



338 Brown Street - Philadelphia

Fully Furnished Loft Office Space

RD+
ROTHBERG
DUBROW

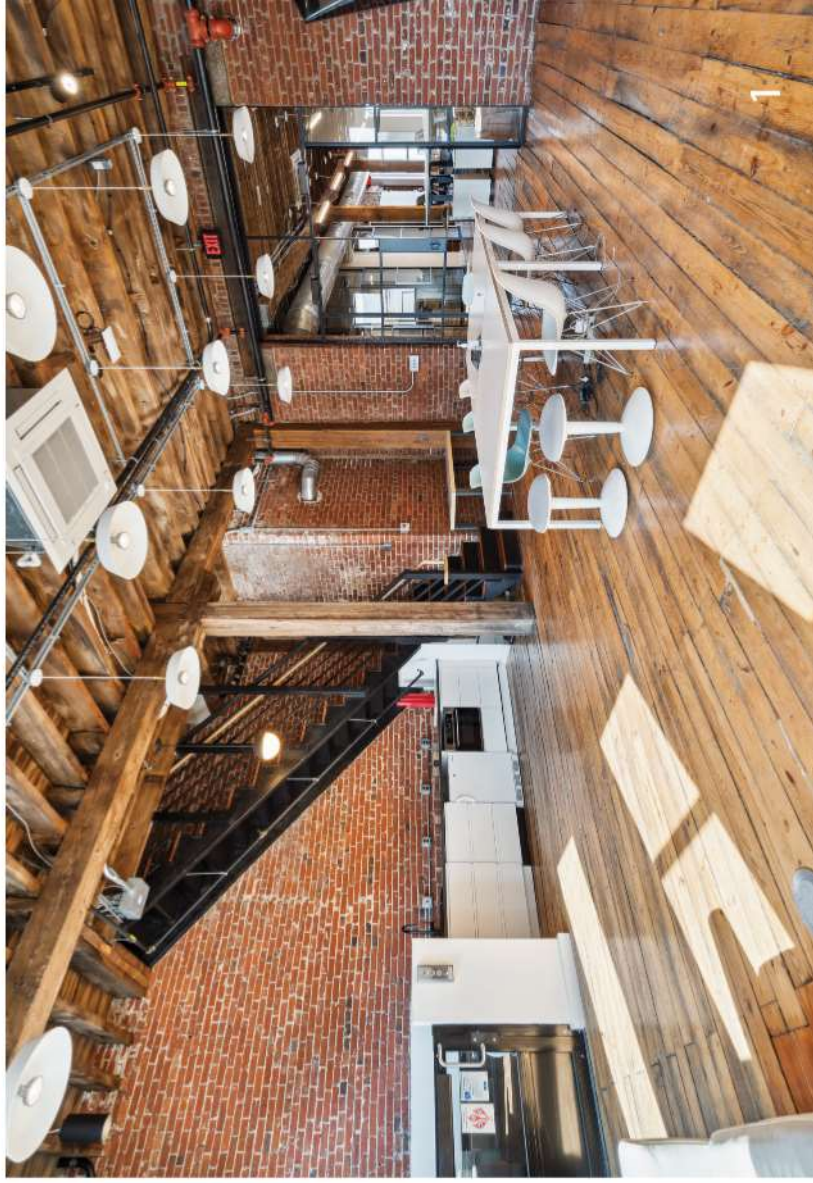
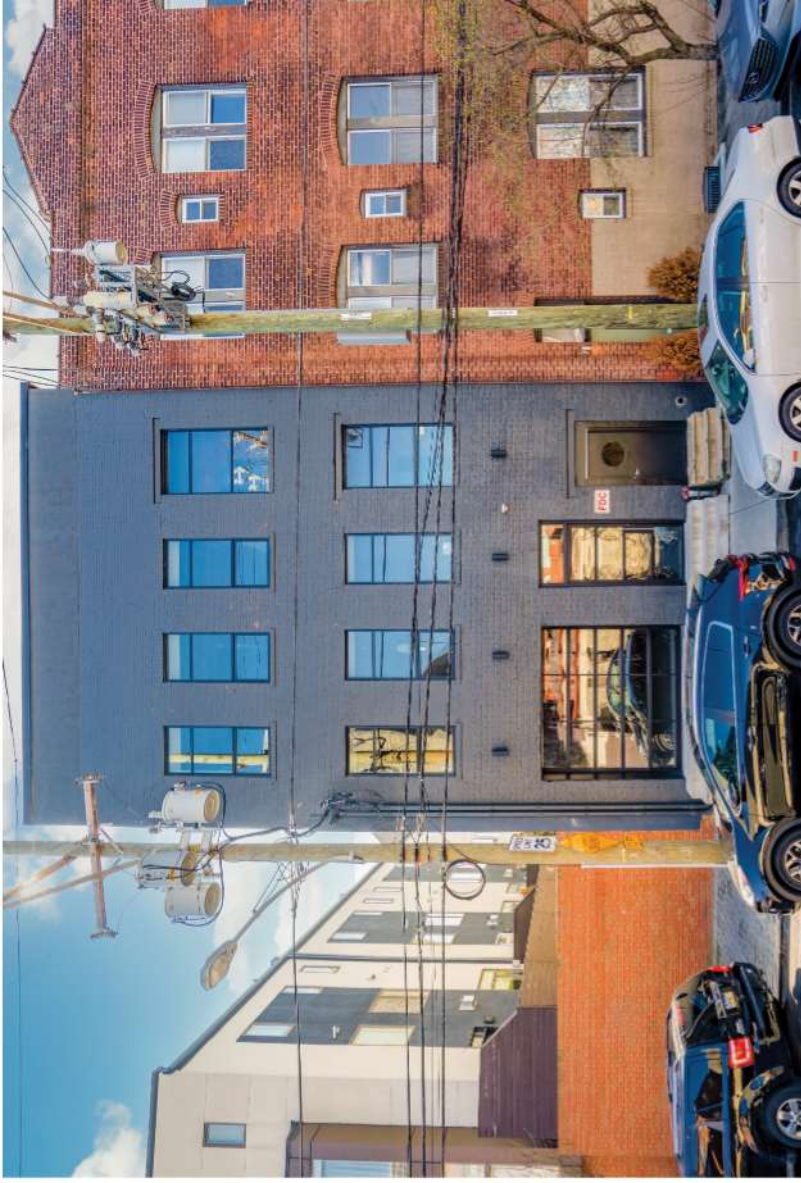
RD+ 338 Brown Street | Property

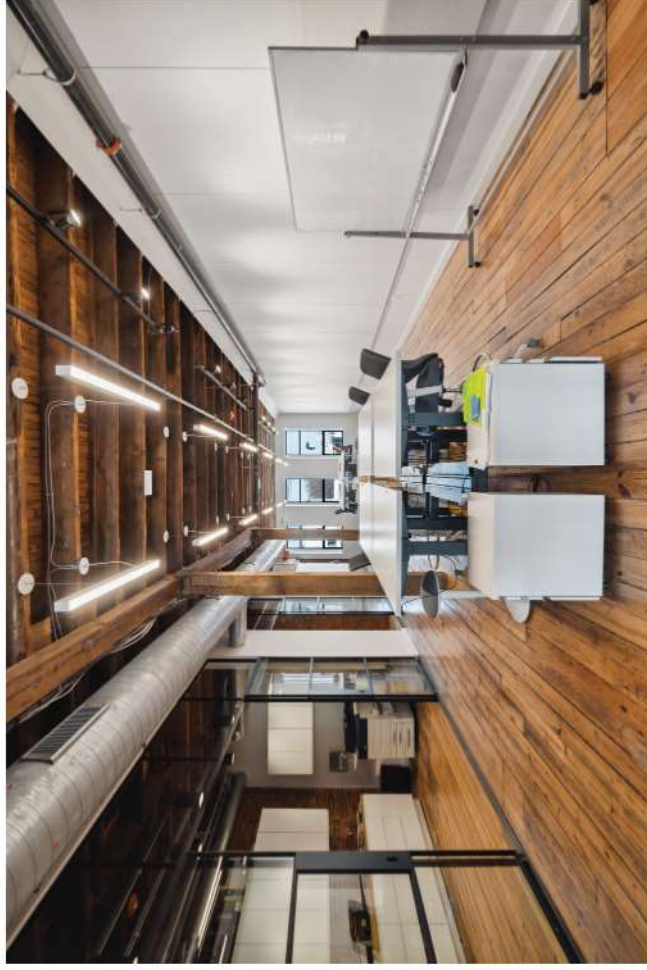
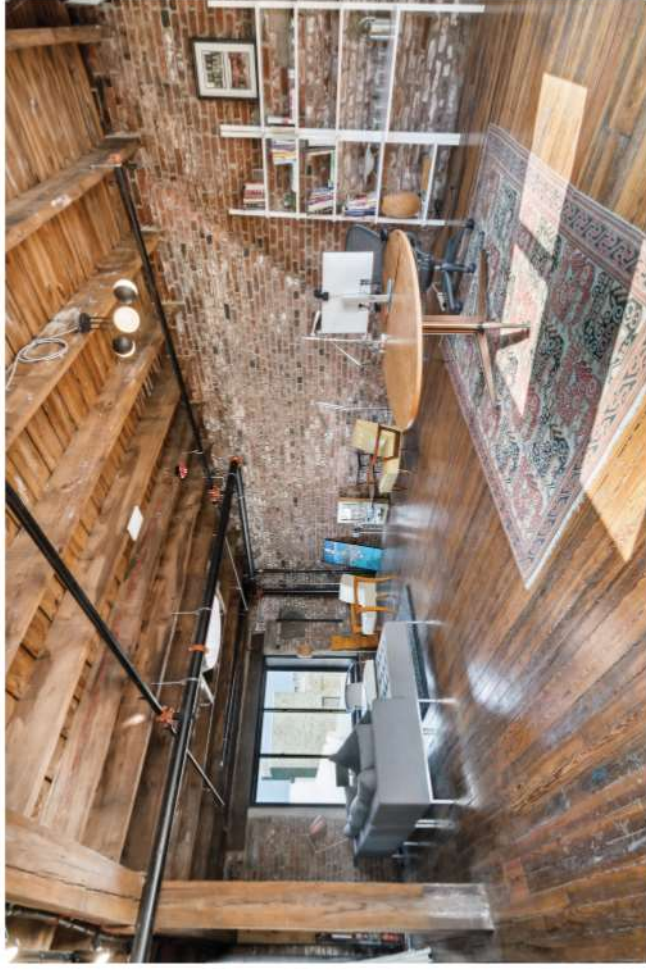
- Meticulously restored Turn of the Century warehouse converted to premium office space
- 2,240-2,960sf available for lease in the heart of lively Northern Liberties
- A stunning blend of historic charm and modern aesthetics with original wide-planked hardwood floors, exposed timber ceilings, brick walls, and glass offices
- Photos showcase available office furnishings
- Steps from some of Philadelphia's finest eateries including Honey's Sit and Eat, North Third, Cafe La Maude, and more

AREA STATS/DEMOGRAPHICS 1 MILE RADIUS

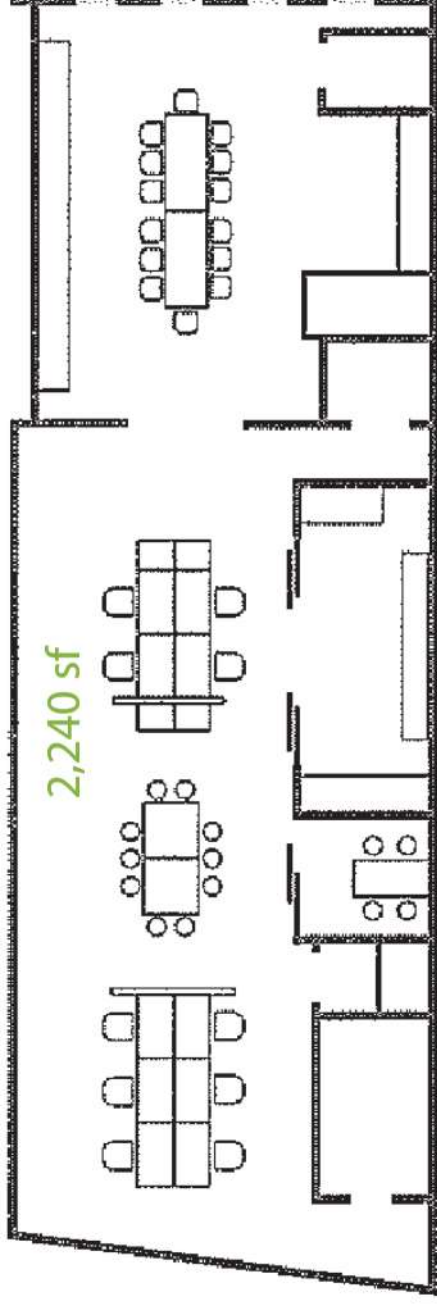
Apartment Units Planned	5,000+
Average Age	37.1
Average Household Income	\$119,435

*Based on information provided by third party sources and deemed to be reliable

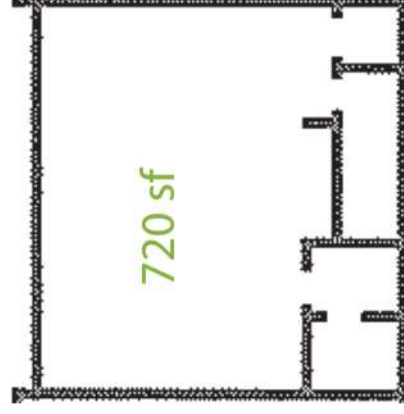




Third Floor Layout | 2,240 sf



Fourth Floor Layout | 720 sf



RD+ 338 Brown Street | Location

- Located in Northern Liberties, a major hub for young professionals, artists, established restaurants, and businesses.
- Ideally situated between Spring Arts, Old City, and Philadelphia's Delaware Waterfront, this location offers convenient regional and local access.
- Nearby countless food & beverage operators such as Yards Brewing Co., Silk City Diner, Del Rossi's Cheesesteaks, Cafe La Maude, and many more.
- Multiple SEPTA bus routes, bike rental stations, as well as a SEPTA Subway station are within one block of the building.

Walk Score

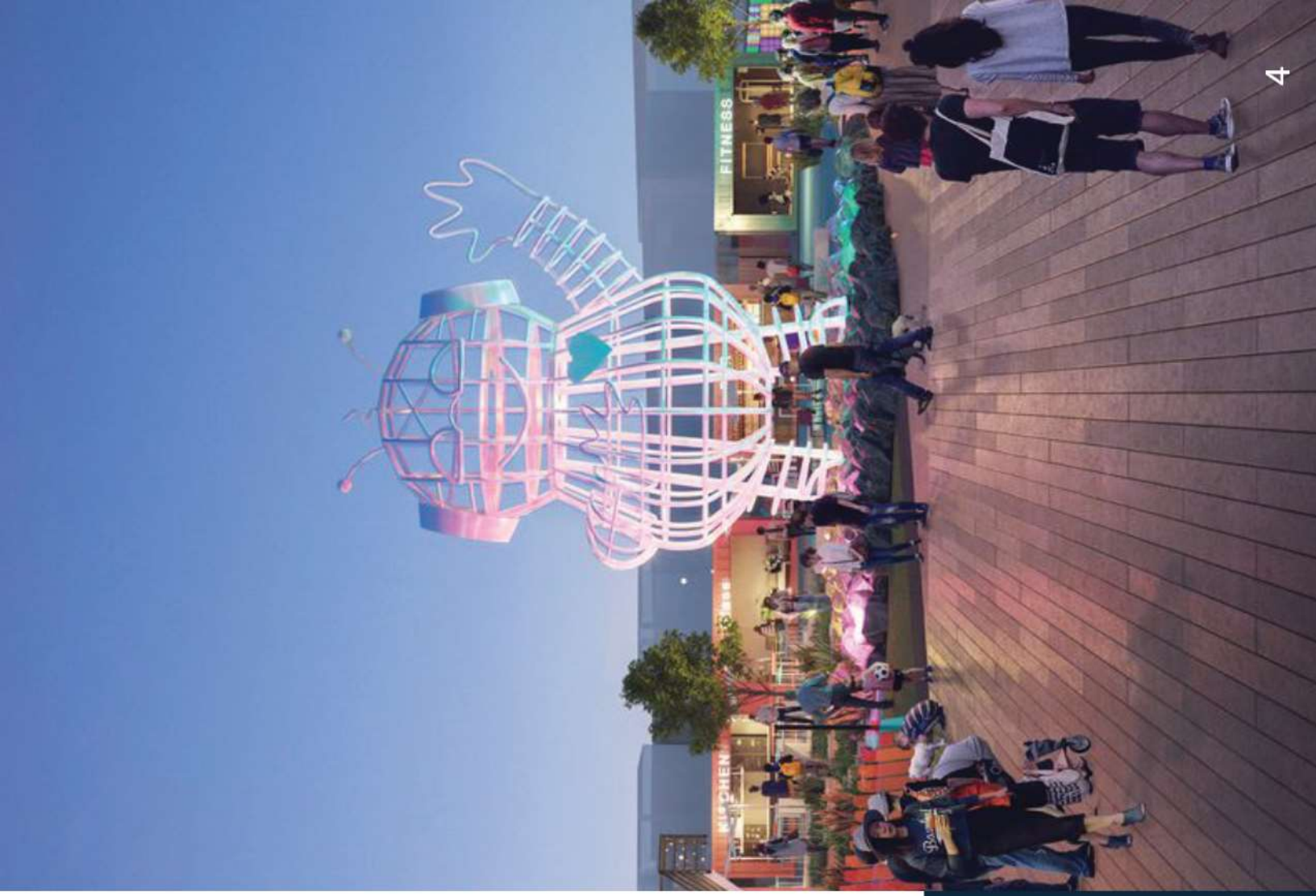


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Bike Score



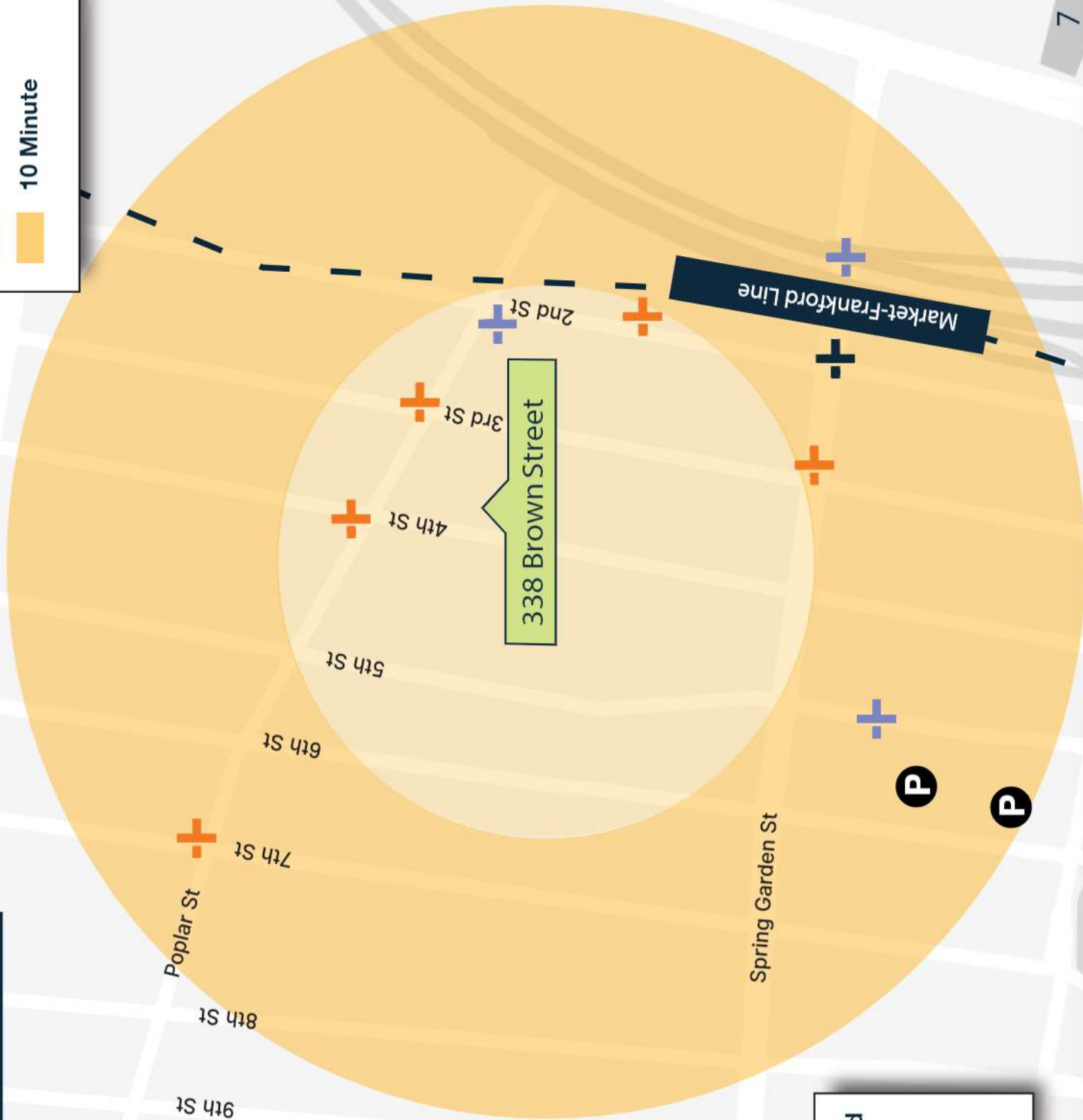
92







W Girard St





JONATHAN D. DUBROW

DIRECT 267.238.4231

MOBILE 856.889.6796

Jonathan@rothbergdubrow.com

PETER C. ROTHBERG

DIRECT 267.515.6021

MOBILE 215.292.2200

Peter@rothbergdubrow.com

OFFICE 267.238.3500

rothbergdubrow.com



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