

# ARCHWORKS

117-25 N. 8th STREET

Center City Office Space Available for Lease



## BUILDING HIGHLIGHTS

In the historic Independence Mall submarket with close proximity to the Convention Center expansion.

Conveniently located one block from the 8th and Market transportation hub with easy access to the Vine Street Expressway and the Benjamin Franklin Bridge.

ArchWorks features full height windows, high ceilings, unobstructed views and an abundance of natural light.

On-site parking

## SPACE AVAILABILITIES

### Entire 6th Floor - 6,100 SF

Open plan with 14ft ceilings, and an unobstructed window line. Tenant control of HVAC system.

### Ground Floor - 2,900 SF

Former medical office with reception and waiting area, private restroom, procedure room, and dedicated entrance.

*Aggressive rates, terms, and work letter... Bring us your deals*



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EXCLUSIVE LANDLORD REPRESENTATIVE