



Professional Office Space For Lease



Flying Horse Center

5534 PULASKI AVENUE, PHILADELPHIA, PA 19144

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LOCATION DESCRIPTION

The Flying Horse Center is a well established anchor in the community with an award-winning building located in historic Germantown. This property has been recognized as a leading example of the adaptive re-use of industrial buildings in Phila, with recent green building additions such as rooftop solar panels. Currently being offered for lease on the lower level is approx 12,000 sq ft of professional office space with its own private entrance, meeting & conference rooms, classrooms and several private offices throughout. Join long-standing businesses, education & entertainment facilities in this prominent location.

OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (NN)
AVAILABLE SF:	12,000+/- SF
BUILDING SIZE:	52,000 SF

PROPERTY HIGHLIGHTS

- 12,000+/- sq ft of Professional Office Space for Lease
- Private Entrance leading into Reception Area
- Spacious Offices, Classrooms, Meeting & Conference Rooms Throughout
- Ideal for Businesses that serve as an anchor for the community
- Join long-standing businesses in Premier Multi-Use Bldg
- Award-Winning Adaptive ReUse Building in Historic Germantown
- On-site Parking & Daycare
- Quiet tree-lined street
- Walkable neighborhood, close to retail shops, restaurants & eateries
- Innovative & energy efficient additions including rooftop solar panels



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LEASE INFORMATION

LEASE TYPE:	NN	LEASE TERM:	Negotiable
TOTAL SPACE:	12,000 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Professional Office Space	Available	12,000 SF	Modified Net	\$19.00 SF/yr	Ideal for healthcare, education and/or businesses that serve as anchors in the community



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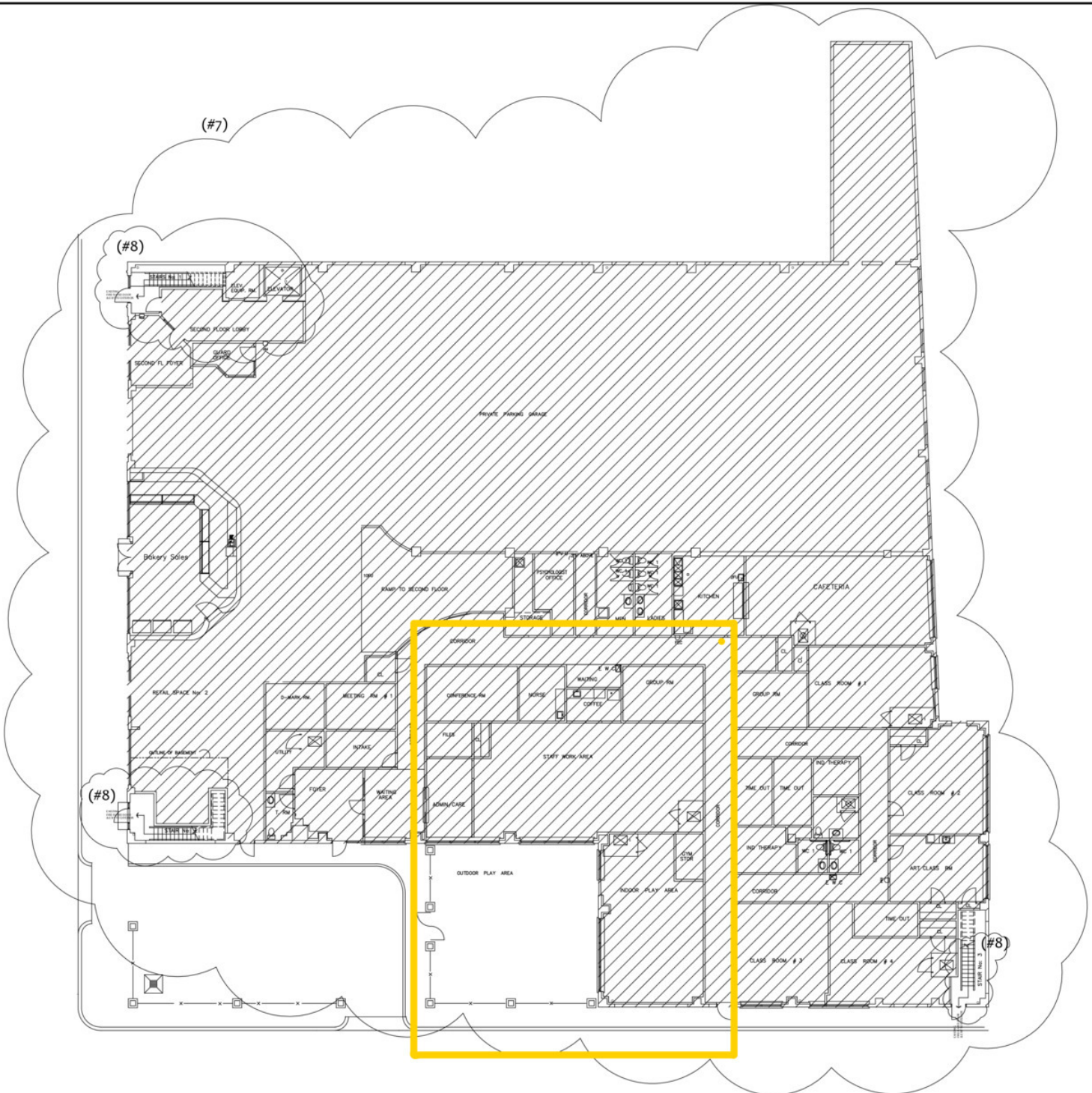
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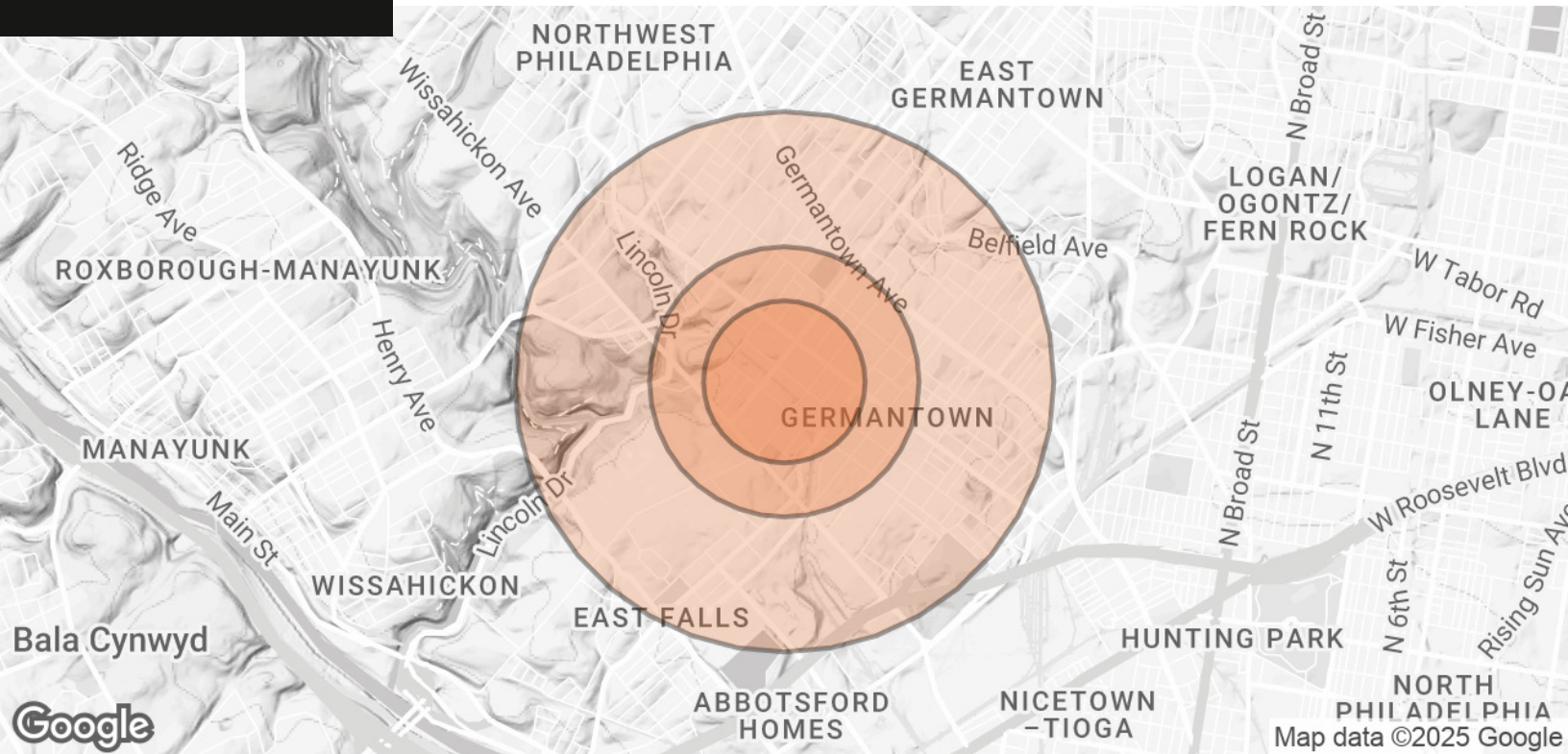


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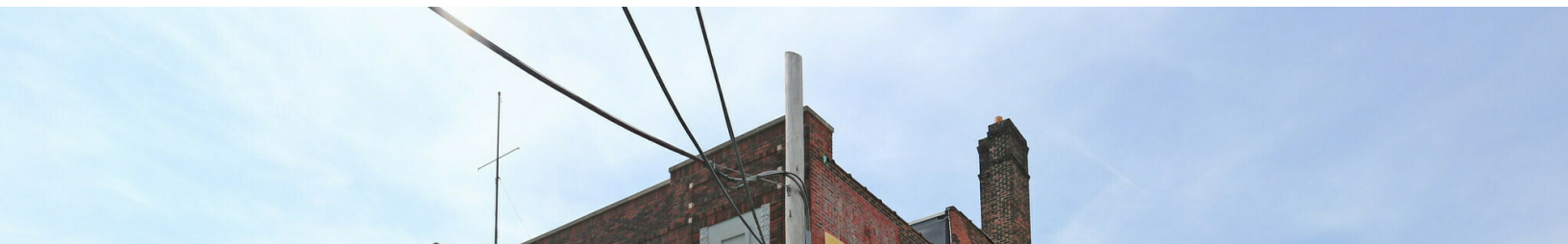


POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,606	10,618	31,798
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	43	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,429	5,633	14,877
# OF PERSONS PER HH	1.8	1.9	2.1
AVERAGE HH INCOME	\$77,543	\$70,092	\$75,894
AVERAGE HOUSE VALUE	\$415,464	\$377,851	\$334,453

Demographics data derived from AlphaMap



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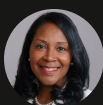
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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