



AVAILABLE FOR SALE OR LEASE

1536 N. American Street

Philadelphia, PA

9,600 SF Available for Sale or Lease

Asking \$27.50/SF NNN for Lease & \$2,995,000 for Sale

Property Highlights

- Prime location in Olde Kensington, adjacent to Fishtown
- Ceiling Heights – 16'9" on 1st floor and 13' on 2nd floor
- Sprinklered throughout
- Fully reconstructed in 2021 with modern systems and high-end finishes
- Move-in ready

For information, please contact:

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Managing Director

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Eustace Wolfington

Senior Managing Director

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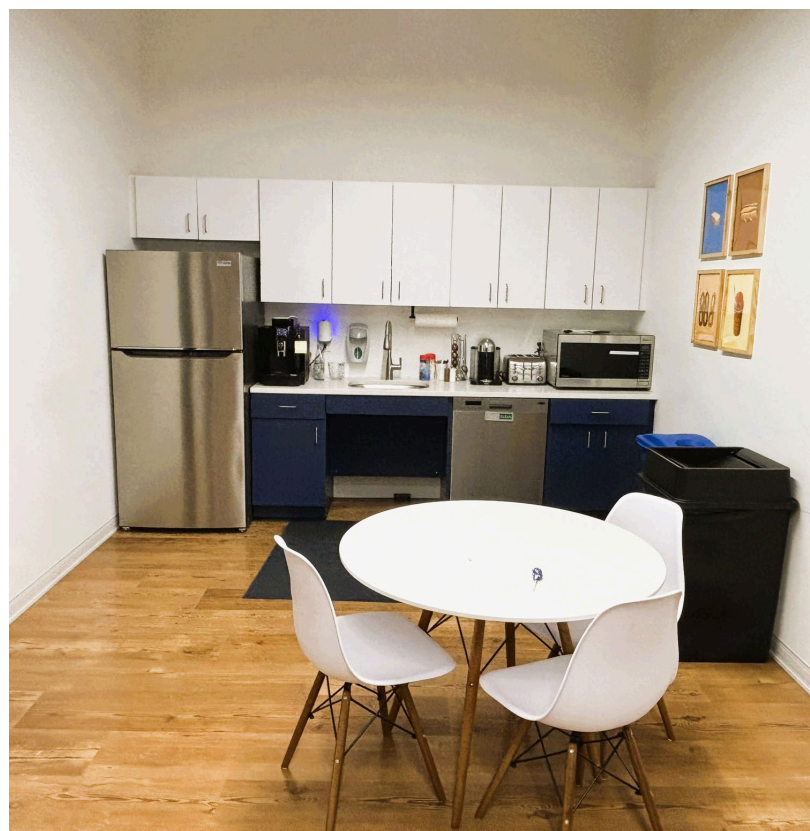
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**Licensed in Pennsylvania as
Newmark Real Estate**

NEWMARK

1536 N. American Street

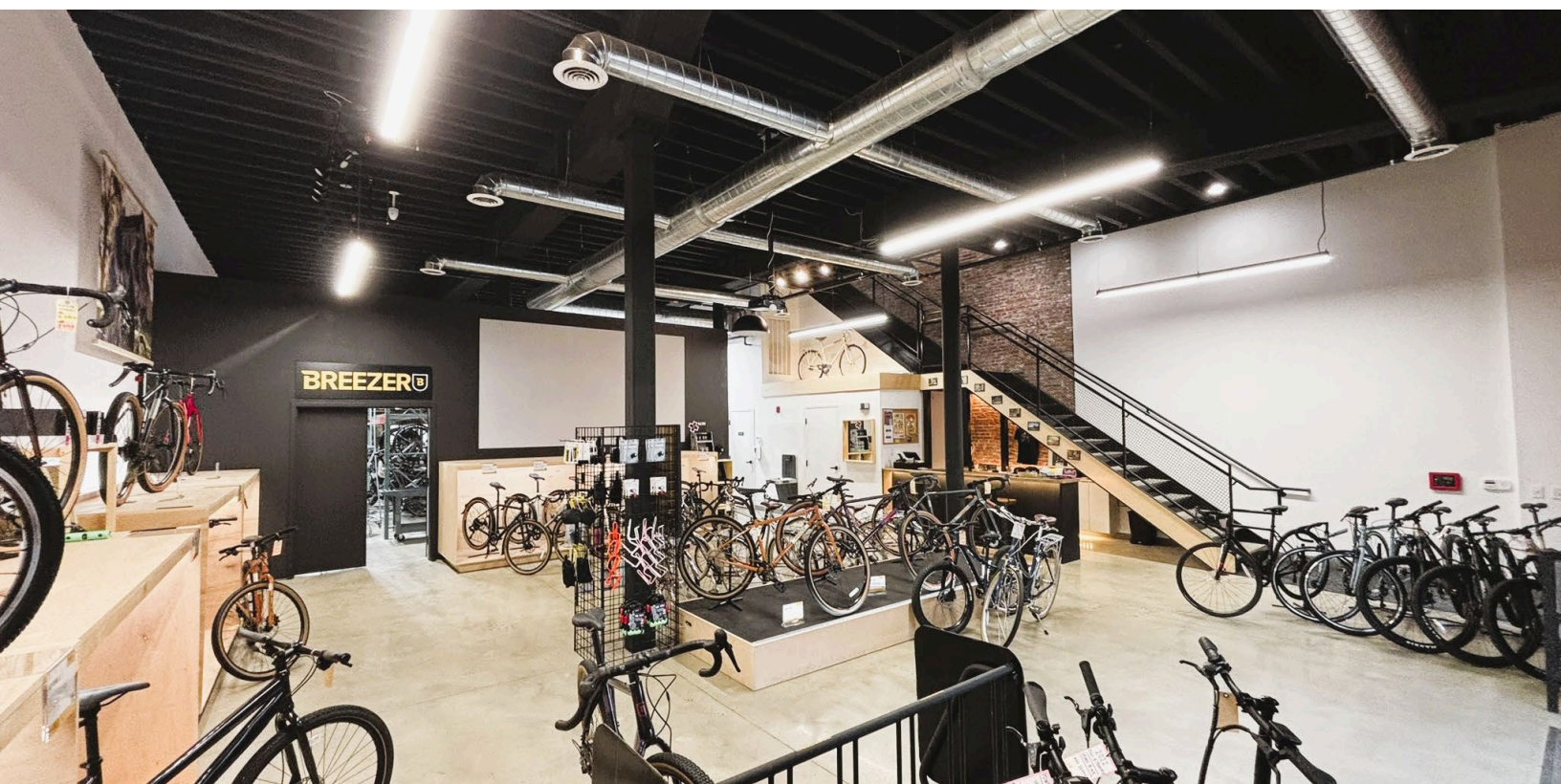
Philadelphia, PA



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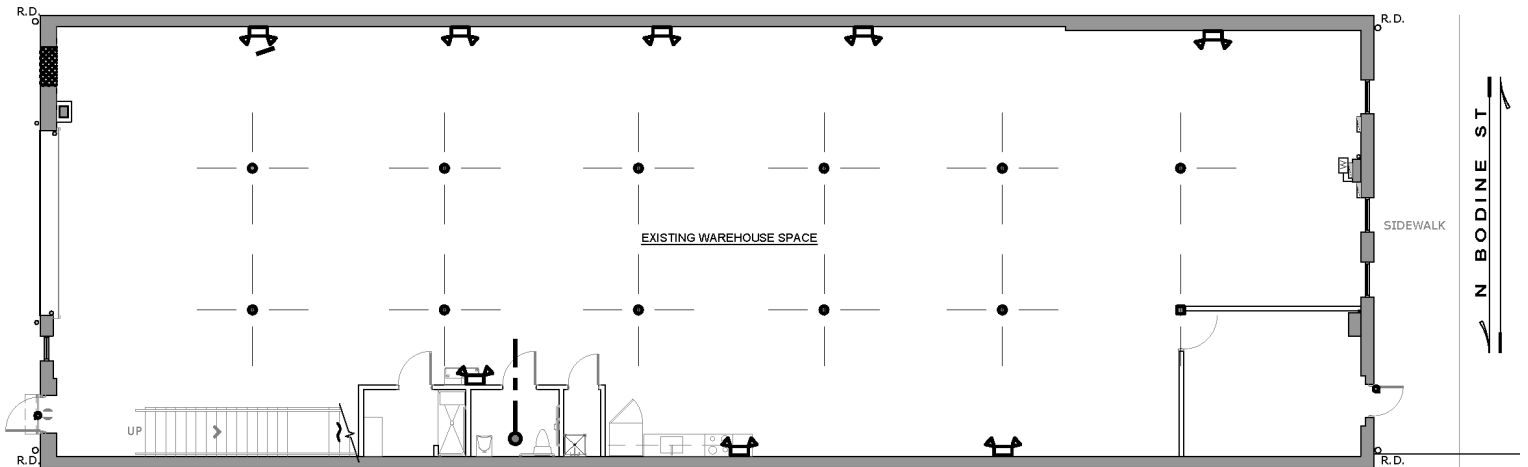
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1536 N. American Street

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1st Floor



2nd Floor

