

## FOR LEASE: TURN-KEY OFFICE SPACE

4,875 SF

1225 N 7th Street | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- 4,875 SF of creative office space across two levels
- Ground Floor: 2,400 SF
- Lower Level: 2,475 SF
- Modern, flexible layout ideal for creative, tech or collaborative teams
- Dedicated & private outdoor areas
- Off-street parking available
- Welcoming reception area, open office space, conference rooms, kitchenette, & additional private offices
- Workstations/cubicles can be removed to create larger open office or play areas
- Ideal for creative agencies, architecture & design firms, tech start-ups, co-working, fitness, child-care & medical

### LOCATION DETAILS

- Located near the corner of N 7th St & Girard Ave
- Convenient access to I-95, I-676 & major commuter routes
- Walkable to public transit including multiple bus lines & Broad/Girard Septa train stations
- Short distance to Northern Liberties & Olde Kensington
- Minutes from Center City

### CONTACT

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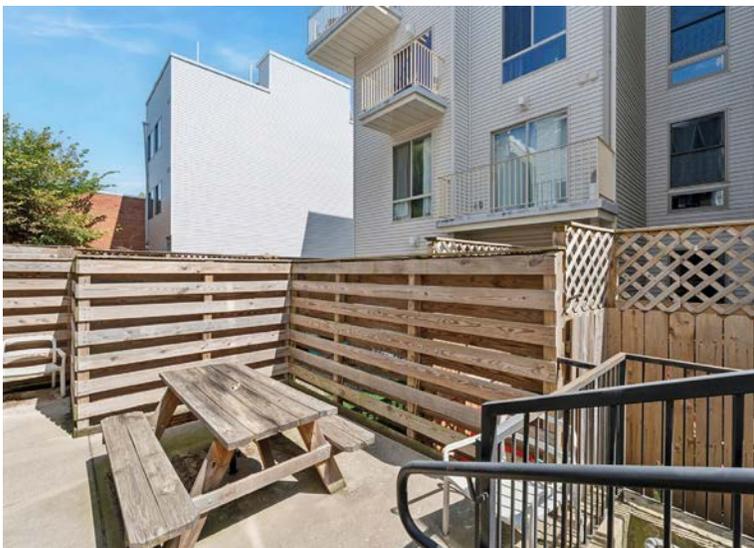
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## FLOOR PLANS

- 1 FOLDING DOOR SYSTEM
- 2 KEYPAD ACCESS / INTERCOM
- 3 SECURITY GATE
- 4 EXTERIOR SPIRAL STAIR



GROUND FLOOR | 2,400 SF



LOWER LEVEL | 2,475 SF

The right space. The right move.



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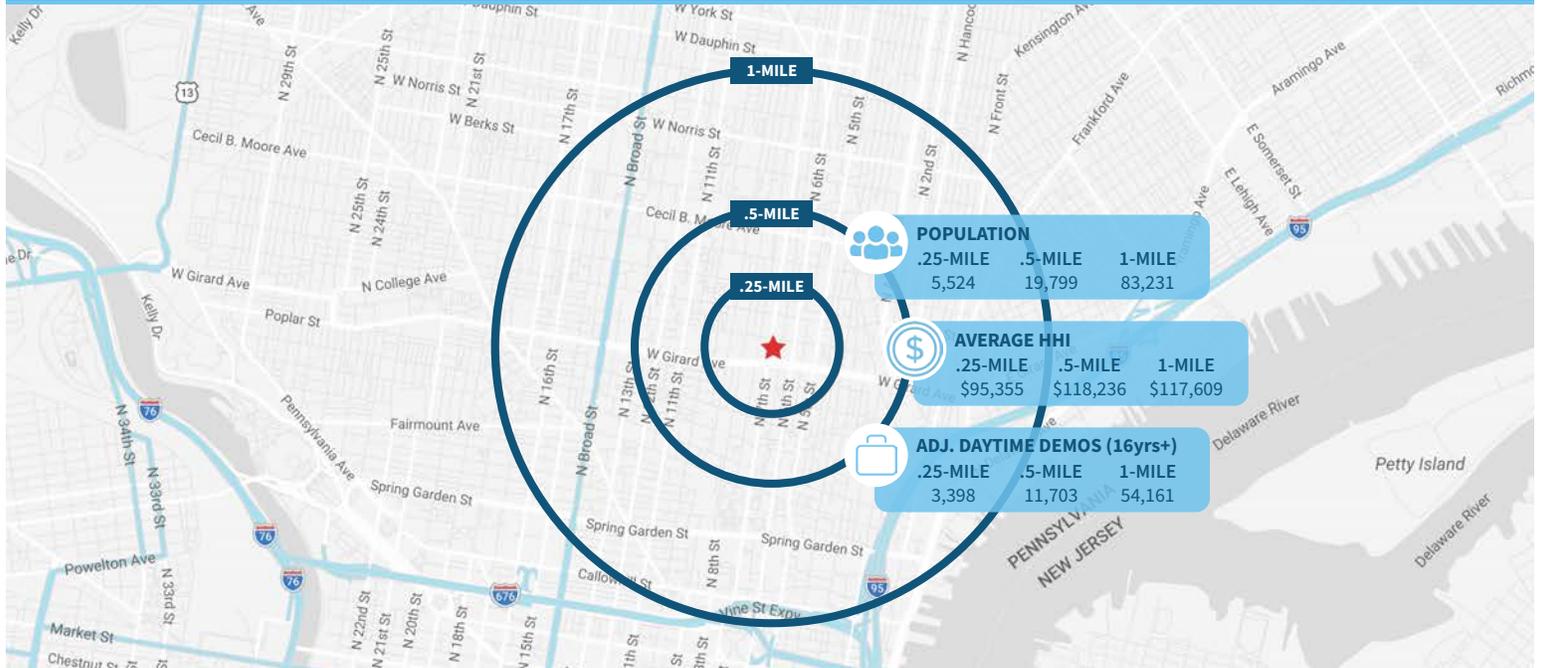
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## 4,875 SF

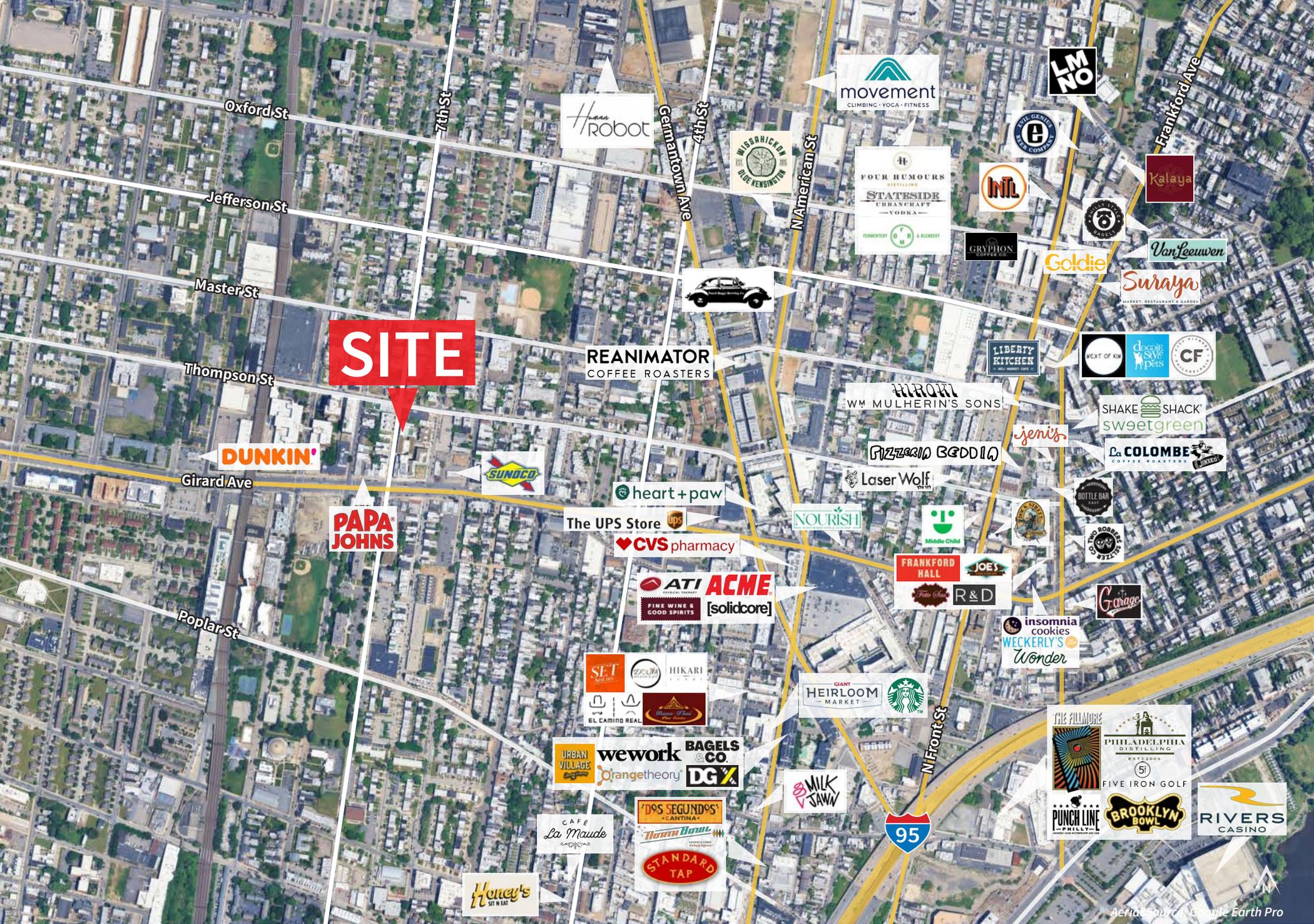
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### Demographic Overview (0.25, 0.50, 1-mile radius)







Aerial Source: Google Earth Pro