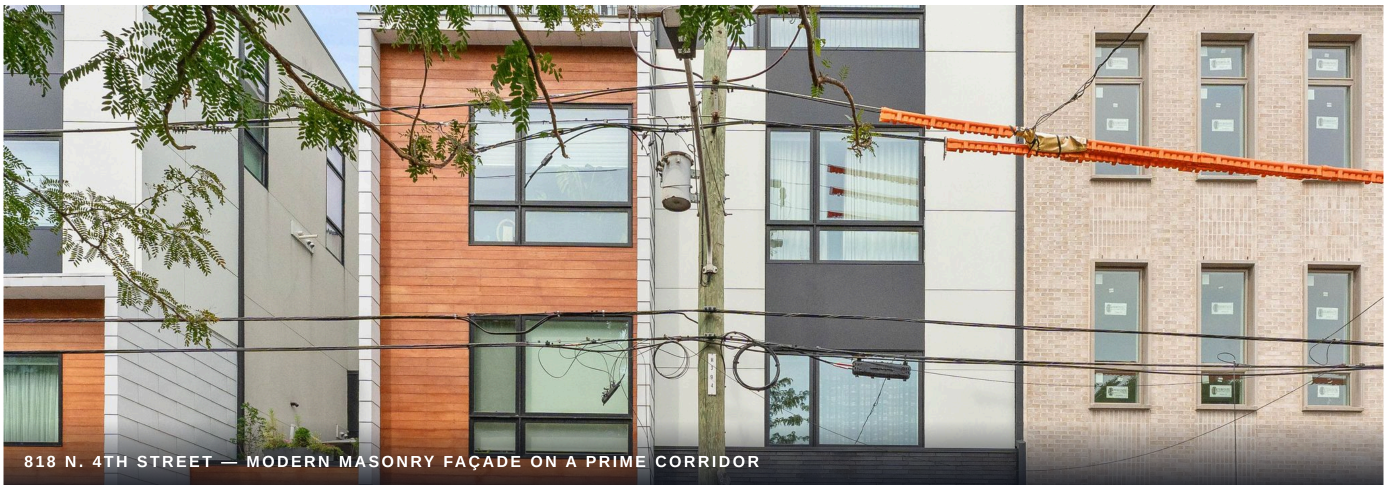
818 N. 4th Street sits on a **walkable, amenity-rich stretch of N. 4th Street** that stitches together two of Philadelphia's most sought-after neighborhoods — the cobblestoned, historic charm of **Old City** and the creative, restaurant-driven energy of **Northern Liberties**. Tenants and owners here are steps from cafés, restaurants, boutiques, and galleries, with a dense and growing residential base feeding daytime foot traffic.

WHY THIS CORRIDOR

- Heart of the **Old City ↔ Northern Liberties** corridor
- Dense residential growth driving **daytime population**
- Steps from cafés, dining, shopping & nightlife
- Established professional-office cluster along N. 4th St
- Strong walk & transit access

CONNECTIVITY

I-95 access	**± 5 min**
Center City	**± 10 min**
Ben Franklin Bridge / NJ	**± 5 min**
SEPTA transit	**Bus & rail nearby**
Neighborhood	**Walker's paradise**



818 N. 4TH STREET — MODERN MASONRY FAÇADE ON A PRIME CORRIDOR

MARKET CONTEXT

Small, high-quality office condominiums in the Old City / Northern Liberties submarket remain tightly held. Newer, turnkey product — like 818 N. 4th — is scarce relative to the area's century-old building stock, positioning this offering to appeal to owner-users seeking a permanent home and investors seeking a low-maintenance, well-located asset.

06 SALE COMPARABLES

Recent and active office sales within approximately one mile provide market context. The subject is one of the newest small office condominiums in the set — priced in line with quality, well-located product on a price-per-square-foot basis, at a premium to the area's older (circa-1900) condo stock reflecting its 2017 construction and turnkey condition.

ADDRESS	DIST.	STATUS	PRICE	SF	$/SF	BUILT
818 N. 4th St #COMM SUBJECT	**—**	**Offered**	**$599,900**	**1,548**	**$388**	**2017**
160 N. 2nd St #101 (The Ben)	0.8 mi	ACTIVE	$599,900	1,387	$433	2024
115-19 Cuthbert St #B	0.9 mi	CLOSED 1/26	$485,000	2,312	$210	1900
20-22 N. 3rd St #101 (Daniel Bldg)	0.9 mi	CLOSED 12/25	$382,500	4,000	$96	1900
136-38 N. 2nd St #1B (Malt House)	0.8 mi	ACTIVE	$199,500	1,145	$174	1900
215 Church St (mixed-use)	0.9 mi	ACTIVE	$2,500,000	6,520	$383	1850
1227 N. 4th St (creative office)	0.5 mi	ACTIVE	$6,250,000	28,514	$219	1915

SUBJECT $/SF
$388
2017 construction

NEW-CONSTR. COMP
$433
160 N. 2nd (2024)

CLOSED CONDO RANGE
$96–$210
1900-era stock

Comparable data sourced from Bright MLS, August 2026; distances approximate. Comparables vary in age, size, condition, tax abatement status, and condominium dues and are provided for general market context only. Buyers should independently verify all figures.

07 INCOME POTENTIAL

For an investor, 818 N. 4th offers a vacant, market-ready suite that can be leased at prevailing neighborhood rents. Nearby office leases support strong tenant demand along the N. 4th Street corridor. The illustrative snapshot below is derived from area lease comparables and public tax records.

LEASE COMPARABLES — NEARBY OFFICE

ADDRESS	DIST.	SIZE (SF)	RENT / MO	$/SF/MO
444 N. 4th St #104 (444 Lofts)	0.4 mi	1,569	$3,138	$2.00
160-64 N. 2nd St (The Ben, 2024)	0.8 mi	1,387	$3,750	$2.70
1214 Spring Garden St #1F	0.8 mi	900	$2,000	$2.22
444 N. 4th St #102	0.4 mi	773	$1,250	$1.62
1430 Germantown Ave #1	0.6 mi	1,000	$1,400	$1.40

ILLUSTRATIVE SNAPSHOT

Offering price	**$599,900**
Price / SF	**$388**
Est. market rent	**≈ $3,900 / mo**
Est. gross annual rent	**≈ $46,800**
2026 real estate taxes	**$3,512**
Rent basis (prior mktg.)	**Modified gross**

OWNER-USER ADVANTAGE

Buying rather than leasing lets an owner-occupant control occupancy costs, build equity, and customize the space — while retaining the option to lease at market should plans change.

Illustrative figures only. Estimated market rent is derived from area lease comparables and does not represent an existing lease, a projection, or a guarantee of performance. Operating expenses, insurance, condominium dues, capital reserves, vacancy, and financing costs are not reflected and must be independently verified. Nothing herein constitutes investment, tax, legal, or accounting advice; prospective purchasers should consult their own advisors. Rent and expense data sourced from Bright MLS and public records, August 2026.

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CONTACT FOR A PRIVATE TOUR

Schedule your showing today.

James A. Olivieri

Owner / Broker · Penn-Jersey Realty LLC

(267) 339-4341 · jim@jimolivieri.com

PA License RM424469 · Firm RB068441

Property	**818 N. 4th St #COMM**	Year Built	**2017**
Offering Price	**$599,900**	Submarket	**Northern Liberties**
Size	**±1,548 SF · Office Condo**	Occupancy	**Vacant · owner-user ready**

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