

In The Heart of Historic Olde City  
**229 Arch Street**  
Philadelphia, PA 19106

+/- 20,000 RSF

**For Lease**

Retail/Office space available  
delivered in vanilla shell condition

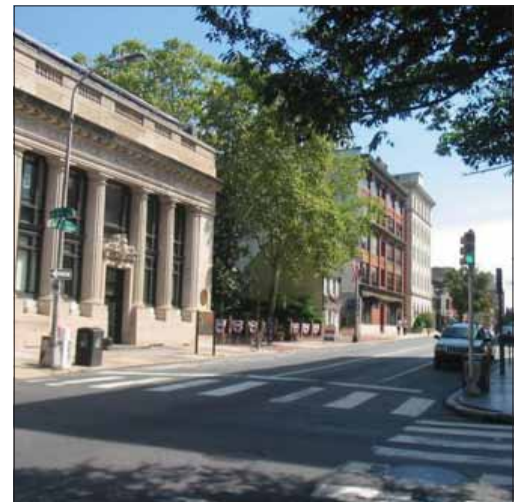


**Features**

- Excellent foot traffic & tourist activity
- Vibrant culture, dining & retail neighborhood
- Parking available
- Great signage available
- Easy loading access
- Ample ceiling height & column space
- Ability to subdivide
- Signage rights available

\$18.00 NNN  
Vanilla Shell Condition

Approximately 500,000 people  
per year visit the  
Betsy Ross House



**NAI** Geis Realty Group, Inc.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Historic Olde City 229 Arch Street

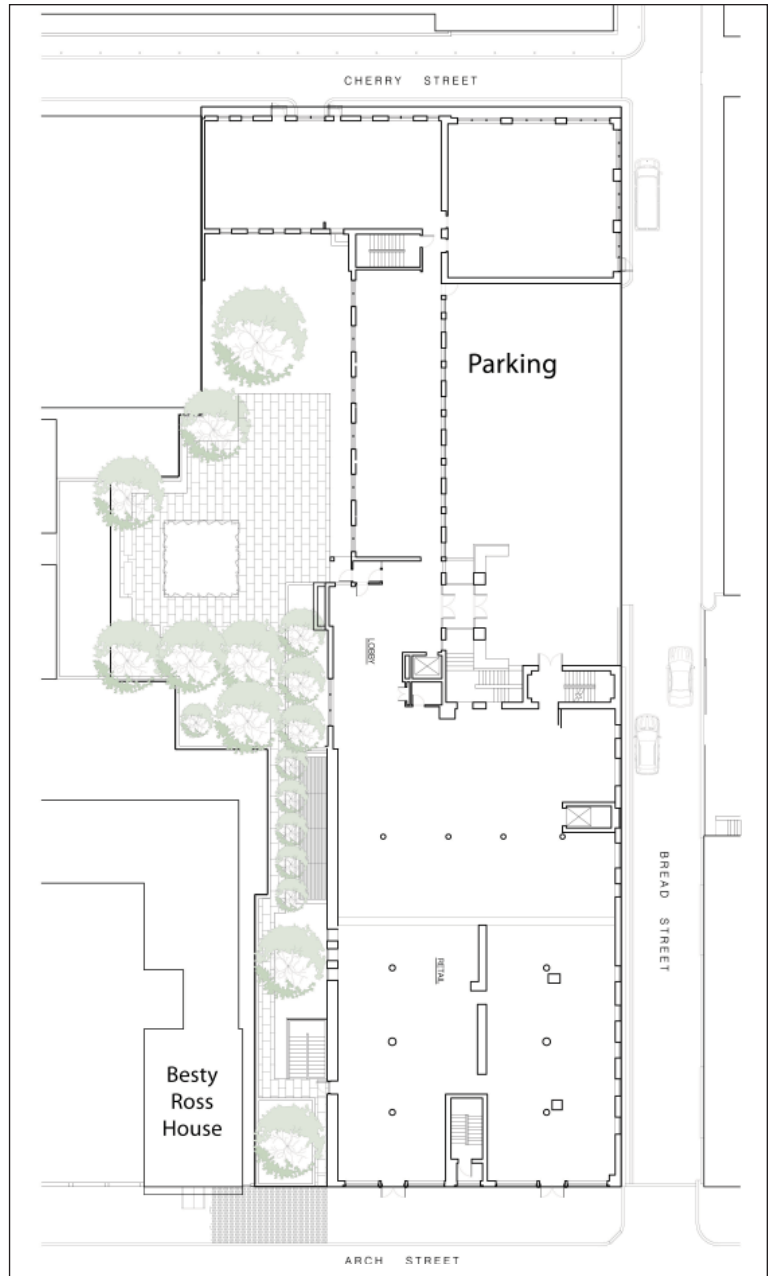


## Features

- A 200 Amp, 42 circuit, 3 phase, 4 wire, 120/208 volt panel will be provided
- PECO metering shall be provided in the lower level electric room
- Fire alarm pull stations shall be provided at each egress door
- One fire alarm horn strobe shall be provided
- Sanitary line will be provided below slab for tie-in by tenant
- Vent and domestic water service shall be provided
- One gas outlet shall be provided
- Code compliant upright sprinkler heads will be provided

75 parking spaces  
available directly across street;  
controlled by ownership





**Features continued:**

- Landlord shall provide \$5.00/PSF that shall be used toward completion of the retail vanilla shell provided by Landlord
- Tenant is required to modify/add sprinkler heads to coordinate with their layout
- Equipped with 2 four-ton air conditioning units with a high-efficiency gas-fired furnace. Outside air is provided via a ducted system from the 100% outside air units on the roof. The unit will have active thermostats sitting on top of the indoor unit for the future installation with 20 feet of coiled wire
- Tenant will be required to provide supply and return ductwork as required for the space, including supply and return air devices. Please note that return ductwork will be required.



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**Demographics**

	0.5 Miles	1 Mile	3 Miles	5 Miles
<i>Population</i>	4,925	33,996	411,828	832,757
<i>Population Density</i>	6,270.66	10,821.24	14,565.44	10,602.99
<i>Households (HH)</i>	3,095	17,488	163,769	314,480
<i>HH Average Income</i>	\$98,058	\$81,254	\$47,551	\$43,315
<i>Total Population Median Age</i>	35.62	35.58	33.74	33.49

**Site Features**

- Next to the Betsy Ross House
- Easy access via major roadways (I-676, I-95, & Routes 30, 3, & 611) & public transportation

