



# Available for Lease

## Building 100 – Innovation Center

### 4801 S. Broad Street – The Navy Yard

### Philadelphia, PA



#### AVAILABLE FOR LEASE:

**1<sup>st</sup> Floor: 3,708 SF**

#### Building Features:

- Bright, open space with ample windows and natural light
- Historic 32,000 SF building which is an adaptive reuse of a marine barracks
- Access to covered porch for meeting space and café-style dining
- Dramatic views of the former Marine Parade Grounds and the Navy Boat Basin
- Ample free parking
- On-site Ownership & building management
- Be a part of a 1,200 acre urban campus with 20 acres of parks, a mile of waterfront trail, sponsored sports leagues, a hotel and multiple restaurants



For Additional Information Please Contact:

**The Flynn Company**

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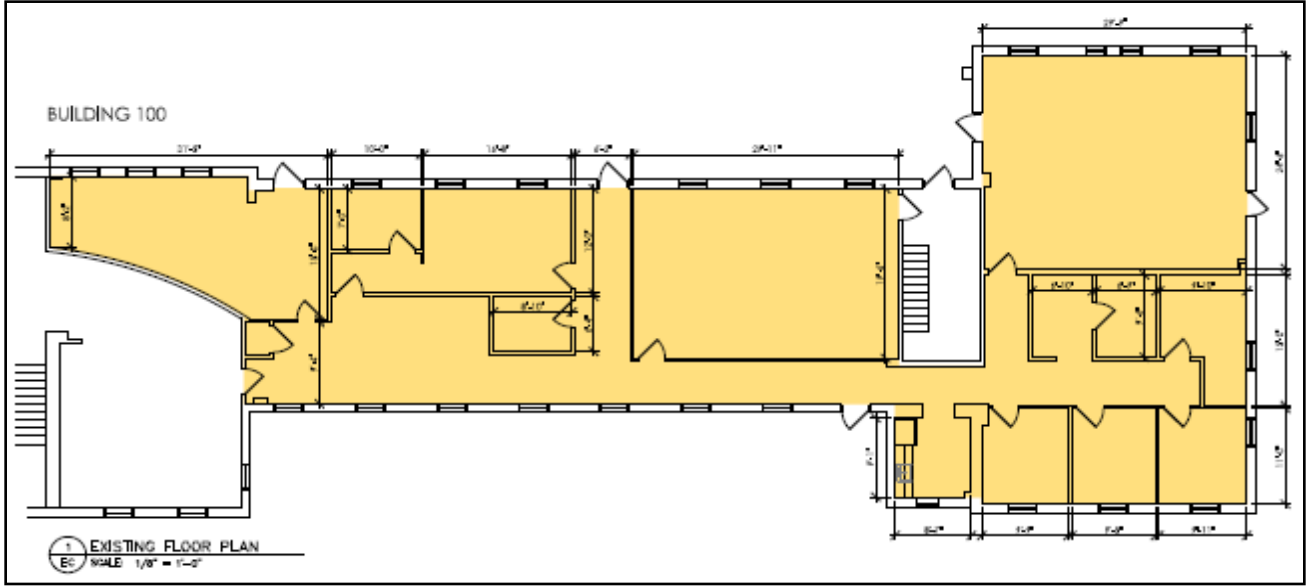
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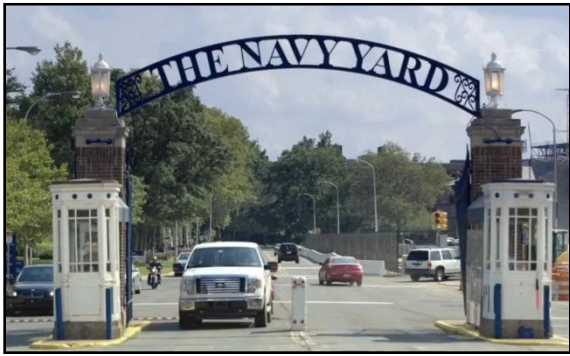
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**1<sup>st</sup> Floor: 3,708 SF**



- Efficient mix of private offices, conference rooms and open space
- Four sides of windows provide for maximum natural light
- High ceilings
- Direct access to covered porch overlooking parade grounds



**Amenities:**



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