The Jarvis Building
1209 Vine Street
Philadelphia, PA 19107

Unique Mixed Use
Live, Work, and Play
Development

$23.00/SF
plus electric and gas
Total Available: 37,122 RSF

Property Highlights
- 14’-15’ slab-to-slab ceilings in office floors
- Skylight atrium in center of building
- Turn-key tenant improvements
- Currently under renovation
- Expected completion Q1 2021
- Multi-family units to be built on the 4th & 5th floors
- Café in lobby with inside and outdoor seating
- Individual HVAC units per floor with separate meters per tenant
- Full commission payable to brokers
- Signature signage rights available for two-floor users
- Abundant parking within two block radius
- Access to I-676 and other major roadways
- Two passenger elevators

Dramatic Loft Style Office Suites for Lease

For more information:
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Dana Wilber
dwilber@geisrealty.com

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1209 Vine Street A/P #897062
CMX-4
Bulk Massing Control
§14-701(5)(c)(.1) Option B

(a) The Maximum lot coverage of buildings for first 65 ft of building height shall be 100%.
(b) The maximum lot coverage for portions of building above 65 ft and up to 300 ft in height shall be 75% of the lot.

1209 Vine Street
Zoning

<table>
<thead>
<tr>
<th>Existing Building</th>
<th>Lot Coverage 100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overbuild</td>
<td>Lot Coverage 72.37% (Max 75%)</td>
</tr>
</tbody>
</table>

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