

## RETAIL/OFFICE SPACE FOR LEASE IN OLD CITY

- » 2,600 +/- SF Bi-level street level + lower level Retail/Office Space
- » Asking Price: \$4,750/month + NNN
- » 1,630 +/- SF 2nd Floor Office Space
- » 1,630 +/- SF 3rd Floor Office Space Asking Price: \$20 PSF Gross
- » Spaces can be leased separately or combined
- » Building features a lot of natural light, hardwood floor; turn-key office space
- » The Old City neighborhood is America's "most historical square mile" home to the region's most renowned museums, institutions, theaters, and art galleries.
- » Old City is experiencing unprecedented residential growth. The number of housing units in old city has grown dramatically which will bring even more new residents to the neighborhood.

**Walk Score** 



### DEMOGRAPHICS (1 mile)

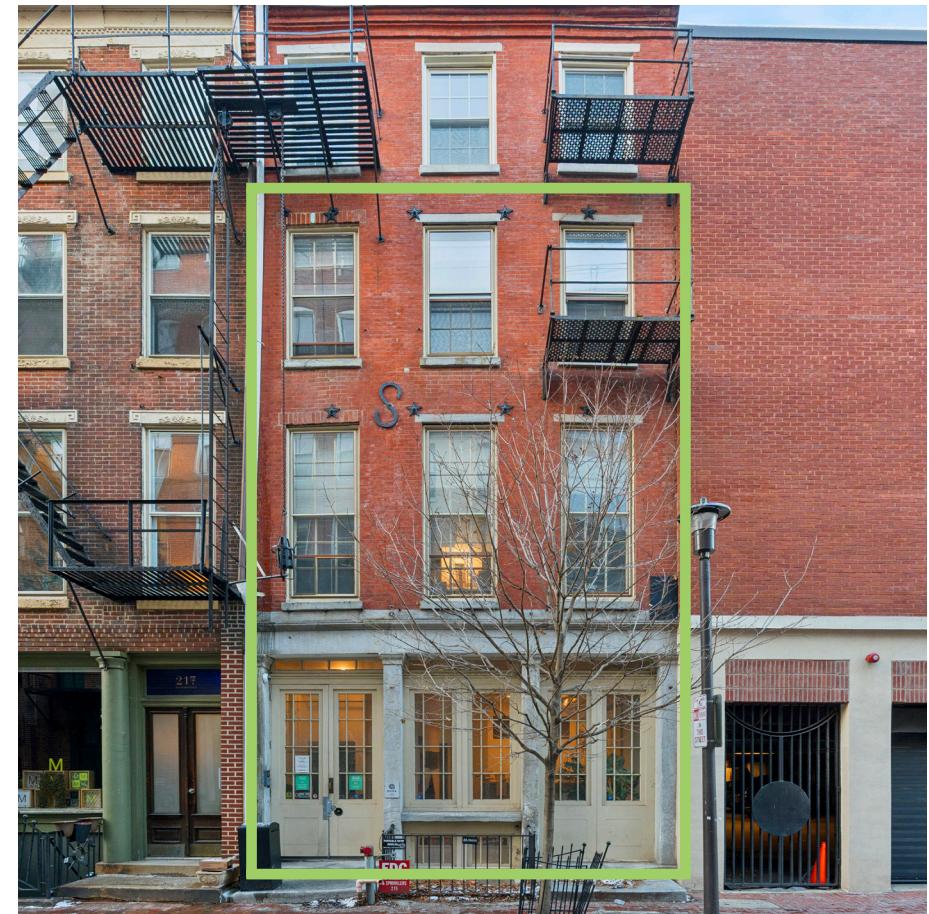
Residents	51,337
Average household income	\$135,796
Est. Daytime population	89,853

### NEIGHBORS INCLUDE:



FORK

doggie Style



NADIA BILYNSKY 267.546.1718 ■ nbilinsky@mpnrealty.com

# 215 CHURCH ST

Old City, Philadelphia 19106



## Property Photos



NADIA BILYNSKY 267.546.1718 ■ [nbilinsky@mpnrealty.com](mailto:nbilinsky@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

# 215 CHURCH ST

Old City, Philadelphia 19106

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

## Property Photos



**NADIA BILYNSKY** 267.546.1718 ■ [nbilinsky@mpnrealty.com](mailto:nbilinsky@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

# 215 CHURCH ST

Old City, Philadelphia 19106

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

## Retail Map



**NADIA BILYNSKY** 267.546.1718 ■ [nbilinsky@mpnrealty.com](mailto:nbilinsky@mpnrealty.com)

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

## About the Neighborhood: Old City



Old City, Philadelphia captures the essence of timeless sophistication. As the birthplace of American independence, this storied neighborhood offers a rare fusion of history, culture, and contemporary refinement. Lined with 18th-century architecture and picturesque cobblestone streets, Old City exudes classic elegance while embracing modern vibrancy. Upscale residences, luxury lofts, and meticulously restored townhomes coexist with award-winning restaurants, chic cafés, art galleries, and boutique shops, creating an unparalleled urban experience.

Just steps from world-famous landmarks such as Independence Hall, the Liberty Bell, and the Delaware River waterfront, residents enjoy a lifestyle that is both rich in heritage and rooted in convenience. Old City is also home to Philadelphia's thriving arts scene, with design studios, theaters, and cultural institutions that infuse the neighborhood with creativity and sophistication. Its walkability, proximity to Center City, and easy access to major highways make it one of the most desirable locations in Philadelphia for both living and investing.

For those seeking an address that tells a story—where historic charm meets elevated city living—Old City stands as a truly exceptional destination. Whether overlooking centuries-old streets or indulging in the area's fine dining and boutique ambiance, residents experience the best of past and present in one of the city's most iconic neighborhoods.

**NADIA BILYNSKY** 267.546.1718 ■ [nbilinsky@mpnrealty.com](mailto:nbilinsky@mpnrealty.com)