

THE POPLAR OFFICES

PRE-BUILT, FULLY FURNISHED
OFFICE SPACE
MOVE-IN READY

P O
- P L
A R -



THE POPLAR OFFICES

900-954 N 9TH STREET
PHILADELPHIA, PA 19123

NEWMARK

MOVE-IN READY.

PRE-BUILT,
FULLY
FURNISHED.

1,750 - 5,975 square feet of office suites spanning over three floors with flexible lease terms.

Minimal common areas and dedicated entrances available.

**50,900 RSF
AVAILABLE FOR
LEASE.**

FLOOR	SUITE	PRIVATE OFFICES	CONFERENCE ROOMS	CUBICLES	SQUARE FEET	CEILING HEIGHT	
1ST FLOOR	101	4	1	27	4,213	15'7"	
	102	3	1	8	2,200		
	103	3	1	8	2,200		
	104	3	1	5	2,063		
	TOTAL	105	2	1	12		3,038
	20,350 SF	106	4	1	27		4,138
		107	2	1	12		2,500
2ND FLOOR	201	7	1	28	5,975	10'6"	
	202	3	1	12	3,175		
	TOTAL	203	4	1	30		5,125
	16,700 SF	204	2	1	9		2,425
3RD FLOOR	301	2	3	10	4,050	15'2"	
	302	1	2	10	2,575		
	TOTAL	303	2	1	7		1,750
	13,850 SF	304	3	3	10		5,475

DESIGN

- Sleek, functional layout with industrial-chic design aesthetic including high ceilings, mushroom columns and polished concrete floors
- Integrated lighting throughout for usable, bright workspaces
- Ultra high-end custom-designed cubicle workspaces with electric standing desk systems
- Private offices fit out with executive furniture
- Conference rooms feature large meeting tables and TVs
- Custom kitchens with integrated appliances and terrazzo counters
- Thoughtfully designed restrooms with high-end finishes, floor-to-ceiling bathroom stalls, and motion sensor fixtures

ENVIRONMENT

- Dedicated HVAC units in every suite and separate zones for larger suites
- Large, operable windows with integrated sunshades for natural light and airflow

AMENITIES

- Extra large, fully amenitized bike room with private, direct access from 9th Street
- Internet-ready data closets in every suite, just pick your provider

EASE OF ACCESS

- Office entry points completely separate from residential development
- Video intercoms at office entries for efficient and safe access
- Virtually no common areas from entry to each office suite, meaning no wasted time in and out of the building







NEIGHBORHOOD

- Situated in the heart of the dynamic Poplar neighborhood, bordering Northern Liberties and Fishtown, which has emerged as a major hub for young professionals and established businesses.
- A vibrant, creative hotbed of popular bars, trendy restaurants, and artistic landmarks. Be right next door to Federal Donuts and more.
- Immediate proximity to several modes of transit offers convenient access to neighborhoods and other major destinations in less than 15 minutes – Broad Street Subway Line, SEPTA Bus, Trolley Routes, I-676 & I-95.
- Indego Bike Share stations at 11th & Poplar, on Girard between 9th & 10th, on Spring Garden between 8th & 9th, and on 6th & Fairmount.
- The Poplar neighborhood is undergoing rapid development with massive increase in residential and commercial demand making it one of the most coveted areas in Philadelphia over the past 20 years.

62.1%

Population growth between 2000-2017

27%

of population between the ages of 26-34

19123

Zipcode has had the highest population growth rate in the city

30.4

Average age



- Retail Space (Indoor)
- Retail Space (Outdoor)
- Commercial Office Space
- Residential
- Window
- Wall

PERCY STREET



9TH STREET



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PERCY STREET



9TH STREET

- Commercial Office Space
- Residential
- Retail Space (Indoor)
- Retail Space (Outdoor)

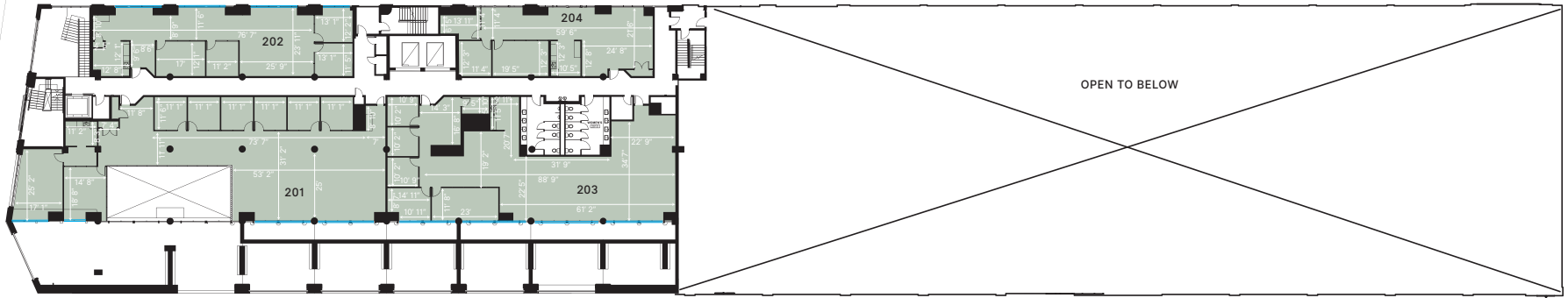
- Window
- Wall

SUITE #	PRIVATE OFFICES	CONFERENCE ROOMS	CUBICLES	SQ FT
101	4	1	27	4,213
102	3	1	8	2,200
103	3	1	8	2,200
104	3	1	5	2,063
105	2	1	12	3,038
106	4	1	27	4,138
107	2	1	12	2,500

TOTAL 20,350 SF

PERCY STREET

POPLAR STREET



9TH STREET

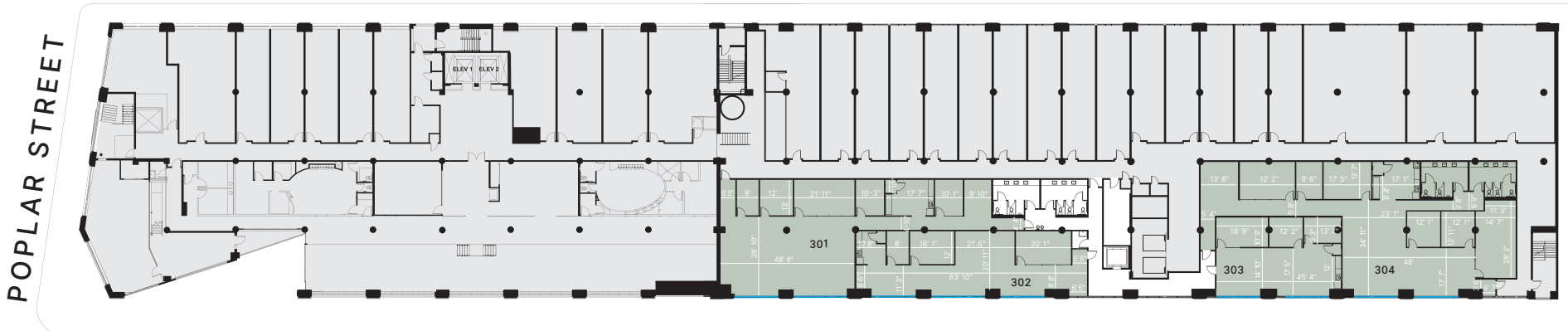
- Commercial Office Space
- Residential

- Window
- Wall

SUITE #	PRIVATE OFFICES	CONFERENCE ROOMS	CUBICLES	SQ FT
201	7	1	28	5,975
202	3	1	12	3,175
203	4	1	30	5,125
204	2	1	9	2,425

TOTAL 16,700 SF

PERCY STREET



9TH STREET

- Commercial Office Space
- Residential

- Window
- Wall

SUITE #	PRIVATE OFFICES	CONFERENCE ROOMS	CUBICLES	SQ FT
301	2	3	10	4,050
302	1	2	10	2,575
303	2	1	7	1,750
304	3	3	10	5,475

TOTAL 13,850 SF

THE POPLAR | AREA AMENITIES



-  SEPTA SUBWAY
-  SEPTA TROLLEY
-  SEPTA BUS
-  INDEGO BIKE SHARE

RESIDENTIAL

- 1 The Poplar [285 Units]
- 2 The Piazza [406 Units]
- 3 Divine Lorraine [101 Units]
- 4 Broadridge [313 Units]
- 5 Dwell [198 Units]
- 6 Liberty Square [201 Units]
- 7 Tower Place [204 Units]
- 8 Hanover North Broad [339 Units]
- 9 Goldtex [63 Units]

TRANSPORTATION

- 10 Girard Station:
10-minute walk
3-minute bike ride
5-minute trolley
- 11 Septa Bus:
2-minute walk to bus #47
5-minute bus #23
- 12 Market-Frankford Line:
17-minute walk
7-minute bike ride
10-minute trolley
- 13 Indego Bike Share



WALK SCORE

 **86**

TRANSIT SCORE

 **83**

BIKE SCORE

 **89**



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