

75 Parking
Spaces
Available



Rate \$10-\$15 NNN,
Vanilla Shell Condition

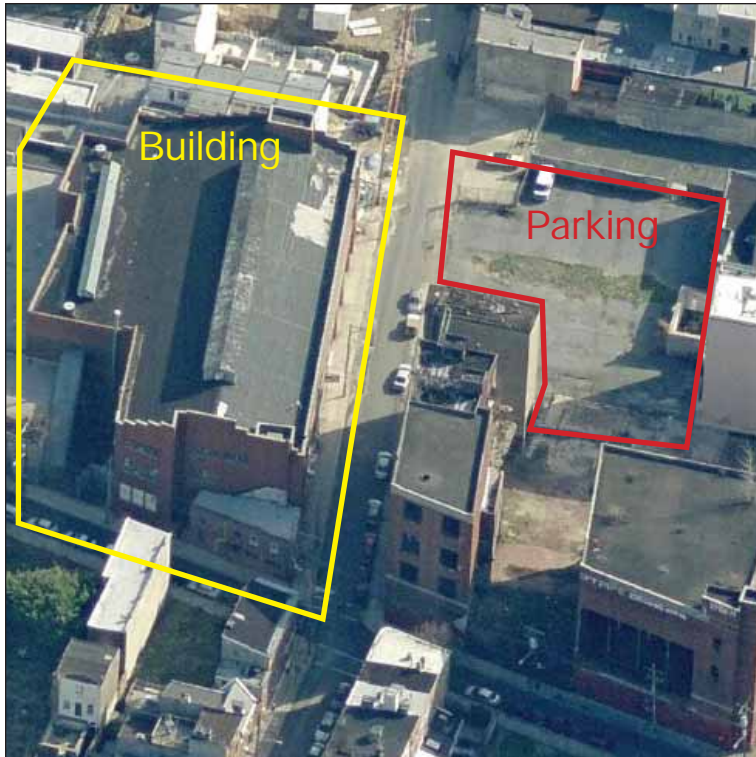
For Lease
45,000 RSF Available

Dramatic Mixed Use Property For Lease +/- 45,000 SF in the Heart of Northern Liberties

The New Ortlieb's Building
829-51 North American Street
Philadelphia, PA 19123



Up to +/- 38,000 SF of unique Mixed Use, Office/
Performance/Exhibition Commercial Space



- Upgraded lobby & common areas
- Turnkey Tenant Improvements
- Dramatic exhibition environment
- Substantial ceiling heights
- Column free
- Loading docks accessible
- Elevator access



- +/- 20,000 RSF Column free second floor with extravagant 30' plus ceilings
- 13' plus ceiling heights on first floor
- 3 loading docks
- Full service restaurant/bar
- Ample parking

+/- 6,000 SF of turnkey
restaurant/bar/banquet
facility inclusive of complete
commercial kitchen, walk-ins &
selected items



NAI Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

contact information

Thomas Bond

tbond@geisrealty.com

Jack Byers

jbyers@geisrealty.com

tel 215 568 7222

fax 215 568 5043

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.

Live Work and Play Within the Heart of Northern Liberties

Tremendous Lease Values from \$10-\$15 NNN

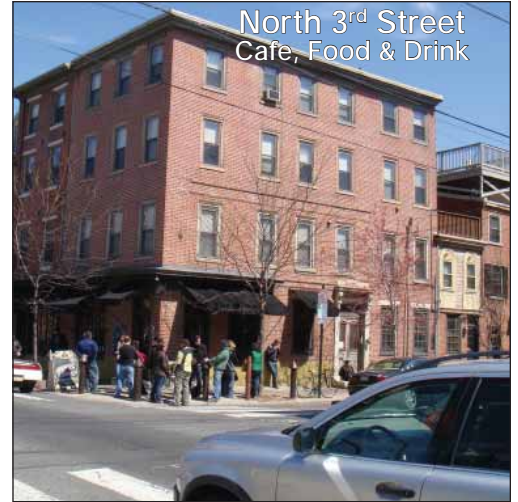
Mixed Use Retail/ Commercial Office

Fully approved to be
renovation project



Cacia's Bakery on 2nd Street
around the corner from building

Vibrant Culture, Dining, &
Retail Neighborhood



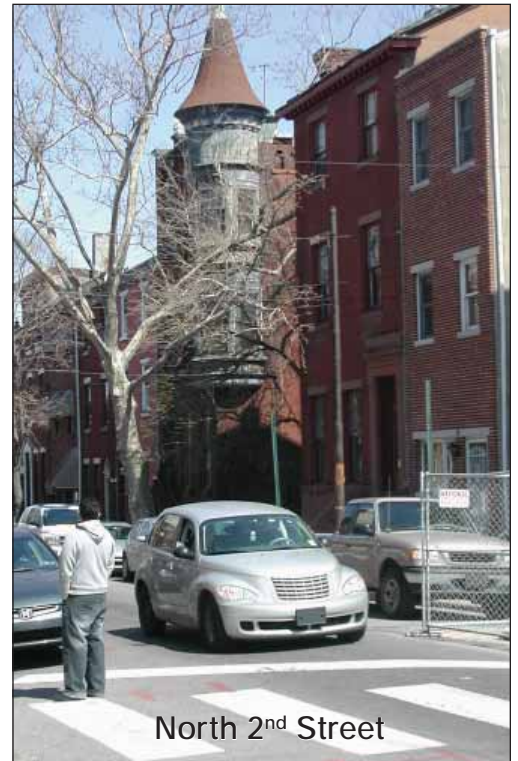
North 3rd Street
Cafe, Food & Drink

Great Place for
Creative Tenants

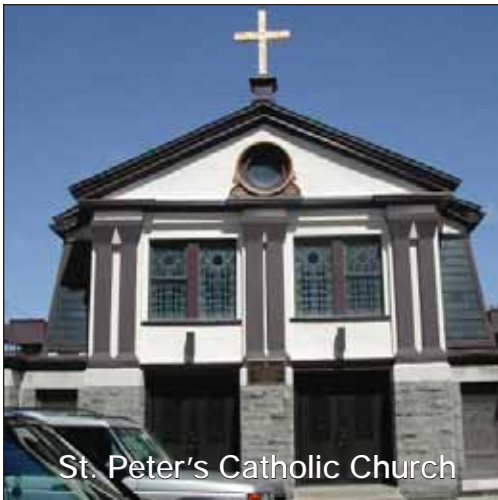
i.e. Advertising and Internet Firms,
Publishers, Graphics, & Music



Honey's Sit & Eat Cafe on 4th Street
2 blocks from building



North 2nd Street



St. Peter's Catholic Church



858 N. 3rd Street



North 3rd Street



2nd & Fairmount Street



Piazza at Schmidt's
(development in background)



Townhouse Courtyard Near
St. Michael's Russian
Orthodox Catholic Church



St. Michael's Russian Orthodox
Catholic Church
(Fairmount Avenue)



North 3rd Street



St. Michael's Russian Orthodox
Catholic Church
(Fairmount Avenue)

Turnkey Buildouts Featuring Dramatic Interiors, High Ceilings and Abundant Light

- Building signage rights available
- Easy loading access
- Tremendous value
- Ample ceiling height & column free space available
- Ability to sub-divide

Demographics

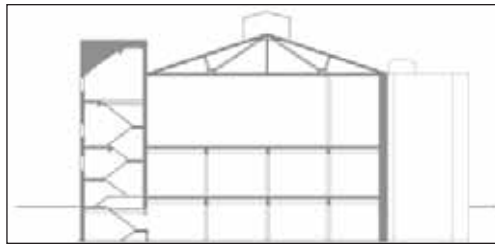
	1/2 mile	1 mile	3 miles	5 miles
Population	8,214	31,024	413,660	886,211
Households	4,063	13,271	170,314	350,007
HH Avg Income	\$54,259	\$51,249	\$48,923	\$45,783



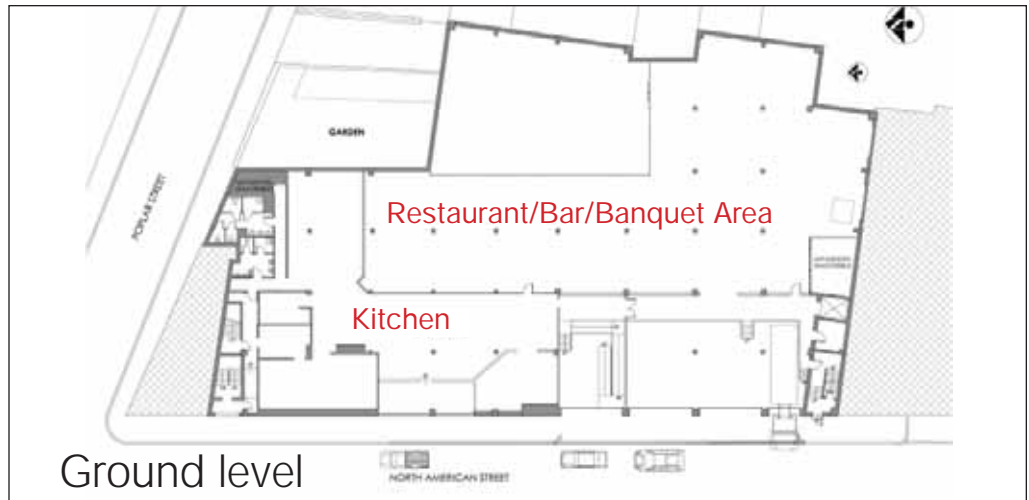
- Located in Heart of Northern Liberties
- Easy access from I-95, 676, 76, Ben Franklin Bridge
- Close proximity to Public Transportation, Septa's Market/Frankfort line; Bus Routes 43,57,5,25



Floorplans

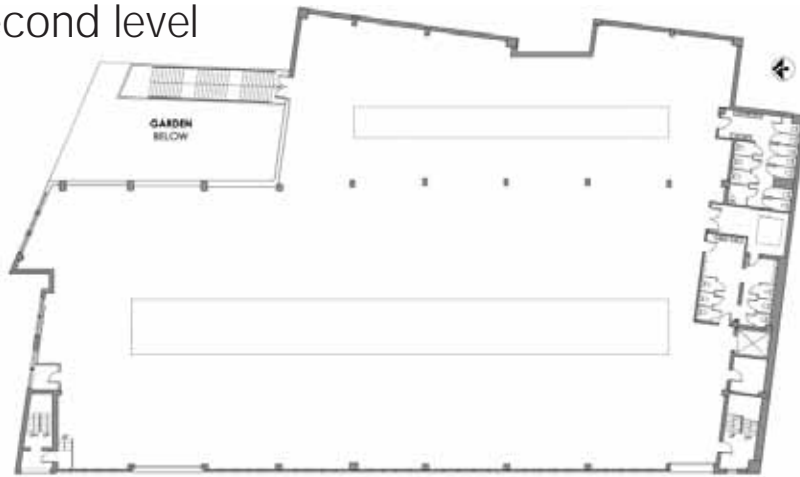


- +/- 6,000 SF available plus additional space available for larger banquet facility
- 13' + ceiling heights
- Significant signage available
- Ample parking
- Separate entrance
- 100% approved
- Equipment list available



Ground level

Second level



- Dramatic exhibition space
- +/- 22,000 Sf available
- 35' + ceiling heights
- Large column free space
- Great natural light
- Separate entrance available
- Ample bathrooms

- +/- 22,000 SF available
- 13 SF ceiling heights
- Elevator access
- Bathroom

Basement



Renderings

