

SPACE AVAILABLE

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

BROKERS PROTECTED

1309 Noble Street, Philadelphia PA 19123-3612

224,000 SF / 7 Floors + Basement & Roof

Reinforced Concrete, Masonry & Brick

1927

2000

I-2 Industrial

Callowhill Industrial Historic District

1st District

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www.1309noble.com

3607 Broadway Realty Associates, LLC

RCI Management LLC

1309 NOBLE

PROPERTY SUMMARY

Address

Size

Construction

27 **Year Built**

Year Renovated

Zoning

Historic District

Council District

Contact

Owner

Management

02.15.17

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.

1309 NOBLE

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

Fiber Providers

Fire/Life Safety

Security

Elevators

Parking

Shipping/Receiving

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

Verizon, MCI, Sunesys, Windstream, Lightower, Zayo, XO, AT&T,

FirstEnergy, etc.

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#)

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

PROPERTY HIGHLIGHTS

Spring Garden St Green St Brandywine St Green St N Broad Brandywine St Nectarine St Hamilton St Buttonwood St ≥ Nectarine St N 9th St Hamilton St **Buttonwood St** 1309 NOBLE Hamilton St Noble St Carlton St Noble St N 8th Wood St Callowhill St Carlton St Callowhill St Wood St Pearl St Carlton St Ехру Vine St 8th St Wood St 30 Wine St Vine St Expy Pearl St Vine St Vine St Vine St ₩ Vine St Expy ® Spring St Summer St Florist St N Broad St Vine St N Mole St Spring St Race St N 12th St Spring St Cherry St Race St Cherry St Race S Cherry St Arch St Cherry St Arch St nedy Blvd N 9th St Apple Tree S Cuthbert St Arch St Filbert St

1309 NOBLE

Infrastructure map available upon request

LOCATION MAP



1309 NOBLE

EXISTING EXTERIOR



1309 NOBLE

PROPOSED EXTERIOR IMPROVEMENTS

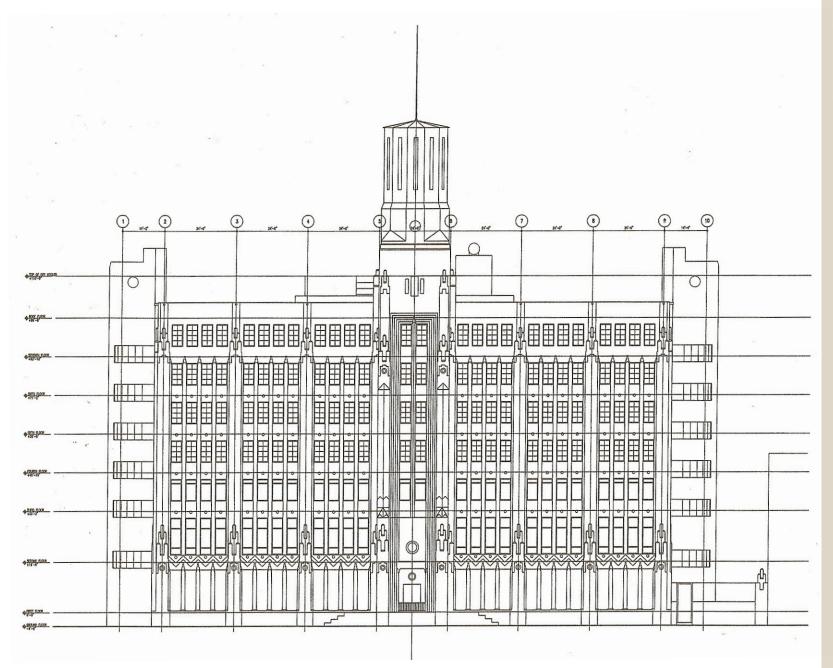
(2) (3) (4) (5) (6) (8) (9) (10)BALCONY (A)--\$TAIRS FREIGHT ELEVATOR (FUTURE) FBEIGHT ELEVATOR (B)-(C) (D) MECH./ELEC. MECH./ELEC.-RISER _STAIR\$ (E)-MECH./ELEC. _RISER STAIRS-UP DN (F) BALCONY BALCONY (G)-MECH./ELEC. RISER \overline{H} DN UP ELEVATOR LOBBY PASSENGER _ELEVATOR PASSENGER ELEVATOR_

1309 NOBLE



1309 NOBLE STREET UPDATED PLANS PROGRESS SET

TYPICAL FLOOR PLAN



1309 NOBLE