

Former headquarters of the Philadelphia Rare Books and Manuscripts Company housed within the old Junior Officers' Quarters of Philadelphia's historic Frankford Arsenal, a private 80-acre, mixed-use, ex-U.S. military installation (1816-1976).



Constructed in 1820 with rear additions 1840-1876

- First Floor: 2,613 sf
- Second Floor: 2,330 sf
- One-car detached garage (250 sf)
- Five (5) built-out private offices/bedrooms
- Two (2) large, elegantly detailed first-floor conference/reception rooms
- Full kitchen
- Cast-iron porch facing the sensational parade ground that can be used for outside events
- Property registered with the Philadelphia Historical Commission

The Arsenal  
 2275 Bridge Street #4  
 Philadelphia, PA 19137

Historic 5,000 SF  
 Office/Home/Hybrid Condo



<b>HVAC</b>	Gas fired forced warm air system and electric powered air-conditioning
<b>Water &amp; Sewer</b>	Public
<b>Parking</b>	Ample free parking
<b>Zoning</b>	IRMX – Industrial Residential Mixed-Use
<b>Real Estate Taxes</b>	\$6,259 (2021)
<b>Condominium Fee</b>	\$1,034.61 per month
<b>Location</b>	The Arsenal is located at the Bridge Street exit of I-95 with immediate access to the Tacony Palmyra & Betsy Ross Bridges and is within minutes of Center City Philadelphia. The Ben Franklin Bridge and Walt Whitman Bridge and just minutes from US 1 Exit PA Turnpike.
<b>Public Transportation</b>	Septa Bus routes 73 & 84 stop at The Arsenal gates and the R-7 rail station is within two blocks of the campus.
<b>Security</b>	Being a historic former military facility, the campus is completely enclosed by a stone wall and vintage cast iron fencing. The Arsenal has security guard posts at both main gates and the security service monitors and patrols the campus 24 hours a day, 365 days a year.
<b>Landscaping</b>	Landscaping is performed to maintain the campus-like setting of a suburban office campus.
<b>Management</b>	On-site management is provided.



For more information:  
**Frank J. Cullen**  
 fcullen@geisrealty.com  
 215 858 5800 cell 215 701 3272 office

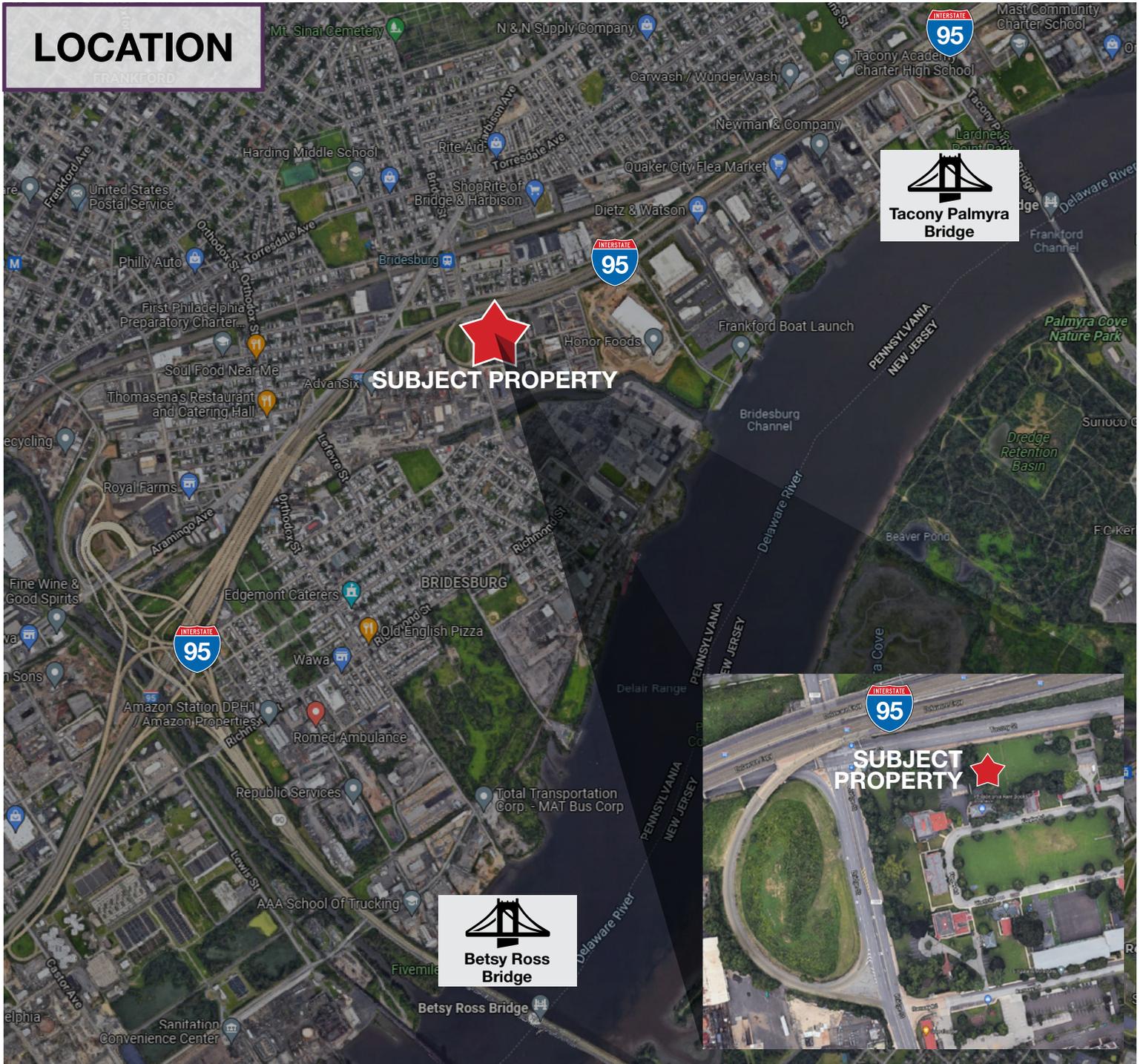
Duane Morris Plaza // 30 South 17th Street, Suite 210, Philadelphia, PA 19103 // (215) 568-7222 Tel // (215) 568-5043 Fax // geisrealty.com

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## LOCATION



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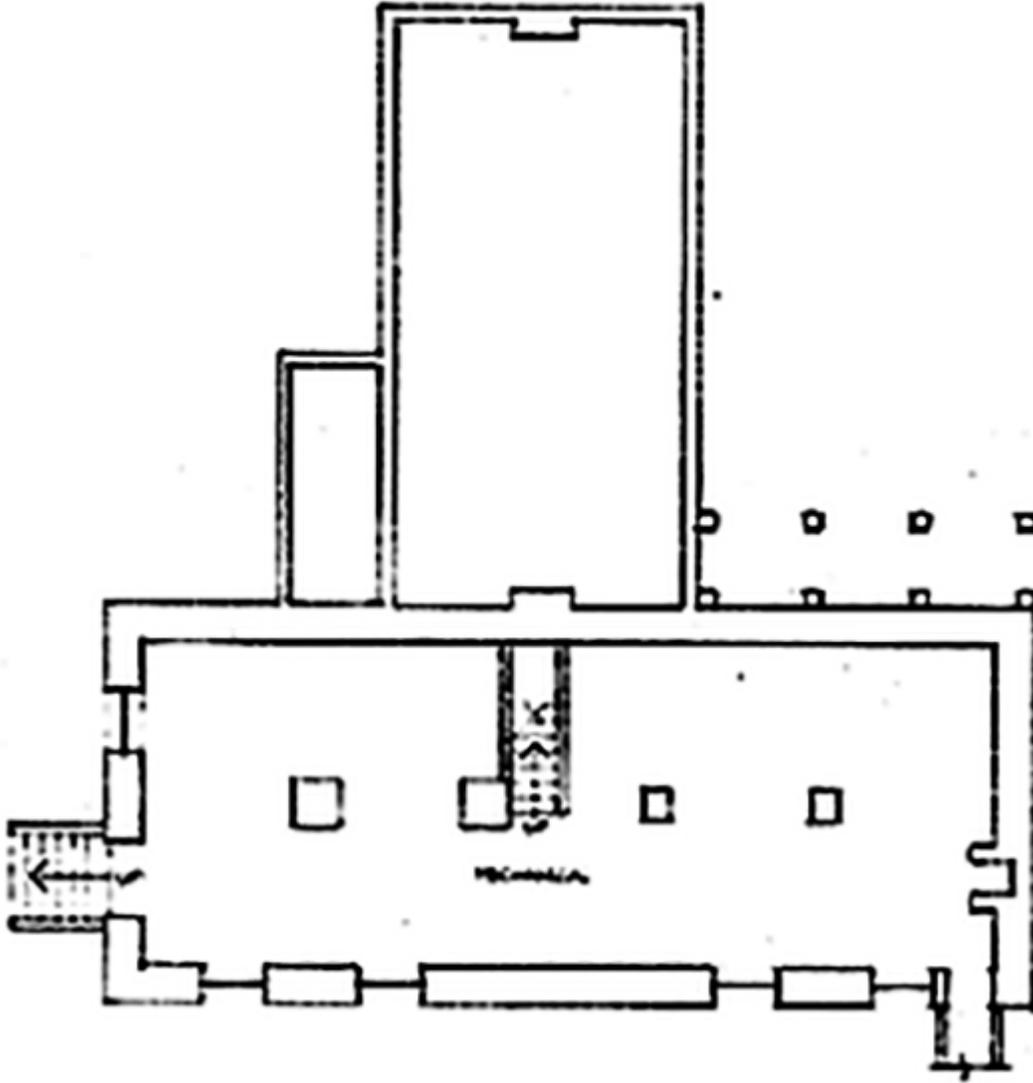
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## LOWER LEVEL FP



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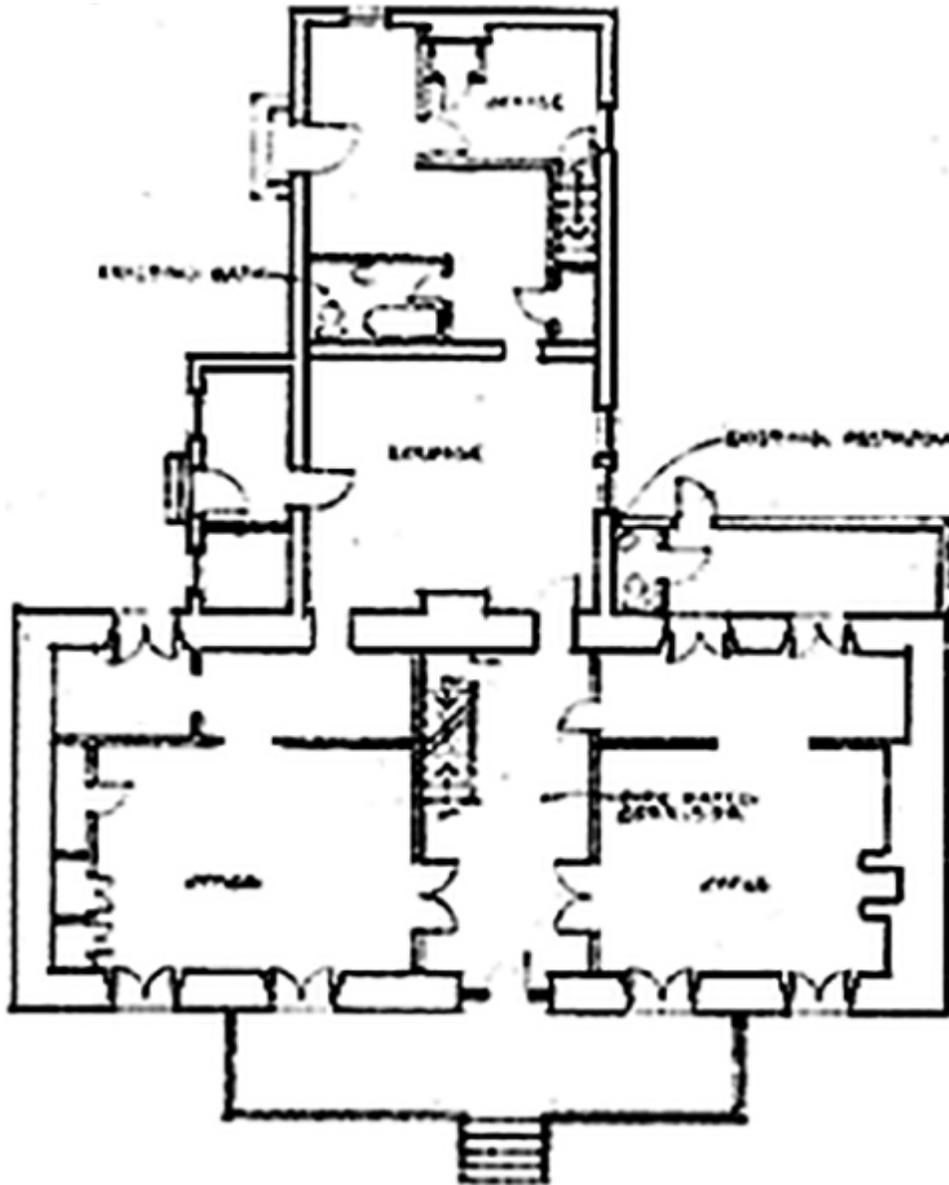
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## FIRST FLOOR FP



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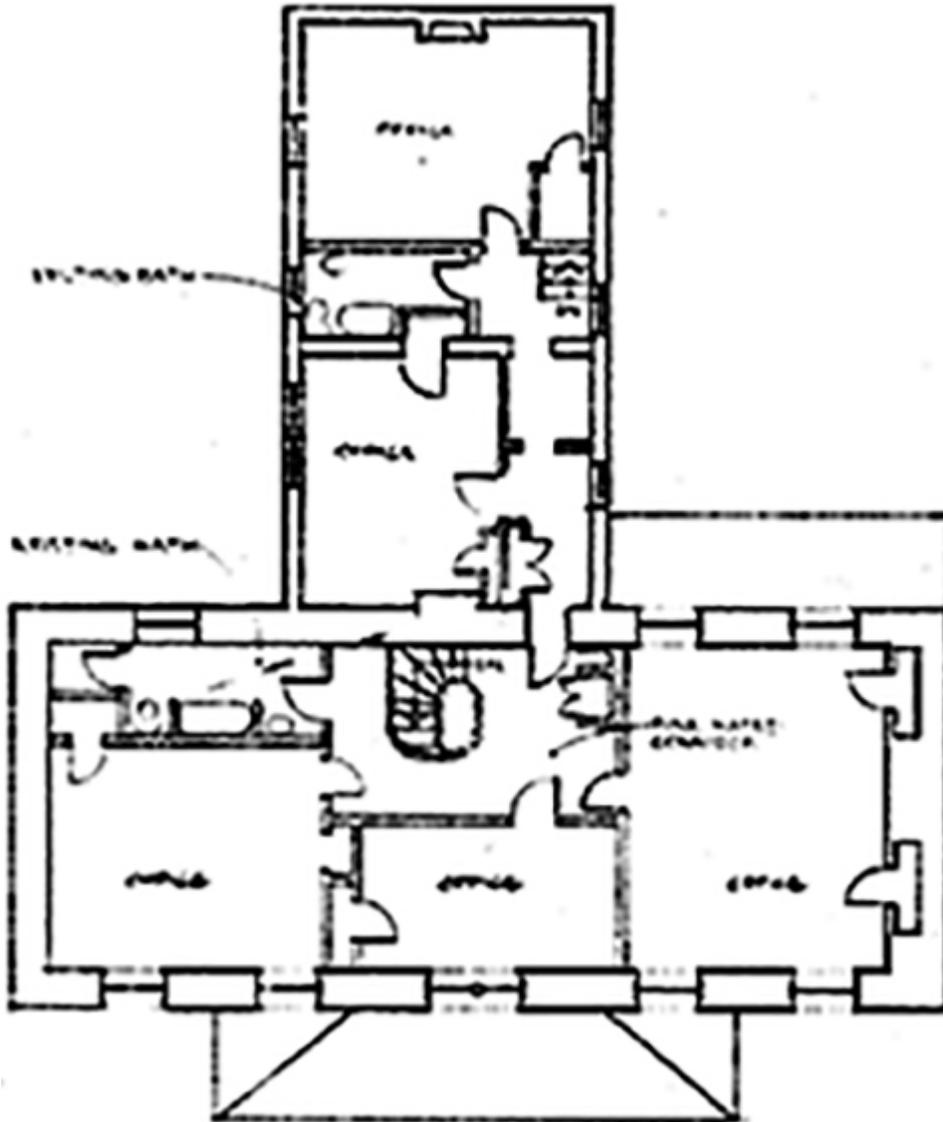
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## 2ND FLOOR FP



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