



**roost**  
APARTMENT HOTEL

ROOST East Market  
1199 LUDLOW ST.  
PHILADELPHIA, PA 19107



# Where city life is right at home.

Come home to ROOST.

ROOST East Market is housed in a newly built 25-story building overlooking Midtown Village, one of Philadelphia's most unique neighborhoods.

The 48 apartment hotel units at ROOST are a mix of one and two bedroom units. While no two are exactly alike, all have unique assortment custom lighting fixtures and are appointed with antique Persian rugs and individually selected artwork.









Keeping in line with the ROOST's vision of providing an ideal temporary living solution, East Market's 48 fully furnished apartments and public spaces with a distinct sense of place and purpose, creating a welcoming at-home environment.



# Exceptional Services, Features and Amenities for Children's Hospital of Philadelphia families

ROOST takes comfort far beyond the physical with a variety of convenient services for exceptional everyday living.

## Additional Services, Features & Amenities

 ROOST Water Program	 Pets Welcome
 Monocle Magazine	 Bike Share
 Technology	 ROOST Coffee Program
 Neighborhood Guide	 Friendly Staff



### AHLA COVID-19 Guidelines

ROOST takes exceptional care when adhering to the American Hotel and Lodging Association's COVID-19 guidelines.

[ahla.com/safestay](https://ahla.com/safestay)



### Masks Required

ROOST requires universal masking of all guests and employees. We are happy to supply masks to those who do not have one.



### CHOP Family Discount

In difficult times, ROOST is here for you. We are offering a discounted rate to CHOP families.



### On-Site Parking

ROOST East Market offers parking for CHOP residents with complimentary electric charging stations.



### Exclusive Floors & Elevators

Designated elevators will be limited or no-touch access and will lead you to an exclusive floor only accessible to CHOP families.



### COVID-19 Employee Screenings

ROOST exercises enhanced screenings for employees including daily temperature checks.



### Hand Sanitizer

Hand sanitizer is readily available throughout the building as well as in each room.



### No Cancellation Fee

CHOP families are not liable to cancellation fees.



### Concierge & Front Desk

Always find a familiar face on hand at our 24-7 ROOST front desk. We know each resident by name and are aware of any unique needs or requests.



### Weekly Enhanced Housekeeping

In addition to our already vigorous cleaning guidelines, we have enhanced cleaning and housekeeping services to follow the most up-to-date CDC guidelines.



### Washer & Dryers

We have washers and dryers from Bosch in every apartment. Valet dry cleaning is available upon request.



### On-Site Maintenance

In the off chance that something goes awry in one of our apartments, on-site maintenance service will be available to address and remedy the issue.







# Perfectly Planned.

A variety of convenient outdoor amenities for exceptional everyday living, include a 20,000 sq. ft. amenity level featuring two landscaped terraces, community gardens, a 20-meter heated lap pool, grill stations and a dog run.



### Community Vegetable Gardens

The outdoor garden serves residents as both a personal front yard and a community space, offering vegetable planting beds, orchard trees and an assortment of grills with a sunken play area with children's gardens.



### Dining & Grill Stations

BACKYARD BLISS. We've come dressed to grill with fully-equipped outdoor seating great for year-round backyard barbecues.



### Private Outdoor Dog Run

Run wild. In addition to ROOST pet services, our outdoor amenity level has a private sunken outdoor dog run catered to our four-legged guests.



### Outdoor/Children's Play

Kids corner. The nature-inspired outdoor setup boasts a playhouse overlooking Midtown Village.



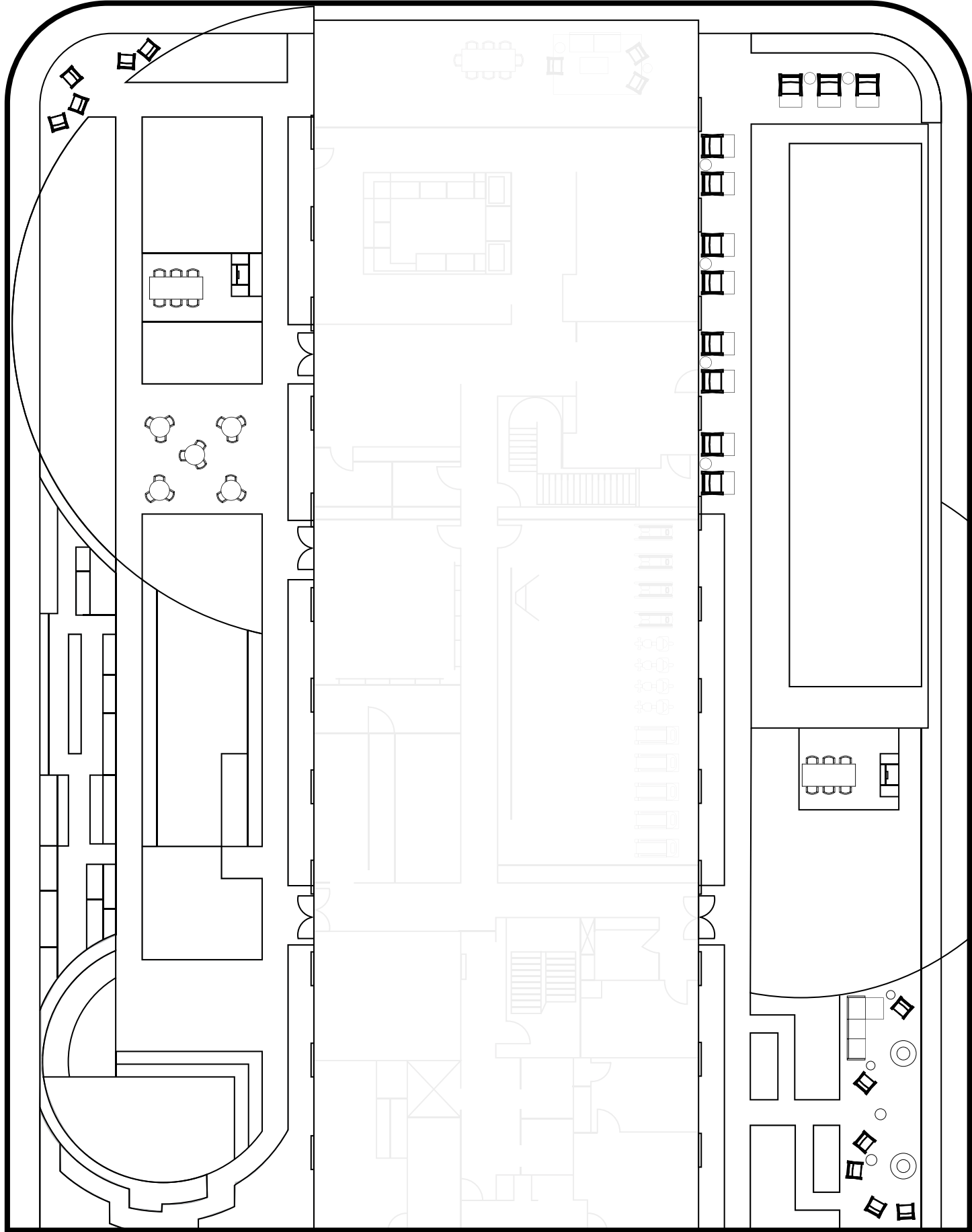
### Outdoor Fire Pits & Terraces

With contemporary lounge-style seating, the landscaped terraces are supported by outdoor fire pits unique to ROOST East Market.



### Heated Lap Pool & Deck

Soaring above Market Street, ROOST offers guests a 20-meter heated lap pool and elevated deck. The terrace level has been thoughtfully created for wellness and relaxation.

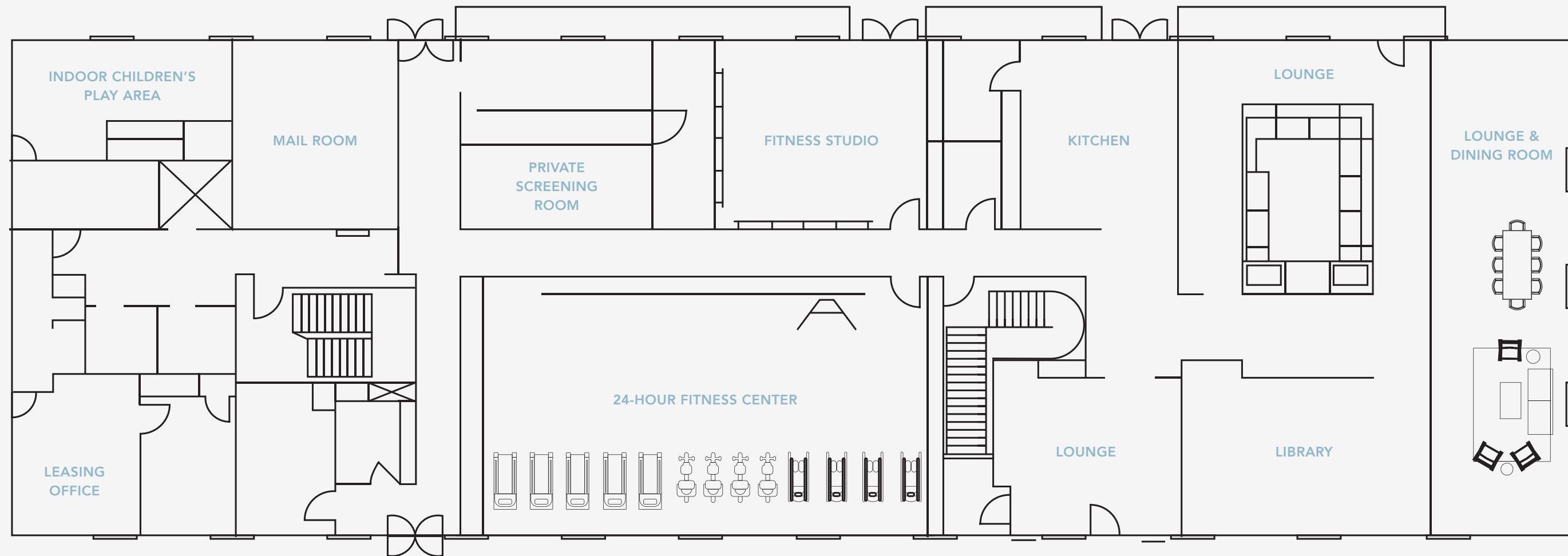








# Interior Amenities



## Indoor Children's Play

ROOST has an indoor play area designed with the needs of our younger guests in mind.



## Private Screening Room

A private screening room and lounge is available for guests who would like to entertain outside of your room.



## Private Dining Room

All together now. You can reserve our private dining room with our guest services team for up to 6 hours.



## Library & Lounge

Book worm? We've got you covered. ROOST East Market has a variety of complimentary literature available in our lending library and lounge for your reading leisure.



## Demo Kitchen

A recipe for success. ROOST will offer residents a curated selection of monthly culinary classes and demonstrations by Philadelphia's established and aspiring chefs.



## 24-Hour Fitness Center

Stay here and keep moving. ROOST features a 24-hour fitness center on premise so that our residents can keep up with their fitness routine during their time with us.



Life or Deceit  
JAPANESE STEEL



# More than a place to stay for awhile, it's a place to belong for awhile.

Positioned on the edge of Midtown Village, ROOST East Market sits within a merchant corridor with an eclectic mix of independently owned and operated restaurants, retail boutiques and more. ROOST is located directly across the street from Jefferson Station and a 3 blocks from Thomas Jefferson University Hospitals. ROOST East Market overlooks the landmark Reading Terminal Market, one of America's largest and oldest public markets, housed since 1874 and is located amidst the dynamic East Market restaurant scene and walking distance to City Hall and the Philadelphia Convention Center.













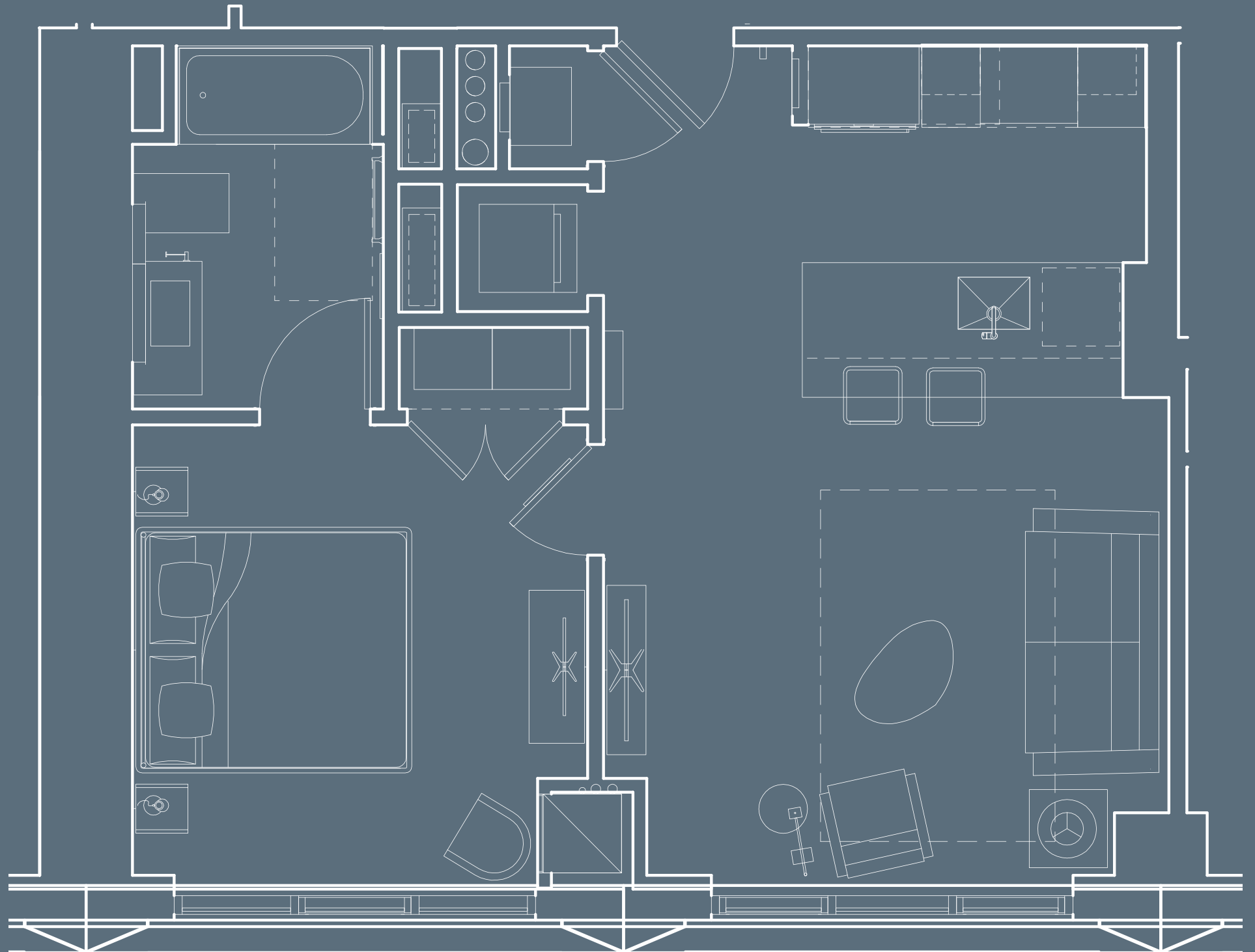


# One Bedroom Floor plan

650 Sq. Ft.

## ROOST EAST MARKET FEATURES & AMENITIES

- Fully-Furnished
- King-Size Beds
- 100% Smoke Free
- Hardwood Floors
- Washer & Dryer
- Spacious Bathrooms
- Davines Bath Amenities ®
- Living Plants
- Mauviel Cookware ®
- Apple TV ®
- Bang & Olufsen Bluetooth Stereo ®
- 100% Smoke Free
- Full-Size Kitchen
- Samsung 48" 4K TV
- Complimentary Wi-Fi
- Floor to Ceiling Windows
- Weekly Housekeeping
- Pets Welcome





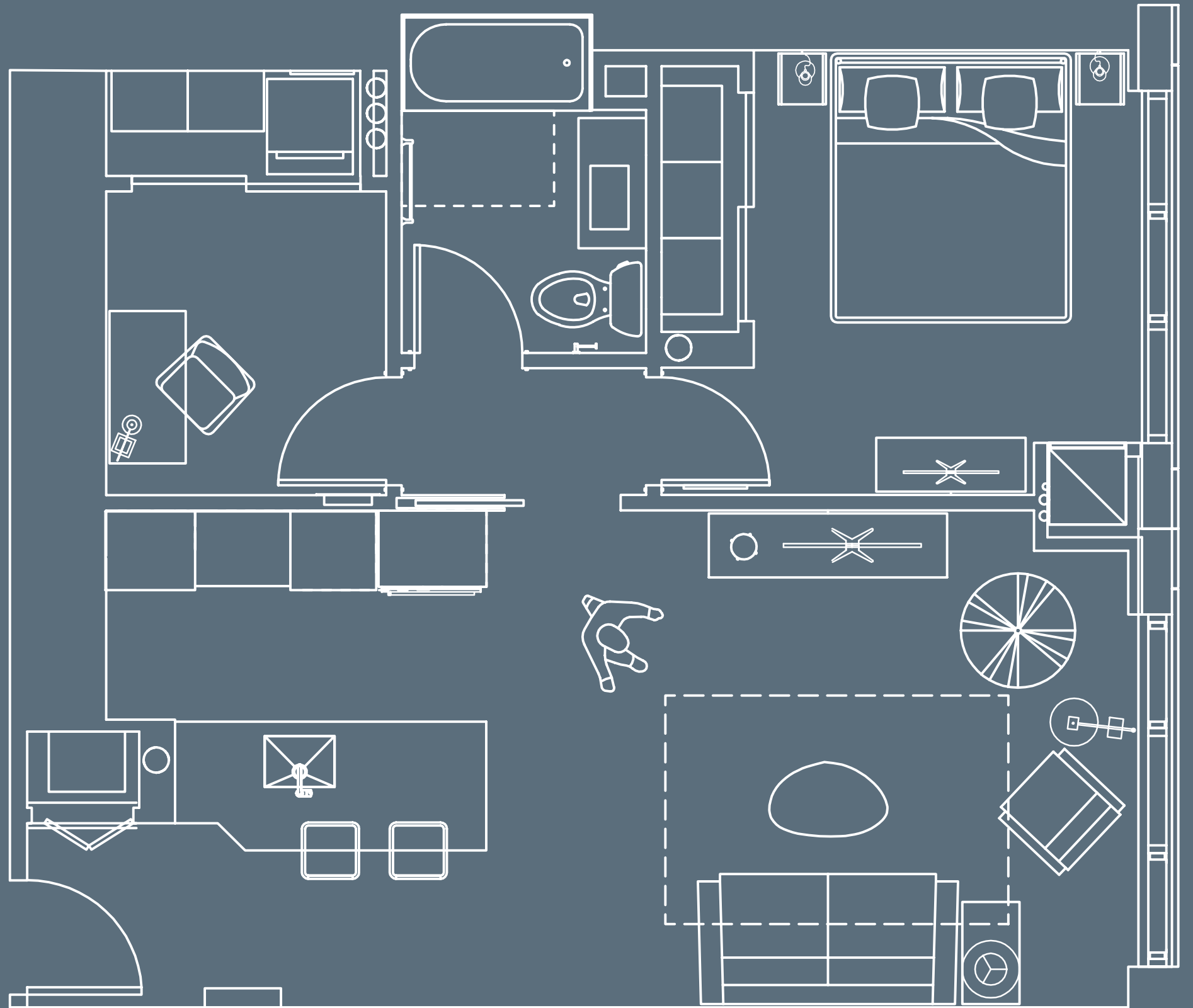


# One Bedroom Den Floor plan

806 Sq. Ft.

## ROOST EAST MARKET FEATURES & AMENITIES

- Fully-Furnished
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- Spacious Bathrooms
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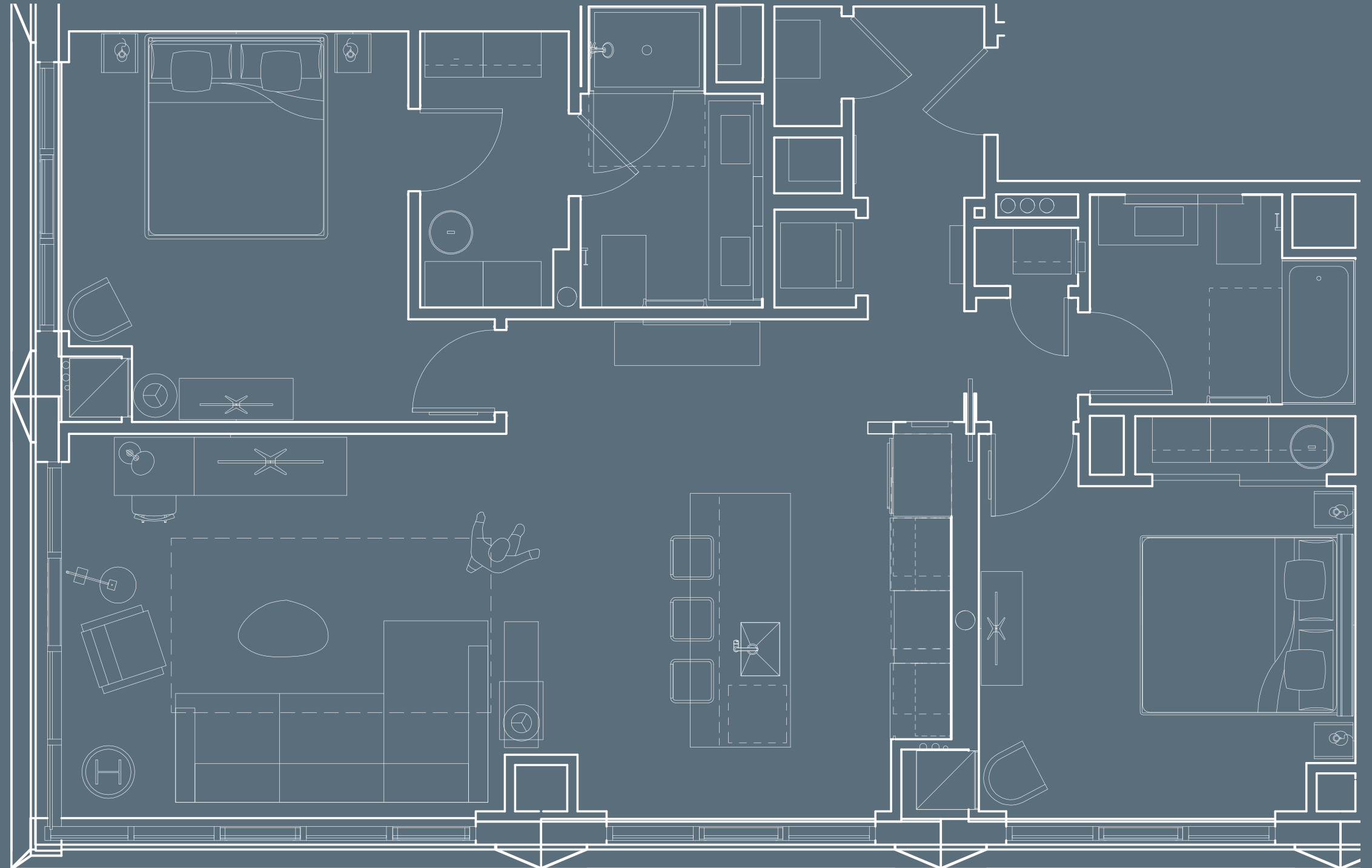


# Two Bedroom Floor plan

1238 Sq. Ft.

## ROOST EAST MARKET FEATURES & AMENITIES

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- Spacious Bathrooms
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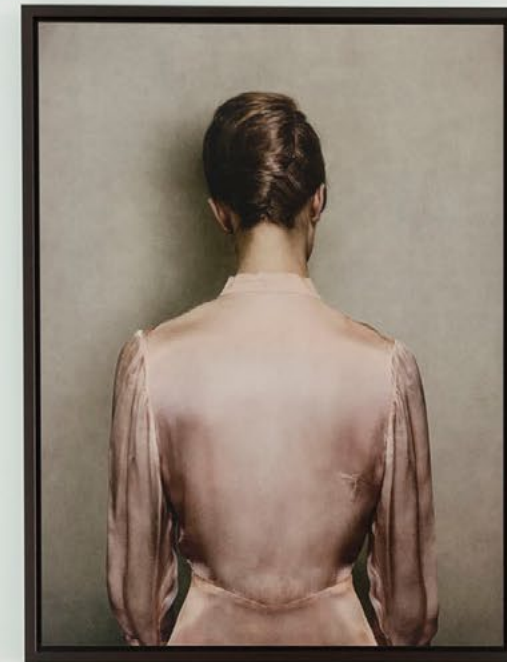


# Get in Touch —

We're available to help you book your next stay or happy to answer any questions you may have.

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