

LYLE

ON
BROAD

THE

922 NORTH BROAD STREET
PHILADELPHIA, PA 19130

GET IN TOUCH

Like what you've seen? We'd love to meet you and answer any questions you may have. We offer in-person consultations and walk through tours of THE LYLE and any available unit.

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Hightop Real Estate & Development is a full service investment real estate company focused on the acquisition, development and management of commercial and residential real estate in the Greater Philadelphia region.

The Hightop principals have more than 50 years of combined experience and success in real estate acquisition, construction, leasing and development. As a result of our wide-breadth of expertise and abilities we are able to be nimble and aggressive in the market to acquire and develop a wide variety of asset classes.

HightopDevelopment.com

THE

ON
BROAD

LYLE

NEW BEGINNINGS

WELCOME
TO THE LYLE

ON BROAD

OVERVIEW

Set above the bustle of Broad Street, The Lyle invites you to embrace a new chapter of living in the beating heart of Philadelphia.

Homes boast perfectly proportioned layouts, premium finishes, and interiors that feel both warm and modern. Social and wellness amenities promise a sophisticated lifestyle free of stress, while a private concierge sets a higher standard in service.

Outside, every convenience you might need awaits — from daily essentials to community and culture.



INDEX



OVERVIEW



APARTMENTS



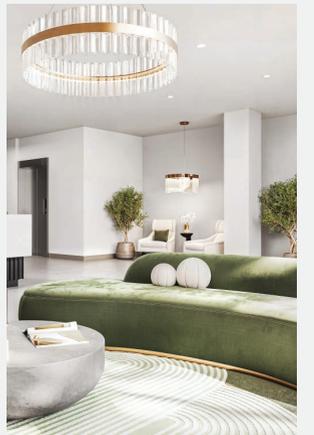
AMENITIES



NEIGHBORHOOD



FLOOR PLANS



CONTACT

WELCOME TO 922 NO. BROAD

The Lyle is the type of home you can't wait to return to. From the moment you arrive, a sense of effortless living surrounds you. Each studio, one-, and two-bedroom apartment offers an inviting atmosphere, plenty of natural light, and relaxing design moments like natural wood and sleek surfaces. This is the perfect backdrop for a beautiful life.

STEP INTO



ELEGANCE

MAKE YOUR ENTRANCE

Upon entry, you are embraced by a sophisticated ambiance, enhanced by elegant furnishings and artful details.

The Lyle's lobby and lounge is your personal sanctuary, where modern design meets gracious hospitality. This meticulously crafted space beautifully balances comfort and style, making it the perfect setting for relaxation or social gatherings.



FEATURES

PACKAGE CONCIERGE SERVICES: Enjoy secure, 24/7 access to your deliveries for effortless, worry-free package management.

BREAK OUT SPACES: Dedicated areas to focus without leaving home.

WELLNESS ZONES: Unwind by the TV and fireplace, creating a cozy spot to recharge before your next adventure.



A DESIGN FORWARD



RETREAT

BEAUTY LIVES HERE

Each studio, one-, and two-bedroom apartment is bathed in natural light, with warm wood tones and sleek marble accents, offering the ideal setting for a beautiful life.

Here, effortless living surrounds you.

FEATURES

ELEGANCE & EASE: Thoughtfully designed spaces with light colors, large windows, private balconies, and custom closets for seamless living.

● APARTMENT

A ROOM WITH A VIEW
Cozy, durable flooring
grounds the space, while
sunlit rooms offer a restful
ambiance.



A KITCHEN WITH A STORY

Our kitchen is more than just a cooking space—it's the heart of our home. Designed with generous worktops, ample storage, and a versatile dining area, it effortlessly accommodates everything from morning rituals to mid-day prep and late-night gatherings.

FEATURES

- Seamless wood-inspired cabinets
- Quartz islands
- Stainless steel hardware & fixtures
- Glossy subway tile backsplash

APPLIANCE PACKAGE

- Washer/dryer
- Dishwasher
- Garbage disposal
- Ice makers in fridge
- Central air







ROOF DECK, COWORKING, DOG RUN, SAUNAS, FITNESS STUDIO, & GROCERY STORE

From a fully equipped wellness area to a social-minded Club Room and a 24/7 concierge, The Lyle offers a true retreat from the city below. Here, amenity spaces are meticulously tailored to ensure every day unfolds with ease and enjoyment.

● CLUB ROOM

YOUR DAY, YOUR WAY:

The Lyle offers a lounge, saunas, and a coworking space, creating an ideal environment to relax, recharge, and collaborate.



ROUND-THE-CLOCK COMMUNITY FOR AN EFFORTLESS AND CONNECTED LIFESTYLE.

FEATURES



Lobby



Grocer



Fitness Center



Saunas



Club Room



Coworking Space &
Conference Room



Rooftop Terrace



Dog Run



Mail Room



Package Room



Restrooms

● ROOFTOP TERRACE

STAYCATION-READY

Our rooftop terrace is designed for ultimate relaxation, with ample space for sun lounging, entertaining friends, or hosting your own private dinner party under the stars.



● **FITNESS & YOGA STUDIO**

A HIGHER STANDARD FOR HEALTH

The Lyle's modern fitness center offers inspiring views as you break a sweat. Thoughtfully equipped to support every fitness goal—from strength and cardio to flexibility and balance—it features top-of-the-line machines, free weights, and functional training zones, helping you reach your full potential in style.



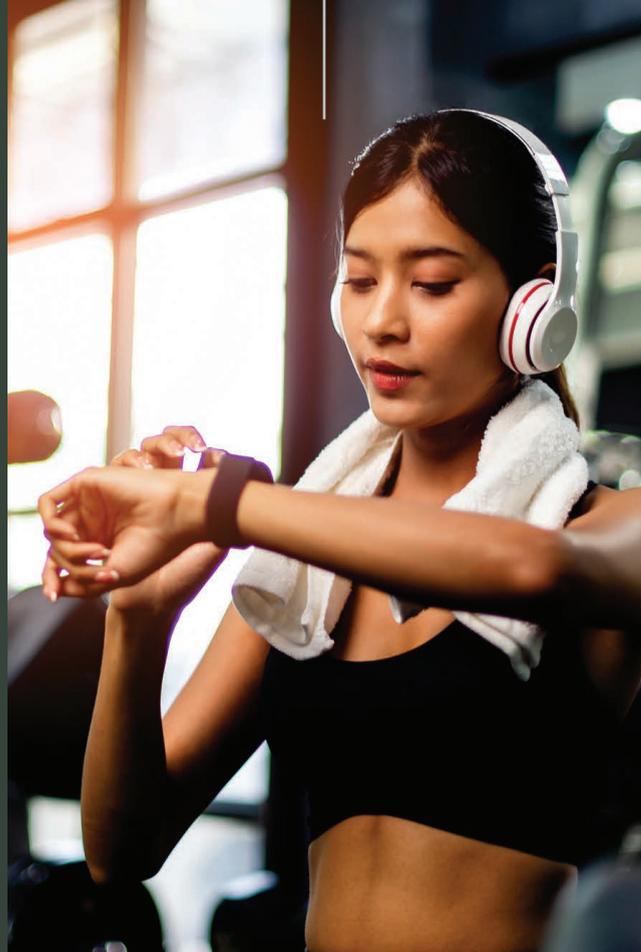
WAKE UP AND HIT THE FITNESS STUDIO, an impressive space with all the high-performance equipment you need to energize the body and mind.

7
AM



GRAB DINNER INGREDIENTS DOWNSTAIRS AT YOUR NEIGHBORHOOD GROCER. Seasonal produce, midnight snacks, fresh seafood, and that one spice you need for your next recipe are all just an elevator ride away.

12
PM



9
AM

HEAD TO THE CO-WORKING LOUNGE for a work session, where inspiration flows easily and three private breakout rooms ensure team meetings and solo focus sessions feel effortless.



LET THE DAY'S TO-DO LIST MELT AWAY.

Take a break to walk your dog and enjoy the outdoor roof, providing a refreshing escape and a perfect spot for relaxation. Recharge and reframe your perspective in this tranquil space designed for you and your furry friend.



WIND DOWN IN THE SAUNA ROOM BEFORE BED. From enjoying more restful sleep to decreasing stress levels and bettering blood flow, the benefits of an evening sauna session are endless.

HOW TO THROW THE PERFECT DINNER PARTY

Shop, cook and host without leaving home.

PICK YOUR PEOPLE: Whether it's an intimate gathering of close friends, a lively soiree with coworkers, or a family feast, choosing the right mix of personalities sets the stage for an evening filled with laughter and conversation.

CHOOSE YOUR STYLE: Will you dazzle solo in the kitchen, orchestrating every dish with precision? Or perhaps you're inclined towards a potluck affair, where each guest brings their own contribution to the table.

SELECT THE CUISINE: With your guest list finalized and culinary style selected, it's time to set the tone for your soiree. Will it be a Mediterranean-inspired feast, a cozy Italian affair, or perhaps a fusion of global flavors?

GRAB THE INGREDIENTS: Convenience meets culinary excellence with Lidl, your one-stop shop for fresh, quality ingredients. Located on the ground floor of The Lyle, Lidl eliminates the need to venture in search of provisions.

HIT THE KITCHEN: As aromas waft through the air, it's time to embrace the joy of cooking. Strategize your timing to ensure each dish reaches its full potential and enlist the help of friends to make things more fun.

ENJOY YOUR MEAL: With plates piled high and glasses raised, celebrate the moment. Relax, savor each bite, and enjoy the company of cherished friends and loved ones for an unforgettable evening.

BON APPETIT!

5
PM

9
PM

7
PM



DINE AL FRESCO ON THE ROOFTOP TERRACE, the perfect spot to grill, host *dinner parties**, sunbathe, meditate, read or take in incredible views of the city at sunset.

* Find more dinner party tips in the left hand column.

IN THE MIDDLE



OF IT ALL



WHERE DAYS UNFOLD WITH EASE

Situated on the corner of Broad Street and Girard Avenue in Francisville, our location promises a hyper-connected lifestyle.

Living here means living within arm's reach of the city's best offerings. Grab an oat milk latte down the block at Vineyards Cafe or a happy hour cocktail at Bar Hygge, walk or bike to Fairmount Avenue or Center City, or hop on the subway for quick access to Northern Liberties, Fishtown, South Philly, and the stadiums.

FEATURES

BROAD STREET LINE: Girard Station is just steps away, providing effortless access to the city.

DESTINATION DINING: Surrounding neighborhoods offer an array of exceptional dining options, from cozy cafes to acclaimed restaurants.



NEIGHBORHOOD HIGHLIGHTS

Food & Drink

- Osteria - 8 MINS
- Cafe Lift - 15 MINS
- Vineyards Cafe - 5 MINS
- Bar Hygge - 8 MINS
- Tela's Market & Kitchen - 8 MINS
- Yoga Habit - 8 MINS
- Rybrew - 12 MINS
- The Monkey & The Elephant - 12 MINS
- The Fairmont Tavern - 8 MINS
- The Green Room - 10 MINS
- Fare - 10 MINS
- The Daily. - 10 MINS
- Bold Coffee Bar - 5 MINS
- Libertee Grounds - 5 MINS

Daily Life

- Lidl - 0 MINS
- Trader Joe's - 12 MINS
- Fairmount Farmers Market - 12 MINS
- Girard Station - BSL - 0 MINS
- Fairmount Station - BSL - 8 MINS
- Crossfit Fairmount - 8 MINS
- City Fitness - 10 MINS

Parks & Green Space

- Fairmount Park - 12 MINS
- Schuylkill River Trail - 12 MINS
- The Rail Park - 15 MINS

Arts & Culture

- The Met - 5 MINS
- Warehouse on Watts - 5 MINS
- SOUTH Jazz Club - 8 MINS
- Eastern State Penitentiary - 8 MINS
- Space 1026 - 5 MINS
- Philadelphia Art Museum - 12 MINS
- Barnes Foundation - 15 MINS

FLOOR



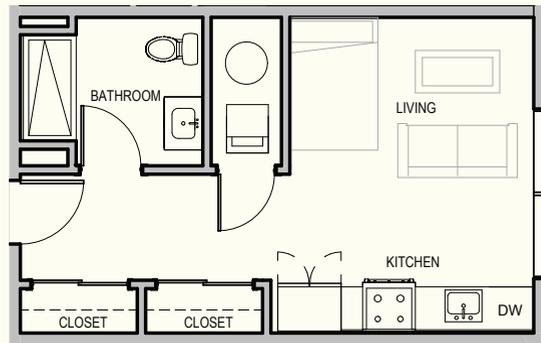
PLANS

FIND YOUR PERFECT FIT

From studios and junior one-bedrooms to spacious one- and two-bedroom apartments, The Lyle has you covered. Each residence is designed with comfort and style in mind, offering the perfect space to call home.

STUDIOS

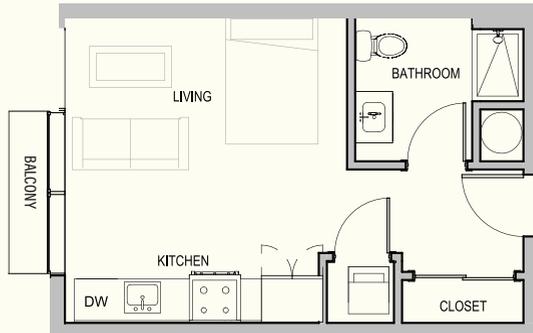
Studio - Type A
Interior: 396 Sq Ft
Exterior: 29 Sq Ft



| | | |
|---------------|------|------|
| Units: | 514 | 716 |
| | 314 | 515 |
| | 315 | 516 |
| | 316 | 524 |
| | 324 | 525 |
| | 325 | 526 |
| | 326 | 530* |
| | 330* | 614 |
| | 414 | 615 |
| | 415 | 616 |
| | 416 | 624 |
| | 424 | 625 |
| | 426 | 626 |
| | 430* | 630* |

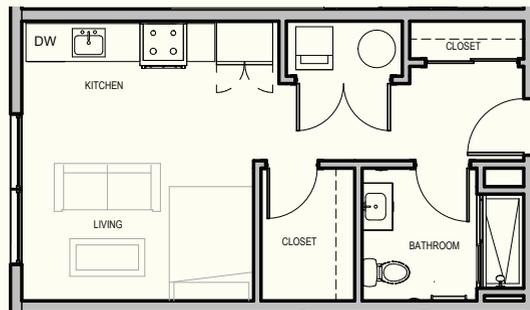
*With balcony

Studio - Type B
Interior: 361 Sq Ft
Exterior: 21 Sq Ft



| | |
|---------------|-----|
| Units: | 712 |
| | 714 |
| | 715 |
| | 725 |
| | 726 |

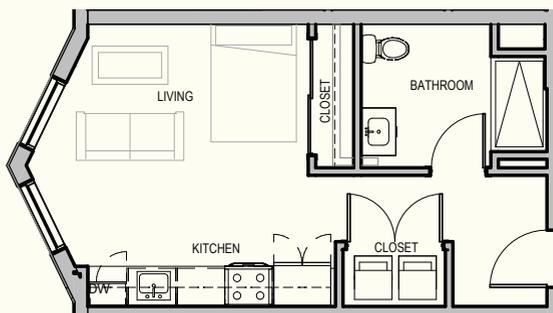
Studio - Type C
Interior: 434 Sq Ft
Exterior: 36 Sq Ft



| | | |
|---------------|------|------|
| Units: | 505* | 705* |
| | 307 | 507* |
| | 308 | 508* |
| | 309 | 509* |
| | 332 | 532* |
| | 334 | 534* |
| | 405 | 605* |
| | 407* | 607* |
| | 408* | 608* |
| | 409* | 609* |
| | 432* | 632* |
| | 434* | 634* |

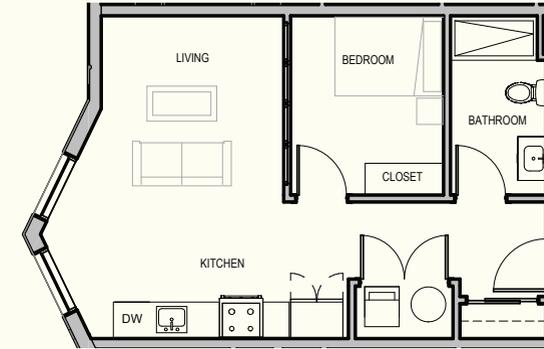
*With balcony

Studio - Type 1-A
421 Sq Ft



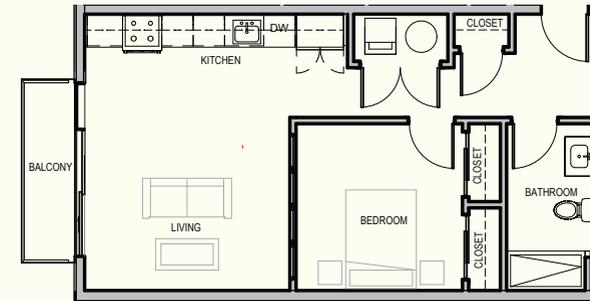
| | |
|---------------|-----|
| Units: | 425 |
|---------------|-----|

JR 1-BEDROOM



Jr 1-Bedroom - Type A
535 Sq Ft

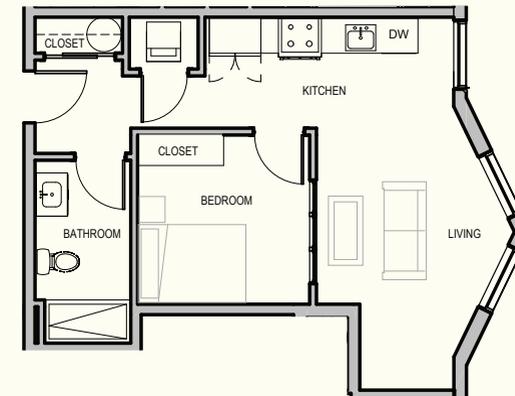
| | |
|---------------|-----|
| Units: | 322 |
| | 420 |
| | 422 |
| | 520 |
| | 522 |
| | 620 |
| | 622 |
| | 720 |
| | 722 |



Jr 1-Bedroom - Type B
Interior: 610 Sq Ft
Exterior: 37 Sq Ft

| | |
|---------------|------|
| Units: | 310* |
| | 410 |
| | 510 |
| | 610 |
| | 710 |

*Without balcony

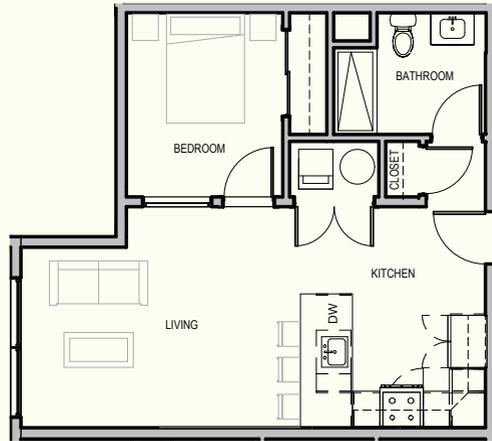


Jr 1-Bedroom - Type C
517 Sq Ft

| | |
|---------------|-----|
| Units: | 312 |
| | 412 |
| | 512 |
| | 612 |

JR 1-BEDROOM

Jr 1-Bedroom - Type D
599 Sq Ft



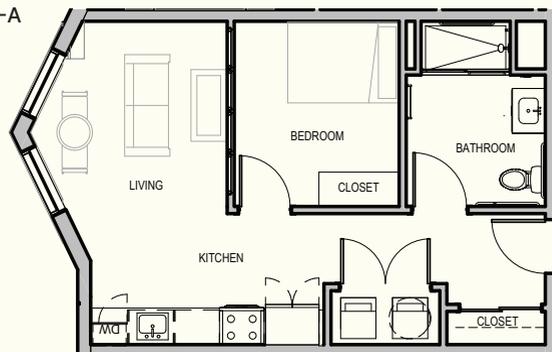
- Units:
404
504
604
704

Jr 1-Bedroom - Type E
Interior: 506 Sq Ft
Exterior: 36 Sq Ft



- Units:
306*
333*
406
433
506
533
606
633
706
733
- *Without balcony

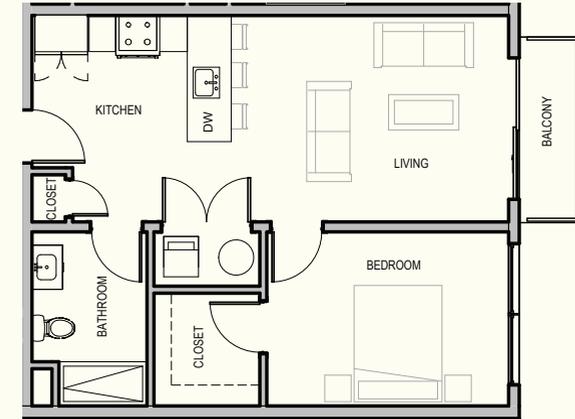
Jr 1-Bedroom - Type 1-A
531 Sq Ft



- Units:
320

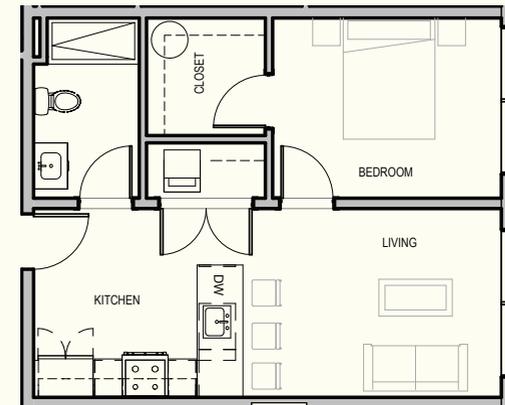
1-BEDROOM

1-Bedroom - Type A
Interior: 642 Sq Ft
Exterior: 33 Sq Ft



- Units:
331*
431
531
631
731
- *Without balcony

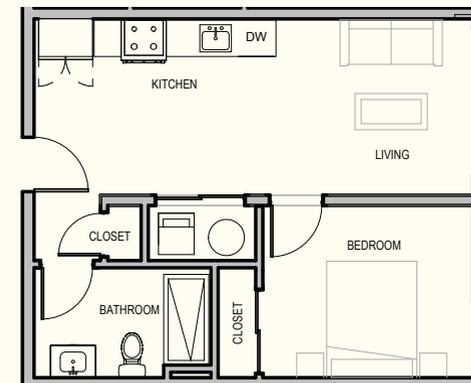
1-Bedroom - Type B
Interior: 566 Sq Ft
Exterior: 36 Sq Ft



- Units:
318
319
321
335
401
402
418
419
421
435*
501
502
518
519
521
535*

*With balcony

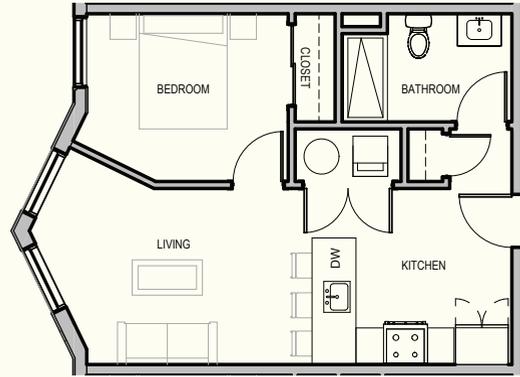
1-Bedroom - Type C
Interior: 522 Sq Ft
Exterior: 37 Sq Ft



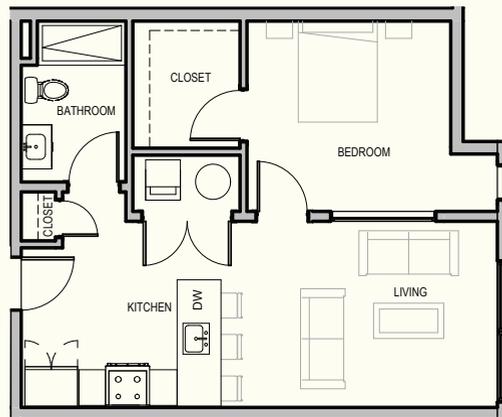
- Units:
313
327
329
413
427
429
513
527
613
627
629
713
727
728*
729

*With balcony

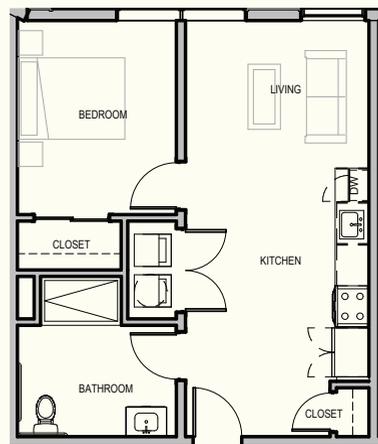
1-BEDROOM



1-Bedroom - Type D Units:
 549 Sq Ft 328
 428
 528
 628



1-Bedroom - Type E Units:
 618 Sq Ft 336
 436
 536
 636
 736

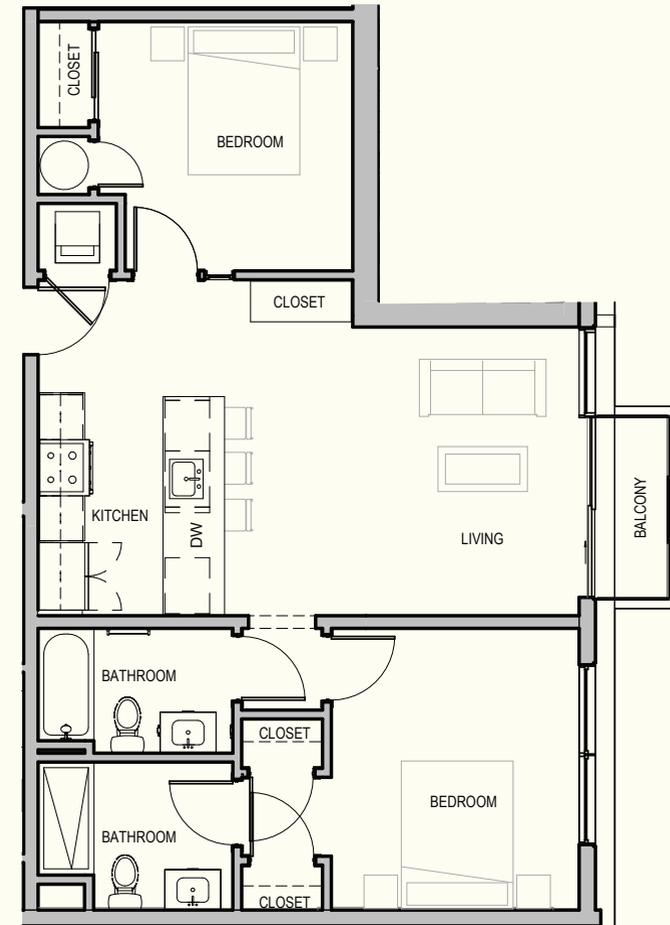


1-Bedroom - Type 1-A Units:
 596 Sq Ft 619

JR 2-BEDROOM

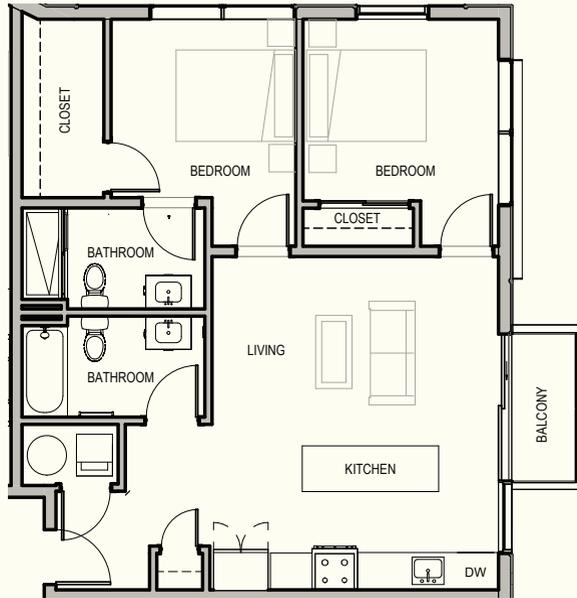
Jr 2-Bedroom - A
 Interior: 890 Sq Ft
 Exterior: 26 Sq Ft

Units:
 311
 411
 511
 611
 711



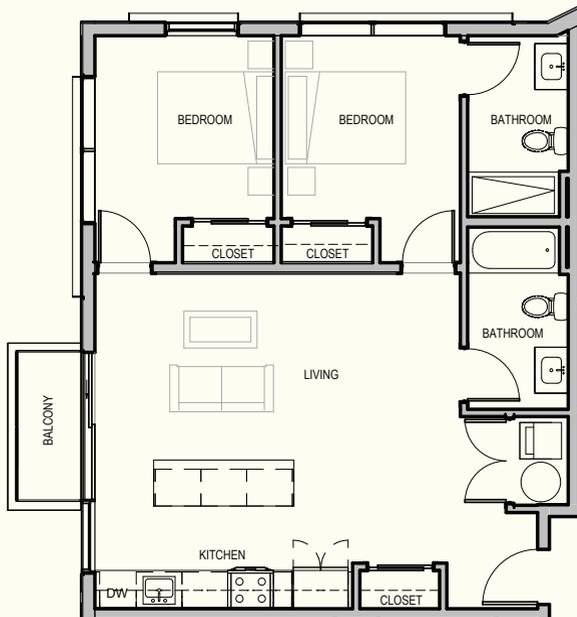
2-BEDROOM

2-Bedroom - Type B
Interior: 868 Sq Ft
Exterior: 28 Sq Ft



- Units:
317
417
517
617
717

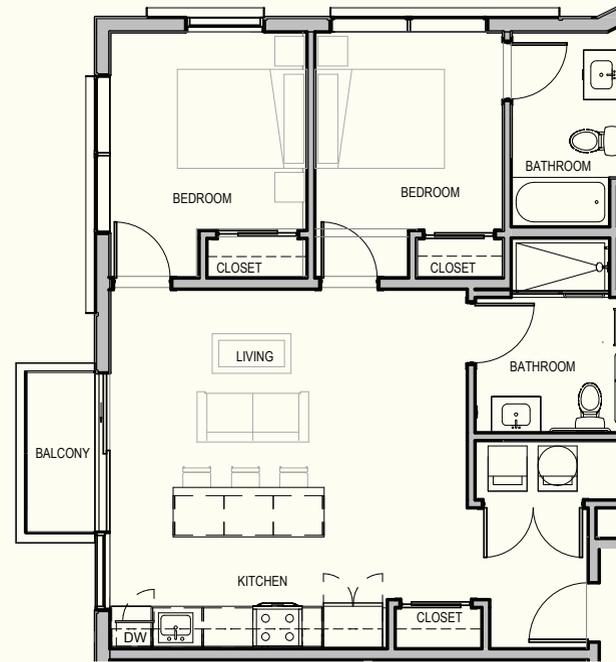
2-Bedroom - Type C
Interior: 856 Sq Ft
Exterior: 29 Sq Ft



- Units:
523
423
623
723

2-BEDROOM

2-Bedroom - Type 1-A
Interior: 853 Sq Ft
Exterior: 28 Sq Ft



- Units:
323

