



SPACE AVAILABLE

1309 NOBLE

PROPERTY SUMMARY

1309 Noble Street,
Philadelphia PA 19123-3612

Address

224,000 SF / 7 Floors + Basement & Roof

Size

Reinforced Concrete, Masonry & Brick

Construction

1927

Year Built

2000

Year Renovated

I-2 Industrial

Zoning

Callowhill Industrial Historic District

Historic District

1st District

Council District

Contact

Owner

Management

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 Constellation until Fourth Quarter 2025 Double Ended MVSG w/ Automatic Transfer & Double Ended 480v Switch Gear w/ Manual Tie
Fiber Providers	Every carrier in the Greater Philadelphia area from AT&T, AWS to Zayo Group & Zcolo
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, Crown Castle & NetCarrier Possible Federal, State, and City Opportunities Available

FIBER PROVIDERS

AT&T
AWS
BT
Broadview Networks
CenturyLink
Comcast
Cogent
Cortel
Clearwire Communications
Crown Castle
Evolve IP
Earthlink
Equinix
Fibertech
First Communications Ltd
Global Cloud Xchange
GTT

Hibernia Networks
Hurricane Electric
Internap
Infinite Communications
Last Mile
Level 3 Communications, LLC
Lightower Fiber Networks
MOX Networks
Netrality Properties
Nextgen
One Source Networks
Orange
Peerless Network
PEG Bandwidth
RCN
Reliance

Sprint
SunGard
Sunesys
Verizon
Windstream Communications
XO Communications
Zayo Group

MISSION CRITICAL TEAM

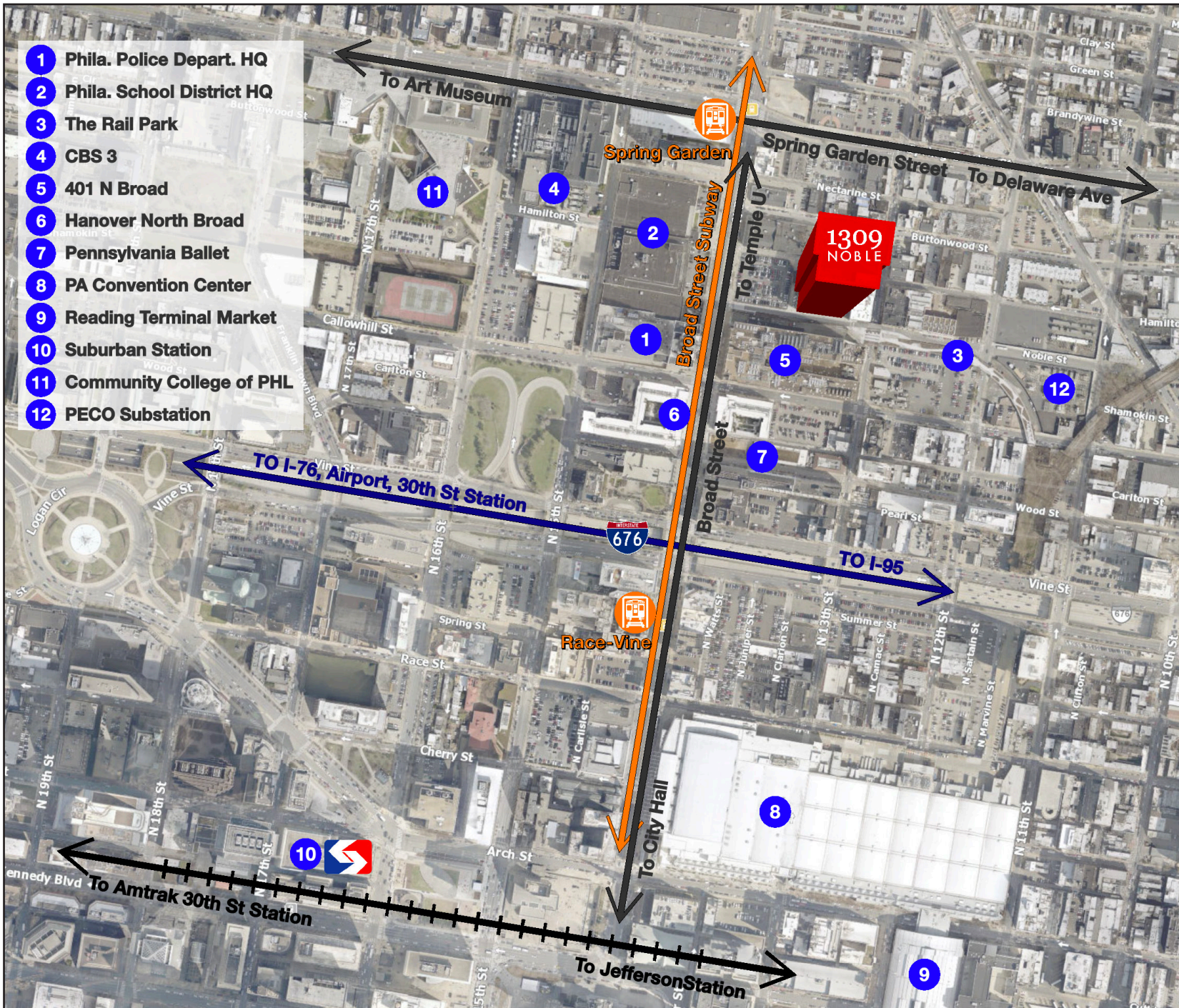
Real Property Solutions
Paradigm Consulting Engineers
Elliot Lewis
Shelly Electric
Carr & Duff
Cummins

Lima Company
Oliver Sprinkler
Simplex
Penn Power Systems
SurePower
Burlington Electrical Testing Co.



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Infrastructure map available upon request

LOCATION MAP

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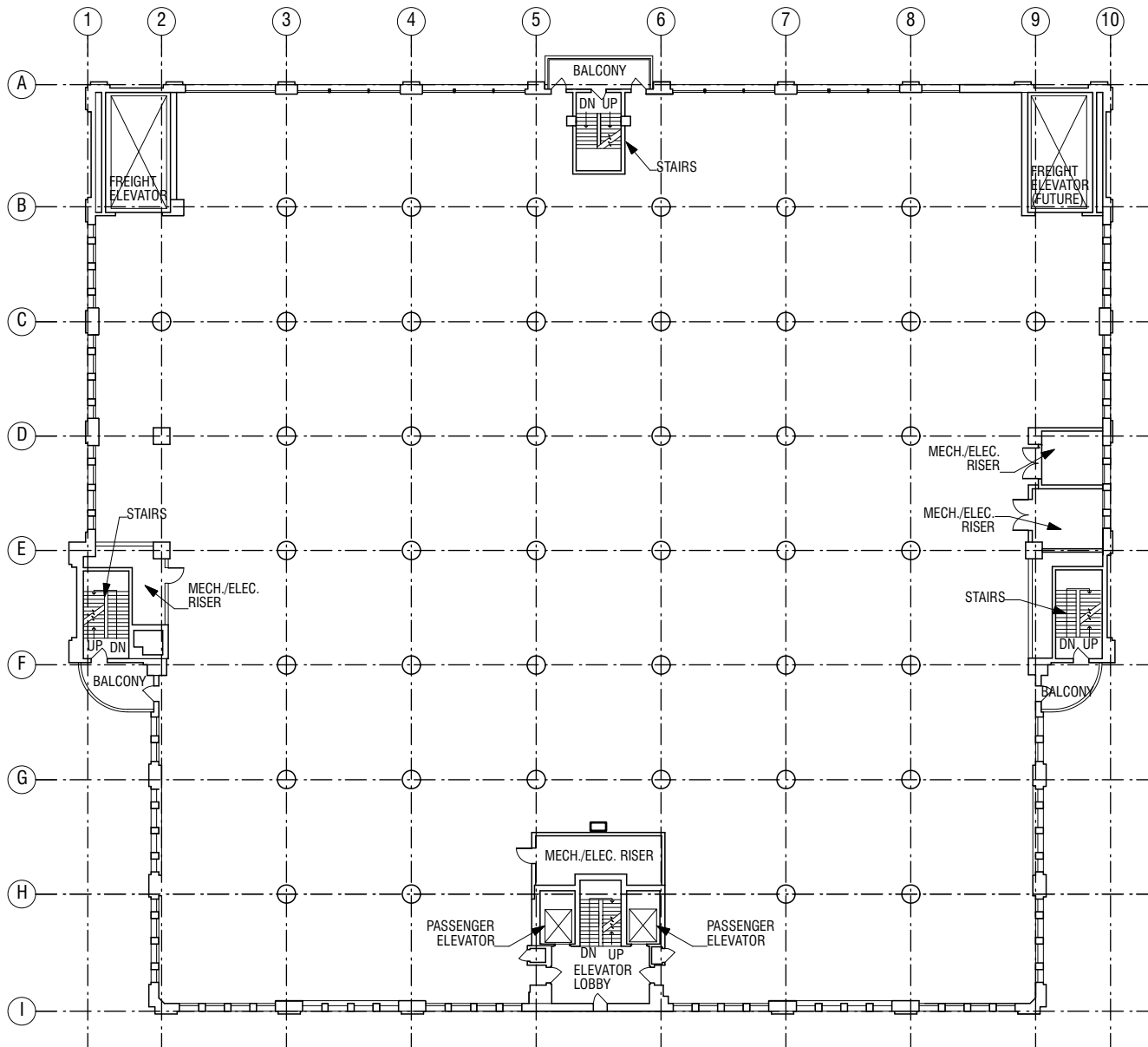
EXISTING EXTERIOR



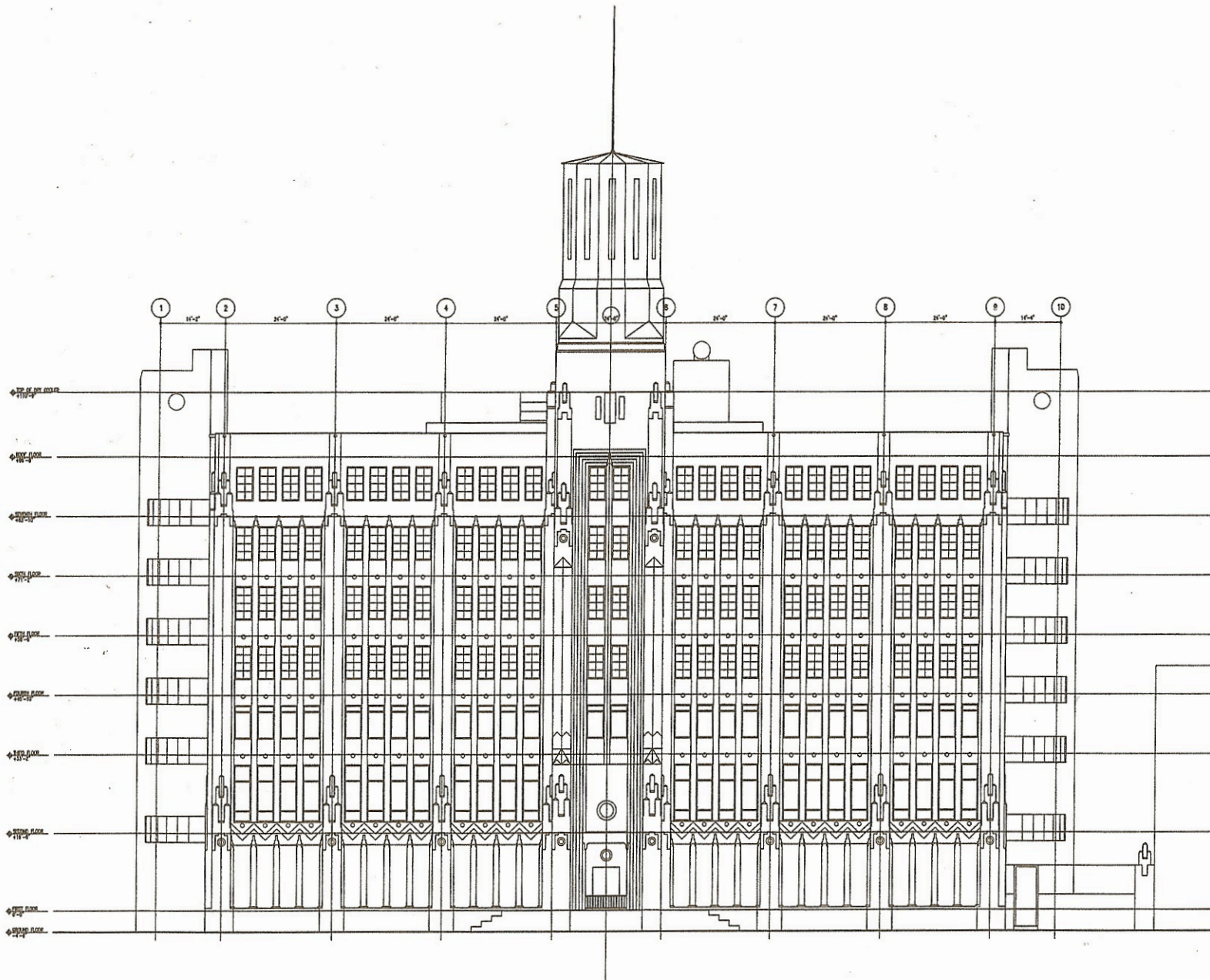
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PROPOSED EXTERIOR
IMPROVEMENTS

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NOBLE ST ELEVATION