



SPACE AVAILABLE

Excellent multi-tenant mission critical & specialty storage facility, located within robust infrastructure corridor in Philadelphia, PA.

BROKERS PROTECTED

1309 Noble Street,
Philadelphia PA 19123-3612

224,000 SF / 7 Floors + Basement & Roof

Reinforced Concrete, Masonry & Brick

1927

2000

I-2 Industrial

Callowhill Industrial Historic District

1st District

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Axela Noble Group LLC

Axela Management LLC

1309 NOBLE

PROPERTY SUMMARY

Address

Size

Construction

Year Built

Year Renovated

Zoning

Historic 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.

1309 NOBLE

Owner	Axela Noble Group LLC
Management	Axela Management LLC
Address	1309 Noble Street, Philadelphia PA 19123-3612
Latitude & Longitude	N 39° 57' 38", W 75° 9' 38"
Year Built / Year Upgraded	1927 / 2000
Total Size (SF)	224,000
Floor Plate Size (SF)	30,030 / Floor
# of Floors	7+ Basement and Roof
SF Available	10,000 to over 60,000 Contiguous
Estimated Time to Delivery of Building	Ready for Tenant Improvements
PECO Service	Dual Service 13.2 kV, Diversity Feeds, 4 MW of Redundant Capacity
Electric Supplier Agreement	Constellation until Fourth Quarter 2025
Electrical Configuration	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	Base Building Systems in Place, Ready for Tenant
Security	Card Access and CCTV
Elevators	Two Passenger (2500# Capacity each) One Freight (8000# Capacity) w/ Future Freight Capability (8000#)
Parking	Basement Garage (30 Spaces), Grade and Nearby Parking Lots
Shipping/Receiving	Double-sided Truck Dock, Can Accommodate 55' Tractor Trailer
Tenant Ancillary Equipment	Basement, Secure Risers, & Roof Space Available
Floor Loads	Minimum 250#/sf with One Column Bay 1000#/sf, L.L.
Ceiling Clear Height	Minimum 12' to Slab, 10' to Girder, up to 17'-6" to Slab
Column Spacing	24' x 22'
Neighboring Uses	401 N. Broad Carrier Hotel, Parking Lot, Residential
Local Hazards / Flood plains / Environmental	None
Current Tenants	Verizon, Crown Castle & NetCarrier
Economic Incentives	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
Lighttower 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

1309 NOBLE

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.

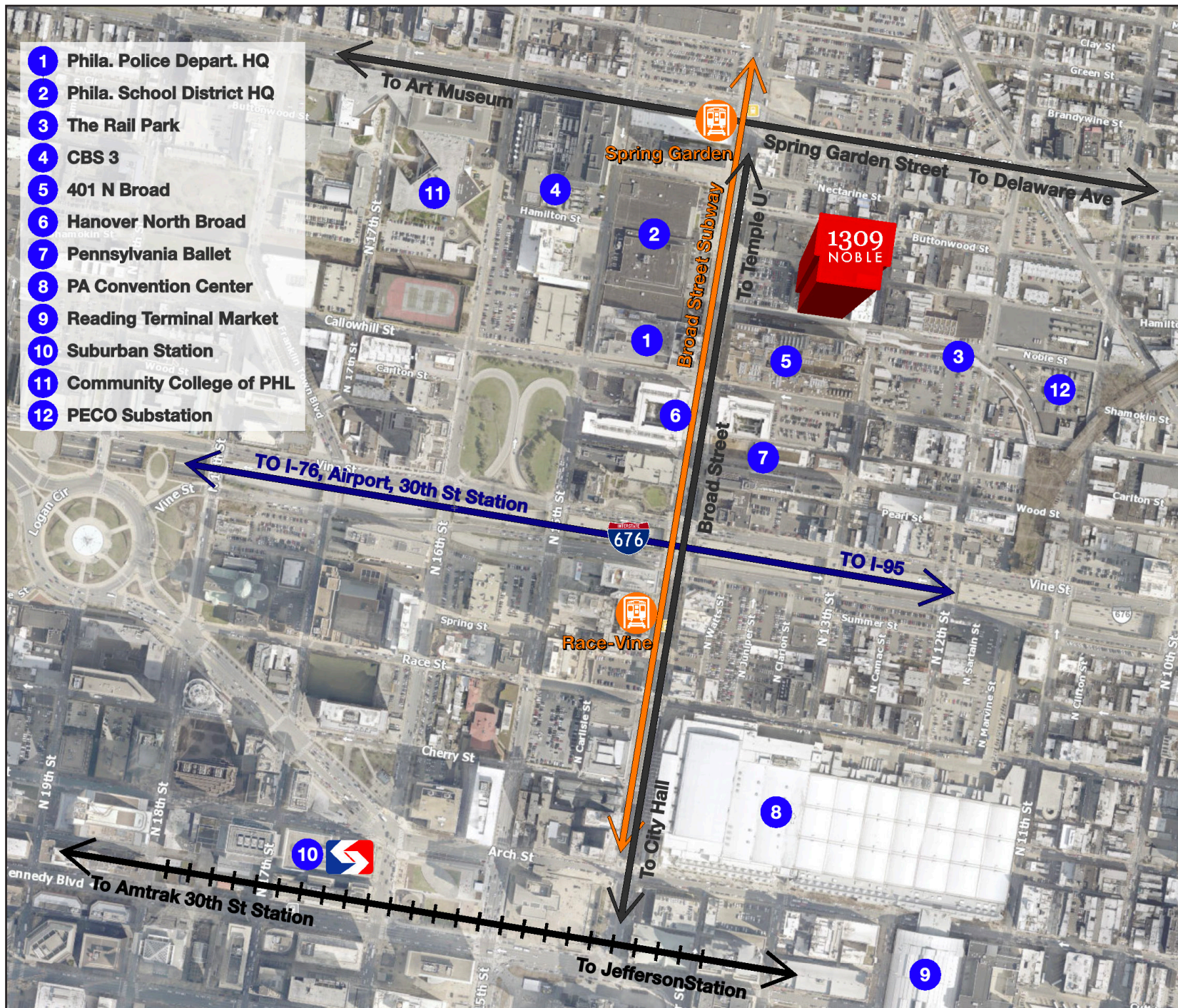


INFRASTRUCTURE

**Infrastructure map
available upon request**

An aerial photograph of Philadelphia, Pennsylvania, with a semi-transparent map overlay. Twelve numbered blue circles are placed at various locations across the city. The numbers 1 through 12 are in white. The background map shows streets, buildings, and green spaces. Some street names like 'Burlingwood', 'Franklin', and 'Wood St' are visible.

- 1 Phila. Police Dept. HQ
- 2 Phila. School District HQ
- 3 The Rail Park
- 4 CBS 3
- 5 401 N Broad
- 6 Hanover North Broad
- 7 Pennsylvania Ballet
- 8 PA Convention Center
- 9 Reading Terminal Market
- 10 Suburban Station
- 11 Community College of PHL
- 12 PECO Substation



1309 NOBLE



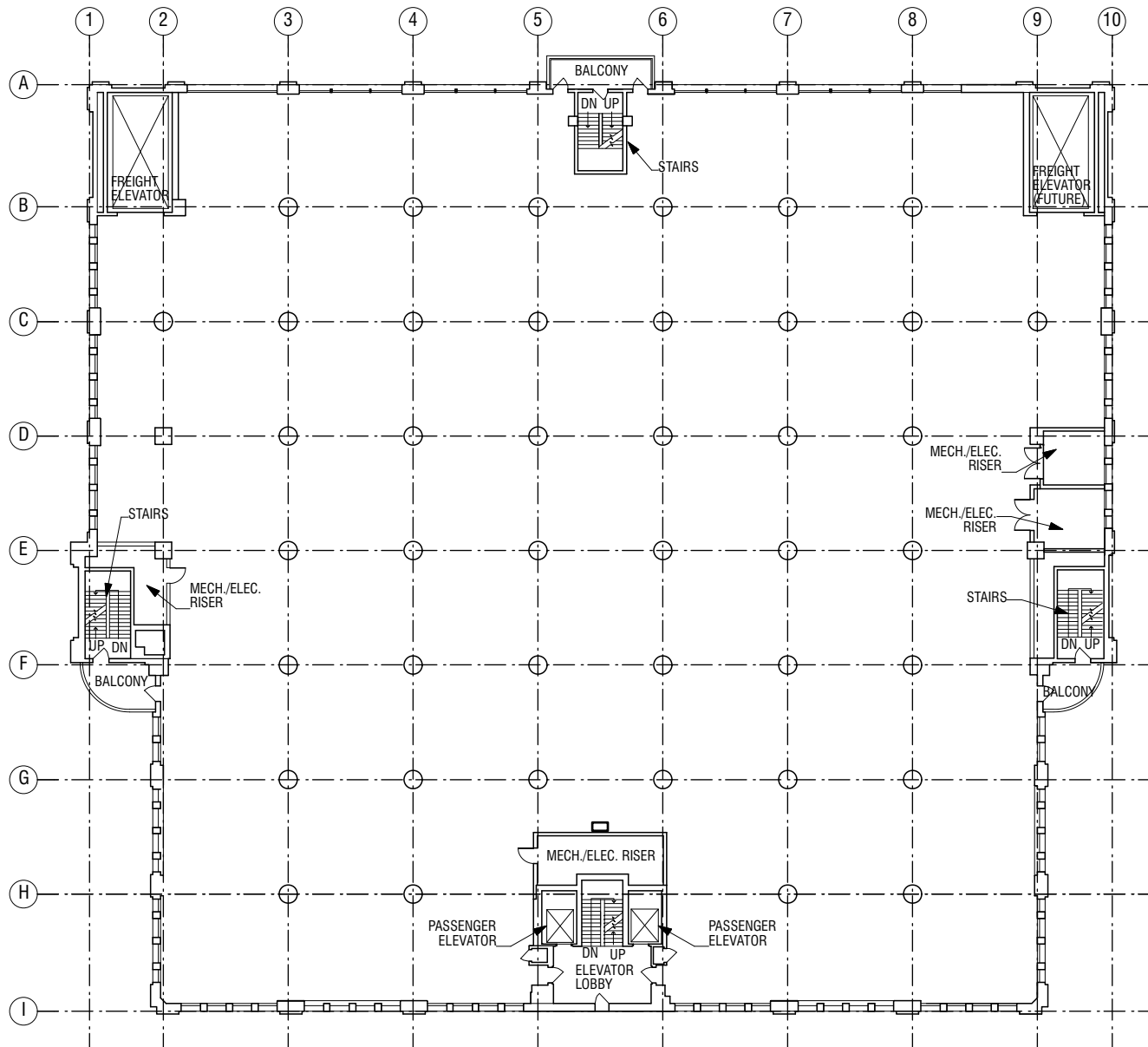
EXISTING EXTERIOR

1309 NOBLE



PROPOSED EXTERIOR
IMPROVEMENTS

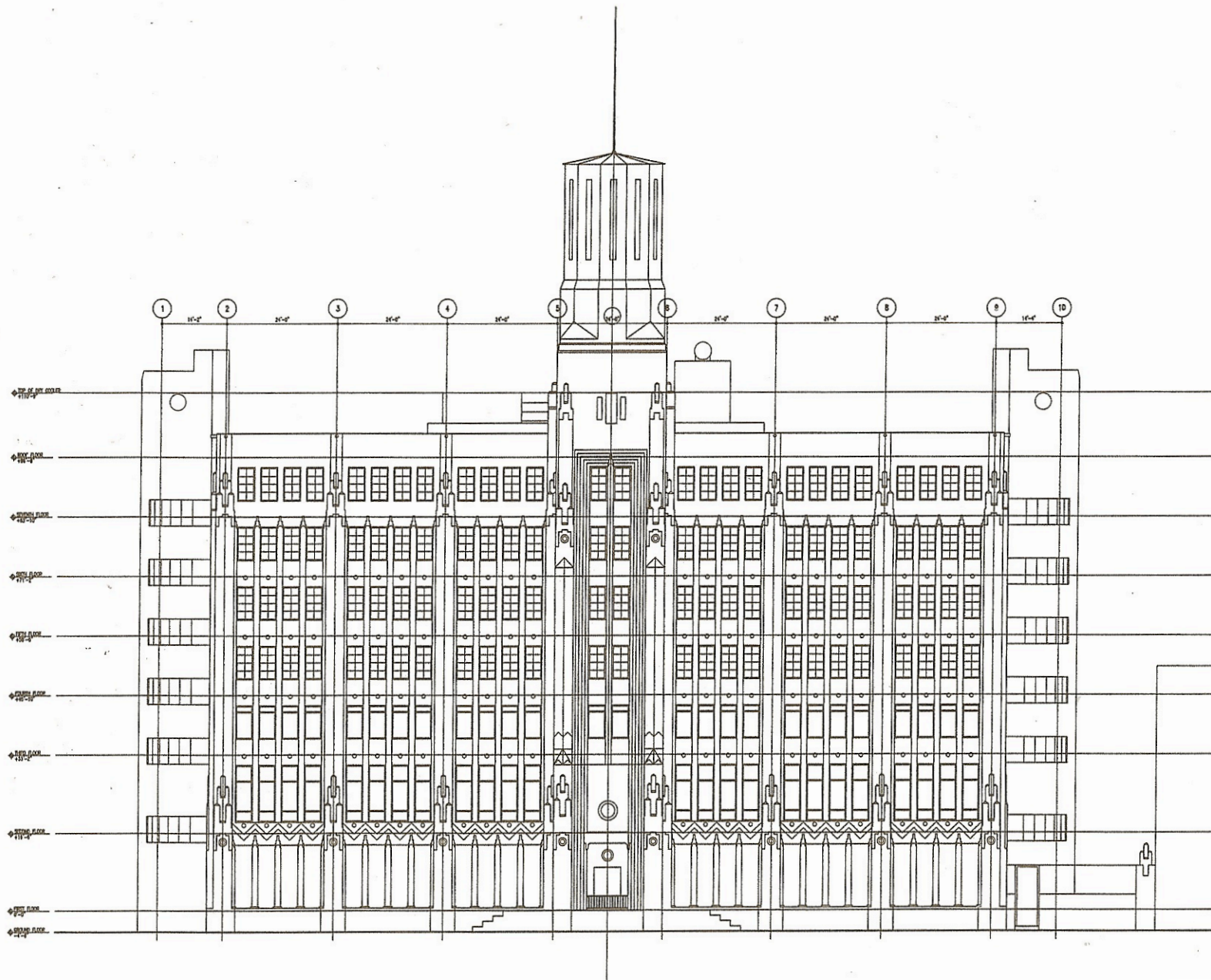
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**1309 NOBLE STREET
UPDATED PLANS
PROGRESS SET**

TYPICAL FLOOR PLAN

1309
NOBLE



NOBLE ST ELEVATION