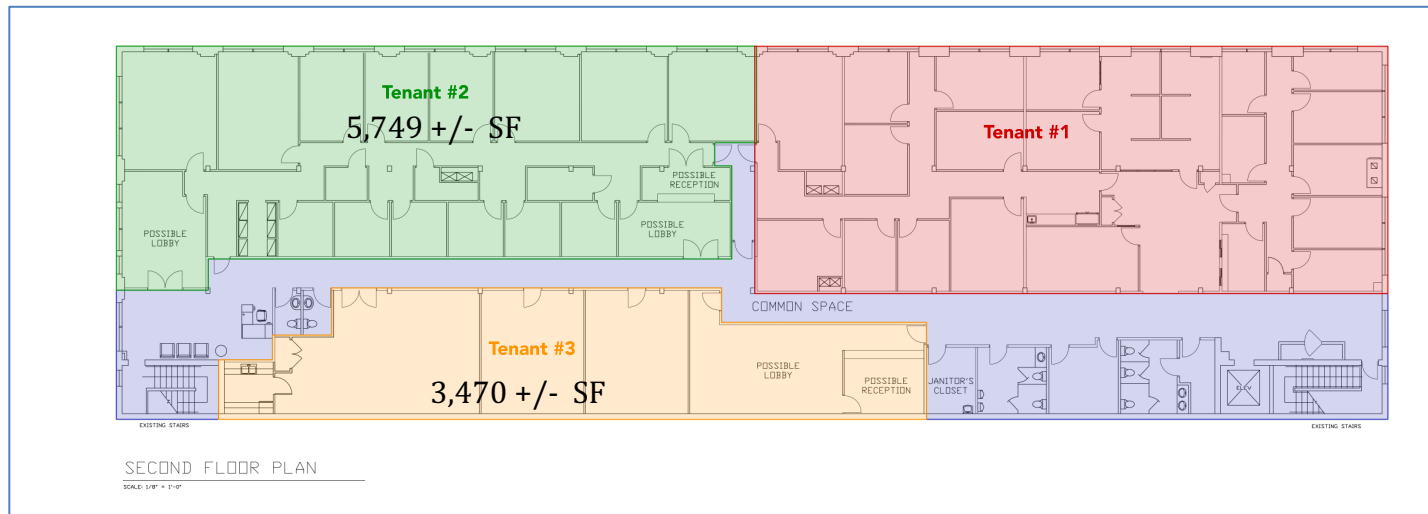


Office Space - Lease

2nd Floor, 2300 W. Allegheny Ave, Philadelphia, PA 19132

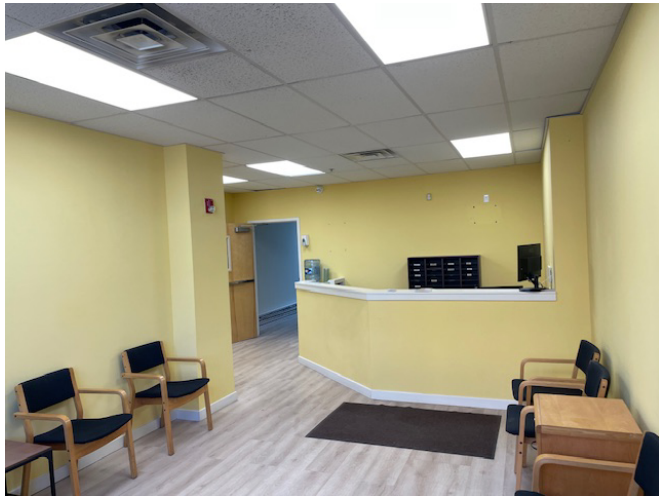
Property Information:

- Area: 9,219 +/- Sq. Ft. Divisible (5,749 SF + 3,470 SF)
- Rent: \$15.50/ Sq. Ft. Net of Energy & Cleaning
- Signature status on 3 street fronts:
- Allegheny Avenue, 23rd & Lippincott Streets
- Two Lobbies & Entrances Availability
- Sprinklered - ADA Complaint - Elevator
- Move-in ready
- Zoned – I-2 w/ office
- Allegheny West Empowerment Zone
- Bus: 60, 33 Rail: Manayunk/Norristown (NOR)



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