



SPACE AVAILABLE

Excellent multi-tenant mission critical & specialty storage facility, located within robust infrastructure corridor in Philadelphia, PA.

BROKERS PROTECTED

1309 NOBLE

PROPERTY SUMMARY

Address

1309 Noble Street,
Philadelphia PA 19123-3612

Size

224,000 SF / 7 Floors + Basement & Roof

Construction

Reinforced Concrete, Masonry & Brick

Year Built

1927

Year Renovated

2000

Zoning

I-2 Industrial

Historic District

Callowhill Industrial Historic District

Council District

1st District

Contact

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Philadelphia, PA 19123
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Owner

3607 Broadway Realty Associates, LLC

Management

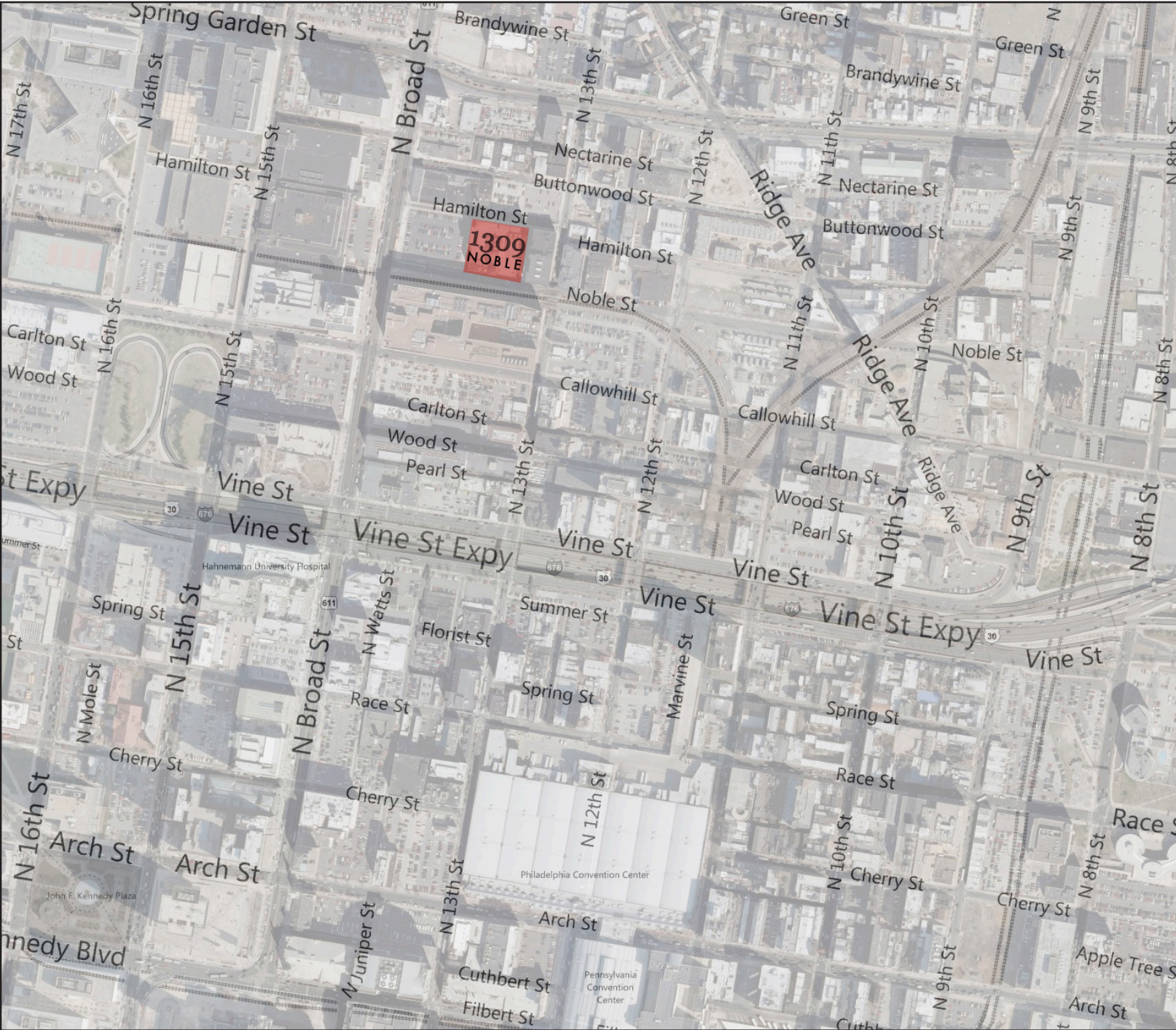
RCI Management LLC

The 1309 Noble building offers an excellent location, efficient facilities, responsive ownership and professional management on call 24/7 to support your mission critical operations. The following information provides some of the property highlights, but feel free to request any additional information to assist with your due diligence.

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Owner Management Address Latitude & Longitude Year Built / Year Upgraded Total Size (SF) Floor Plate Size (SF) # of Floors SF Available Estimated Time to Delivery of Building	3607 Broadway Realty Associates, LLC RCI Management LLC 1309 Noble Street, Philadelphia PA 19123-3612 N 39° 57' 38", W 75° 9' 38" 1927 / 2000 224,000 30,030 / Floor 7+ Basement and Roof 10,000 to over 60,000 Contiguous Ready for Tenant Improvements
PECO Service Electric Supplier Agreement Electrical Configuration	Dual Service 13.2 kV, Diversity Feeds, 4 MW of Redundant Capacity ConEdison (Constellation) until First Quarter 2020 Double Ended MVSG w/ Automatic Transfer & Double Ended 480v Switch Gear w/ Manual Tie
Fiber Providers	Verizon, MCI, Sunesys, Windstream, Lighttower, Zayo, XO, AT&T, FirstEnergy, etc.
Fire/Life Safety Security Elevators	Base Building Systems in Place, Ready for Tenant Card Access and CCTV Two Passenger (2500# Capacity each) One Freight (8000# Capacity) w/ Future Freight Capability (8000#)
Parking Shipping/Receiving	Basement Garage (30 Spaces), Grade and Nearby Parking Lots Double-sided Truck Dock, Can Accommodate 55' Tractor Trailer
Tenant Ancillary Equipment Floor Loads Ceiling Clear Height Column Spacing	Basement, Secure Risers, & Roof Space Available Minimum 250#/sf with One Column Bay 1000#/sf, L.L. Minimum 12' to Slab, 10' to Girder, up to 17'-6" to Slab 24' x 22'
Neighboring Uses Local Hazards / Flood plains / Environmental Current Tenants Economic Incentives	401 N. Broad Carrier Hotel, Parking Lot, Residential None Verizon (former MCI WorldCom) & NetCarrier Possible Federal, State, and City Opportunities Available

1309 NOBLE



Infrastructure map
available upon request

LOCATION MAP

1309 NOBLE



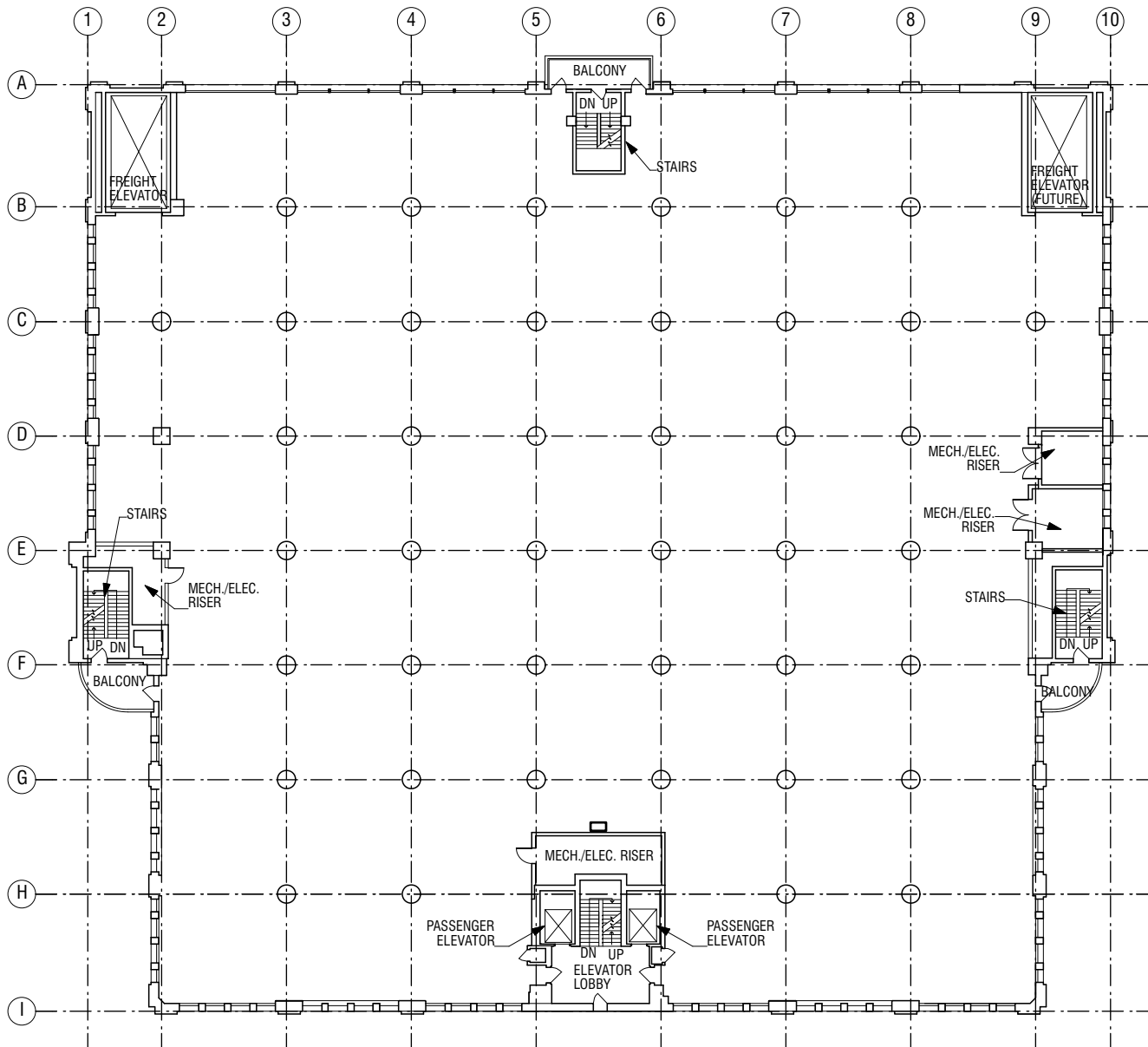
EXISTING EXTERIOR

1309 NOBLE



PROPOSED EXTERIOR
IMPROVEMENTS

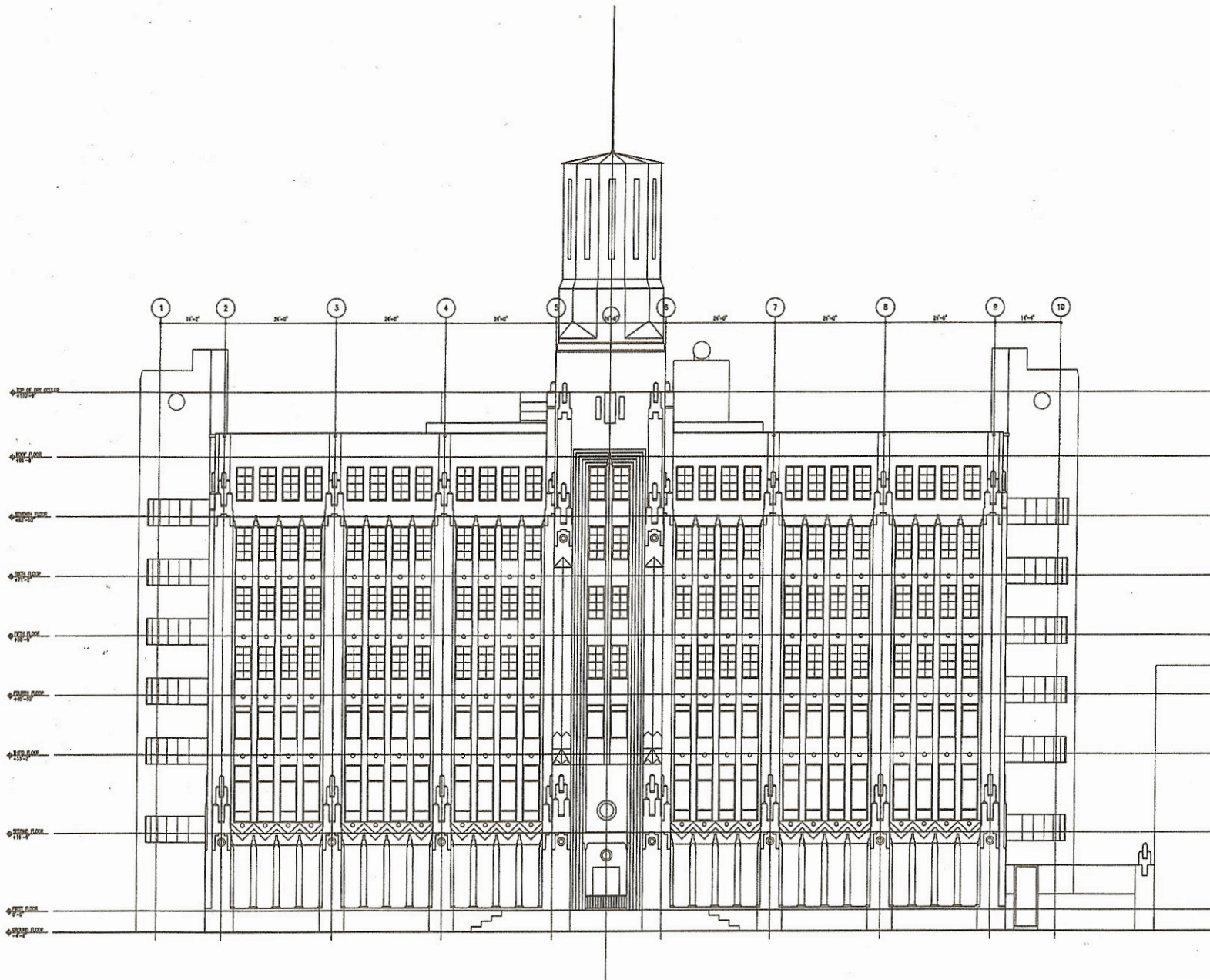
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**1309 NOBLE STREET
UPDATED PLANS
PROGRESS SET**

TYPICAL FLOOR PLAN

1309 NOBLE



NOBLE ST ELEVATION