

FOR LEASE: ±2,700 SF ADAPTIVE RE-USE OPPORTUNITY

1338 N Lee St & 1339 N Front St, Philadelphia, PA 19122

EQUITY CRE

RENDERING



PROPERTY FEATURES & DETAILS

- Join Barcelona Wine Bar, WM Mulherin & Sons, Hiroki, Pizzeria Beddia, Pips, Spin Society, Shake Shack, Sweetgreen, La Colombe, Front Street Cafe Liberty Kitchen and more in one of the most active restaurant neighborhoods in the city
- Adaptive re-use of old warehouse building; tremendous character
- Immediate co-tenancy with Barcelona Wine Bar and active outdoor seating
- Generous landlord work letter and TIA contribution
- Delivery Summer 2026



CONTACT

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RENDERING | FRONT FACADE



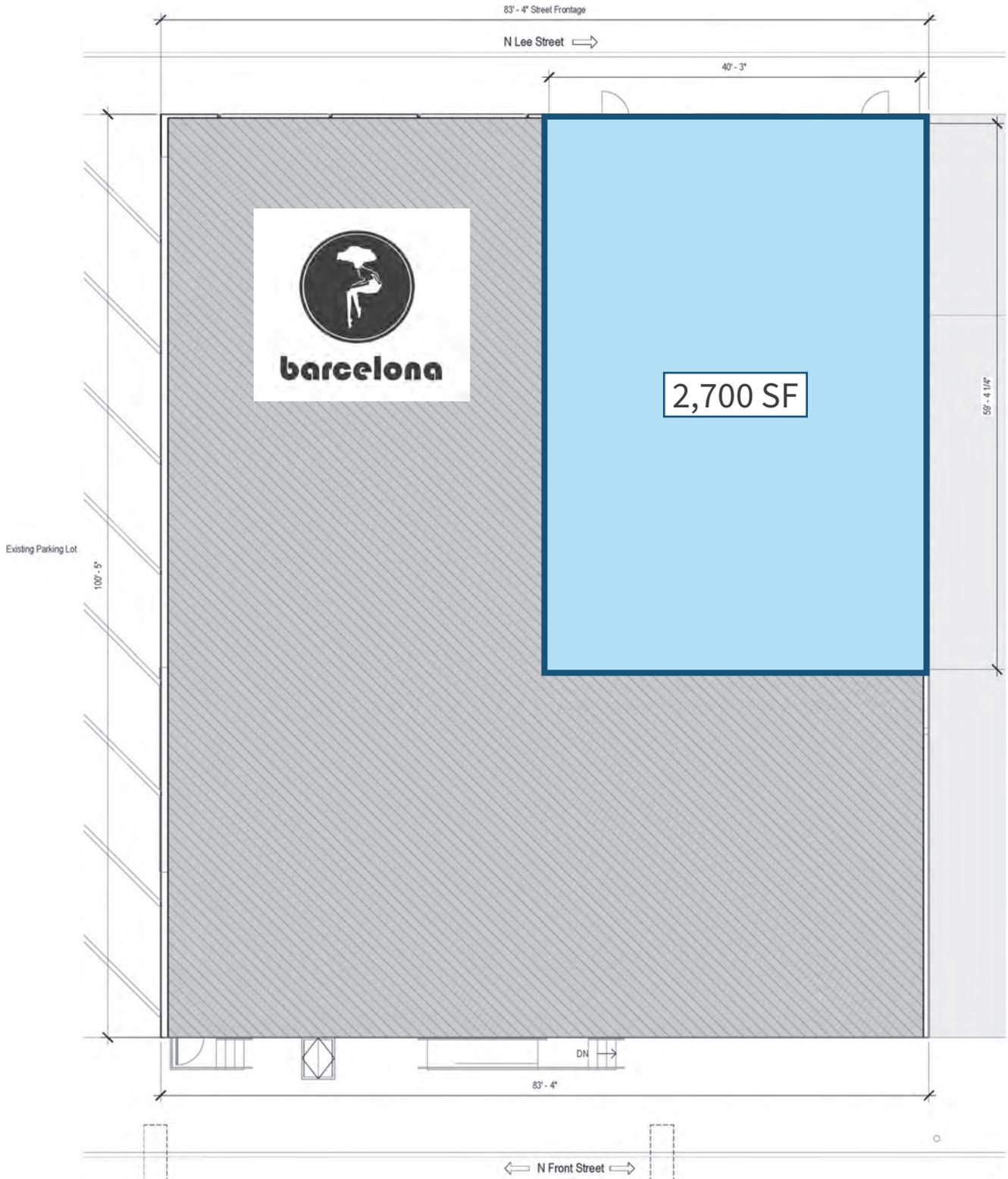
RENDERING | BIRD'S EYE



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FLOOR PLANS



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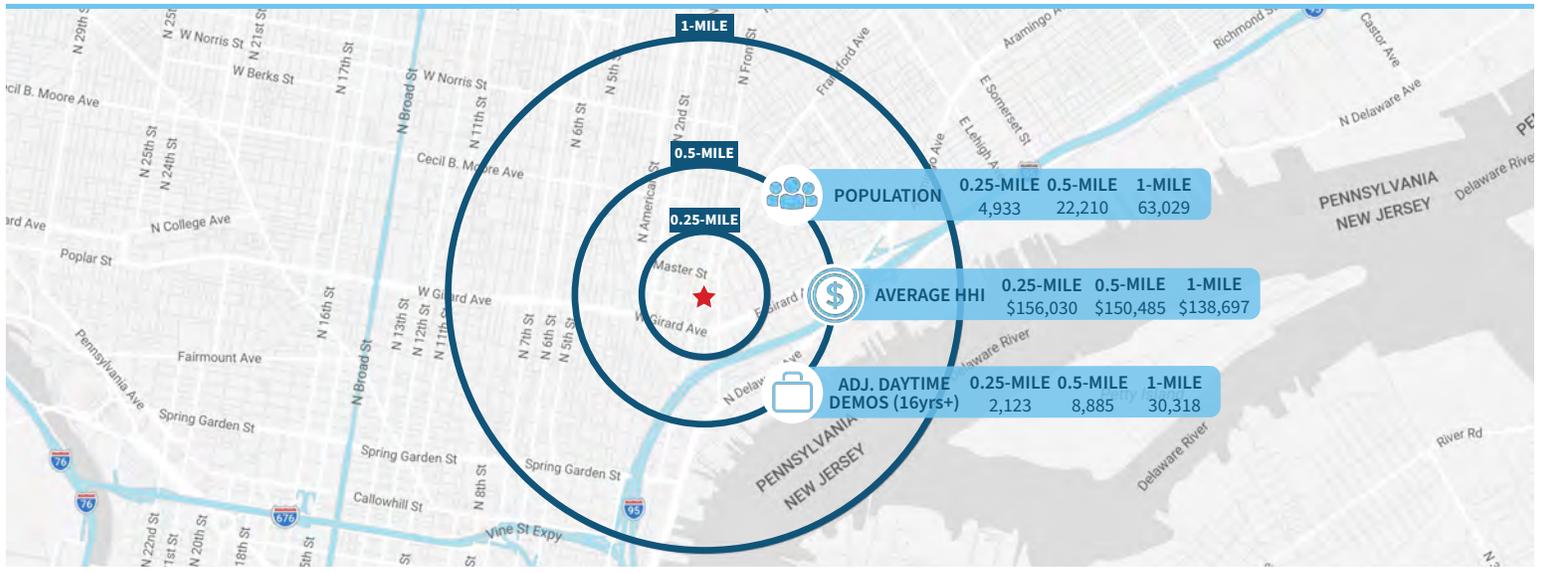


Walk Score: 97

Transit Score: 67

Bike Score: 92

Demographic Overview (0.25, 0.5, 1-mile radius)

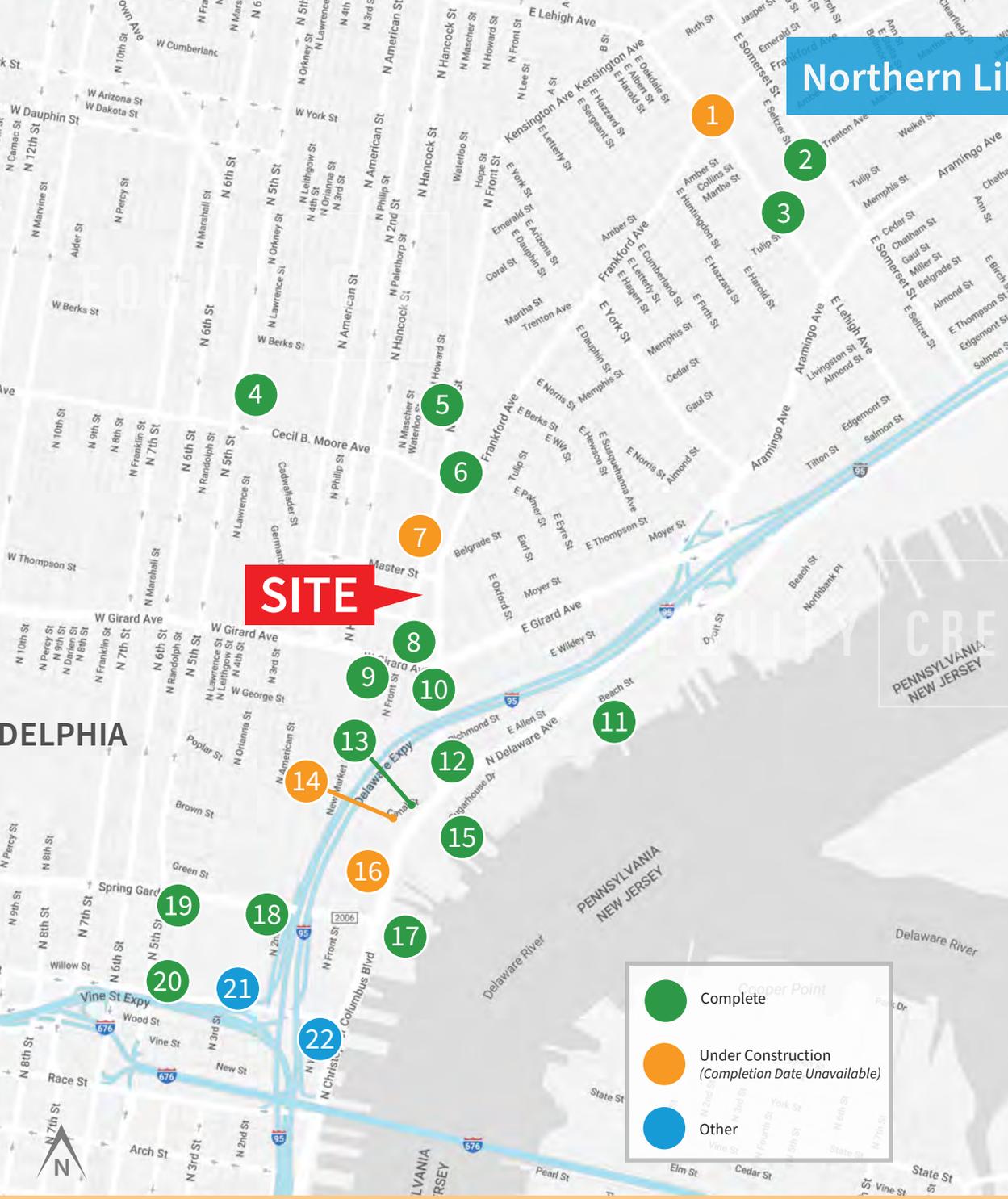


The right space. The right move.



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Northern Liberties & Fishtown Area Developments



Project Name	# of Units	Timeline	
1	2001 E. Lehigh Ave	157	Construction Begins - 2026
2	Somerset Station	535	Complete
3	The Pump House	278	Complete
4	Avenue V Phase II	200	Complete
5	Fishtown Urby	204	Complete
6	1721 N. Front St	55	Complete
7	1440 N. Front	114	Under Construction
8	23 West	107	Complete
9	The Archer	84	Complete
10	Frankford Grand	150	Complete
11	The Battery	173	Complete
12	One Frankford	78	Complete
13	918-80 Delaware Ave	462	Complete
14	933 Canal St	124	Under Construction
15	933 N. Penn St	195	Complete
16	Beach St Landing	488	Under Construction
17	Rivermark	470	Complete
18	The Noble	360	Complete
19	408 Spring Garden St	329	Complete
20	The Keystone	220	Complete
21	412-426 N. 2nd St	400	Master Plan - Vertical Design Phase
22	300 North Christopher Columbus	360	Construction Paused

- Complete
- Under Construction (Completion Date Unavailable)
- Other

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FISHTOWN ATTRACTION & RETAIL MAP

Incredible co-tenancy throughout the neighborhood, where James Beard award-winning and other top restaurants rub elbows with favorite local bars, music studios, concert venues, entertainment centers, galleries, health & wellness spots, and other must-visit destinations; anchored by Frankford Avenue, the main retail corridor and the heart of Fishtown

