



ARSENAL BUSINESS CENTER Philadelphia, PA



Building #219 43,744 Square Feet

DESCRIPTION:

43,744 sq. ft. three story building

SIZE:

14,972 sq. ft. first floor
14,386 sq. ft. second floor
14,386 sq. ft. third floor

HEAT:

Gas fired

POWER:

200 amp - 3 phase service supplied by PECO

WATER & SEWER:

Public

PARKING:

Ample free parking

LOCATION:

The Arsenal Business Center 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

PUBLIC TRANSPORTATION:

Septia Bus routes 73 & 84 stop at the Arsenal Business Center gates and the R-7 rail station is within two blocks of the campus.

SECURITY:

Being a historic former military facility, the campus is completely enclosed by a stone wall and fencing. The Arsenal Business Center 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.

LANDSCAPING:

Landscaping is performed in order to maintain the campus-like setting of a suburban office campus.

MANAGEMENT:

On-site management is provided by Hankin Management Company.

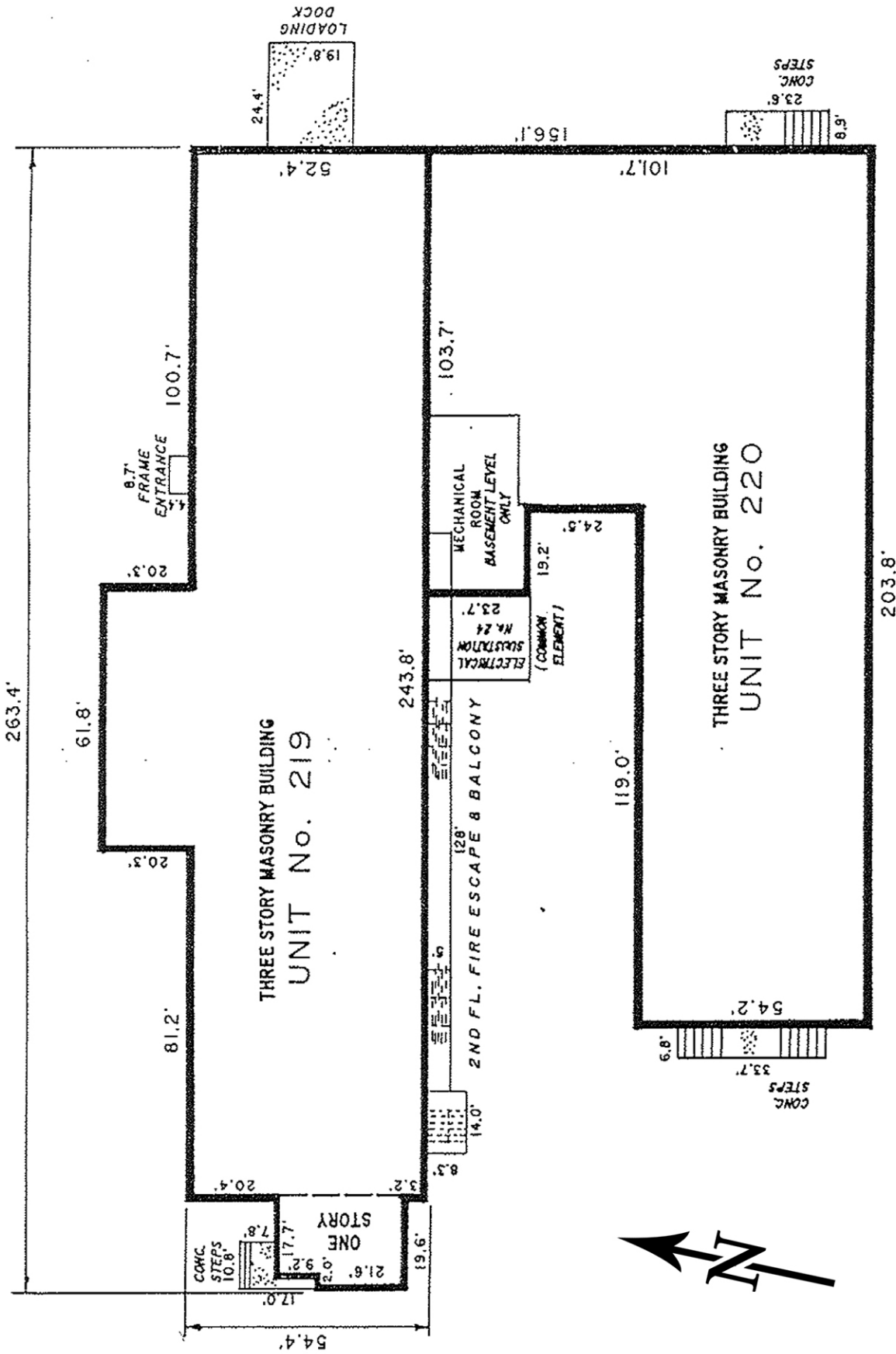
The Arsenal Business Center



Buildings 219 - 220

The Arsenal Business Center



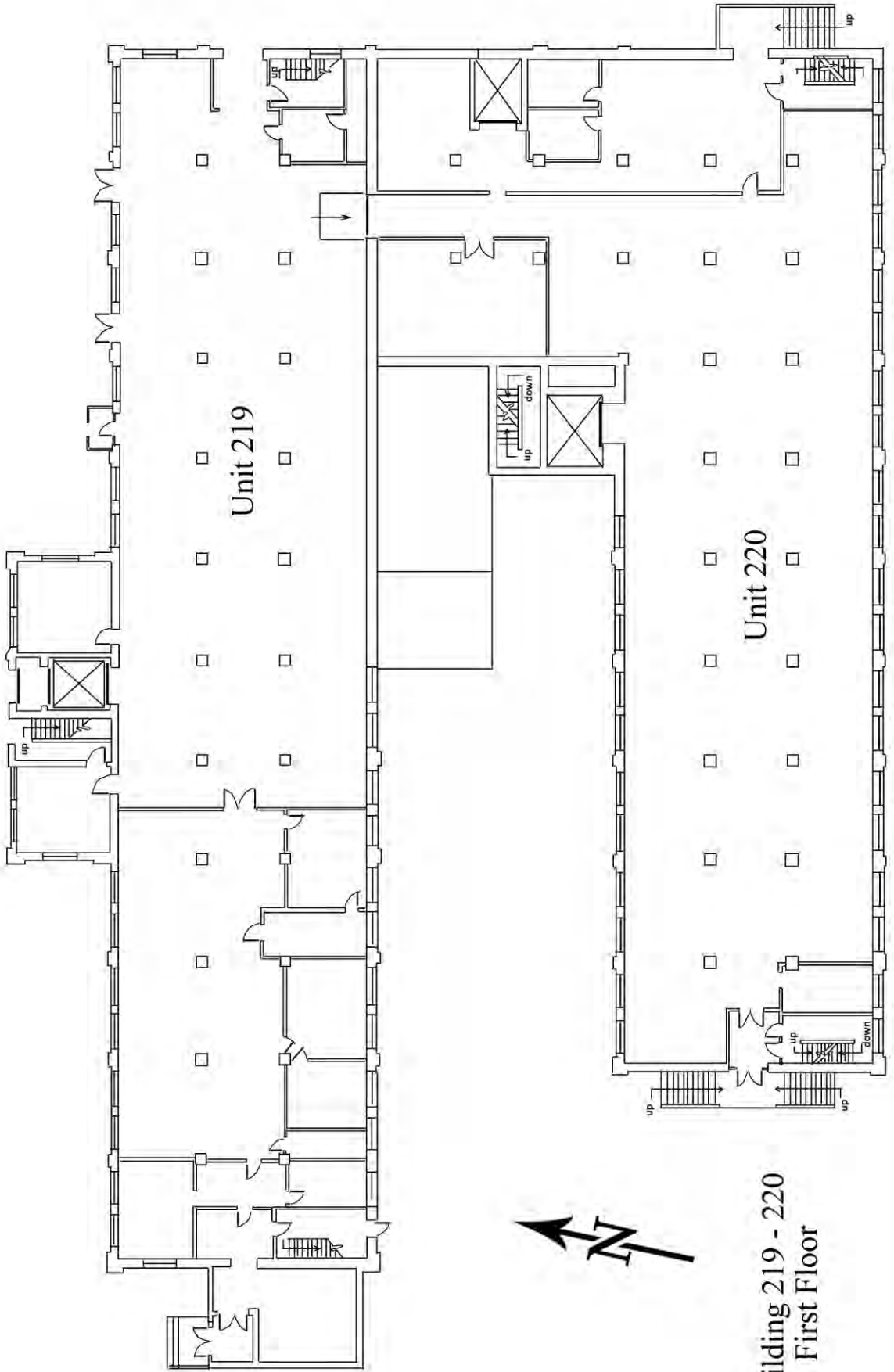


LIMITED COMMON ELEMENT - CLASS 1
 LIMITED COMMON ELEMENT - CLASS 2
 UNIT BOUNDARY

- NOTES:
- SEE "FRANKFORD ARSENAL DECLARATION PLAT" FOR UNIT LOCATION.
 - UNIT DIMENSIONS SHOWN ARE MEASURED ALONG THE EXTERIOR FACE OF THE BUILDING WALL.
 - THE INTERNAL DIMENSIONS FOR UNITS 219 & 220 ARE COMPUTED FROM THE FACE OF THE BUILDING WALL OF U - 219 AS PRODUCED TO THE EXTERIOR OF THE BUILDINGS.

UNIT 219		UNIT 220	
1st FL.	14,972 S.F.	BASEMENT	19,374 S.F.
2nd FL.	14,386 S.F.	- 1st FL.	14,631 S.F.
3rd FL.	14,386 S.F.	2nd FL.	14,631 S.F.
TOTAL LCE-CLASS 1	43,744 S.F.	TOTAL LCE-CLASS 1	59,167 S.F.
	1380 S.F.		440 S.F.

"THE FRANKFORD ARSENAL CONDOMINIUM"
 PLAN OF
UNITS 219 & 220
 45th WARD
 CITY OF PHILADELPHIA
 PHILADELPHIA COUNTY, PENNSYLVANIA

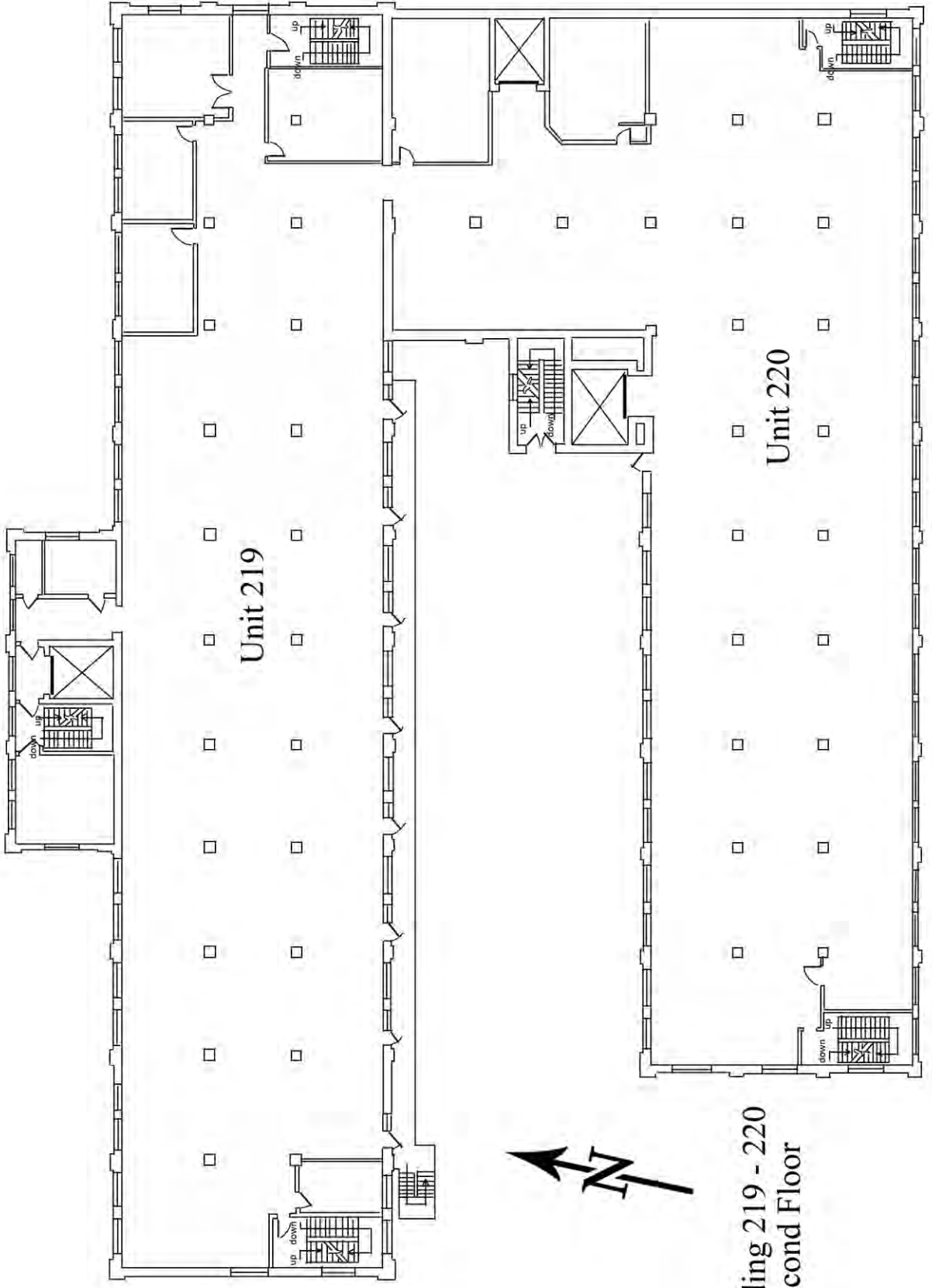


Unit 219

Unit 220



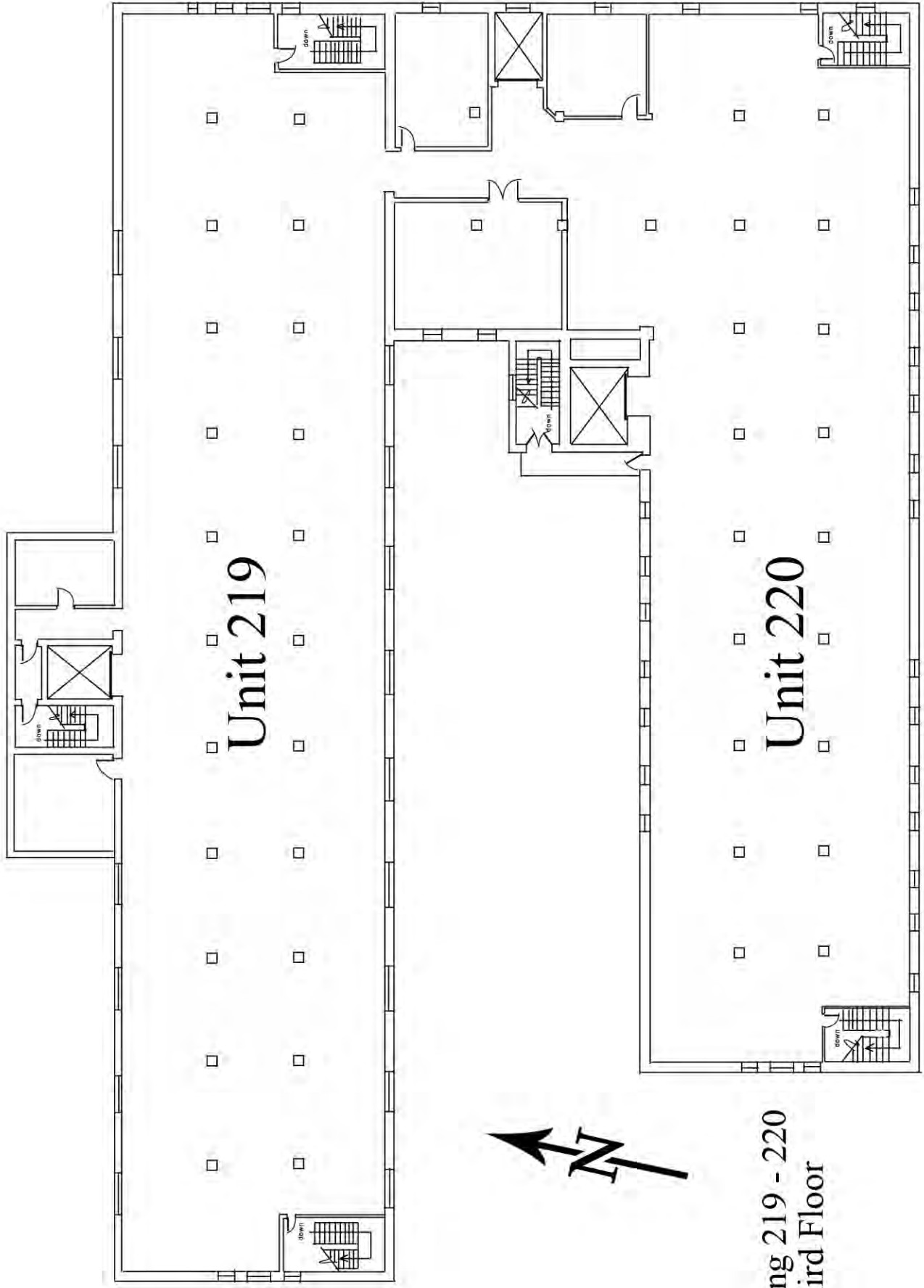
Building 219 - 220
First Floor



Unit 219

Unit 220

Building 219 - 220
Second Floor



Unit 219

Unit 220



Building 219 - 220
Third Floor