

6800 Market Street

Upper Darby, PA 19082

For Lease

Medical/Office Space

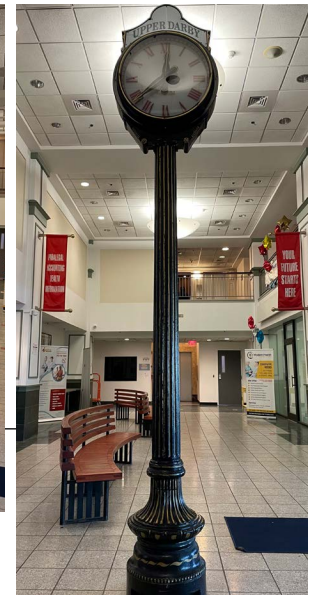


Availability

- 2,753 SF (not divisible)
- \$18 / SF + NNN

Property Highlights

- Dramatic lobby with exclusive elevator for commercial tenants
- On-site daycare
- Well-capitalized ownership



NAI Geis Realty
Group, Inc.

For more information:

Karl Schwemlein

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215 253 5530

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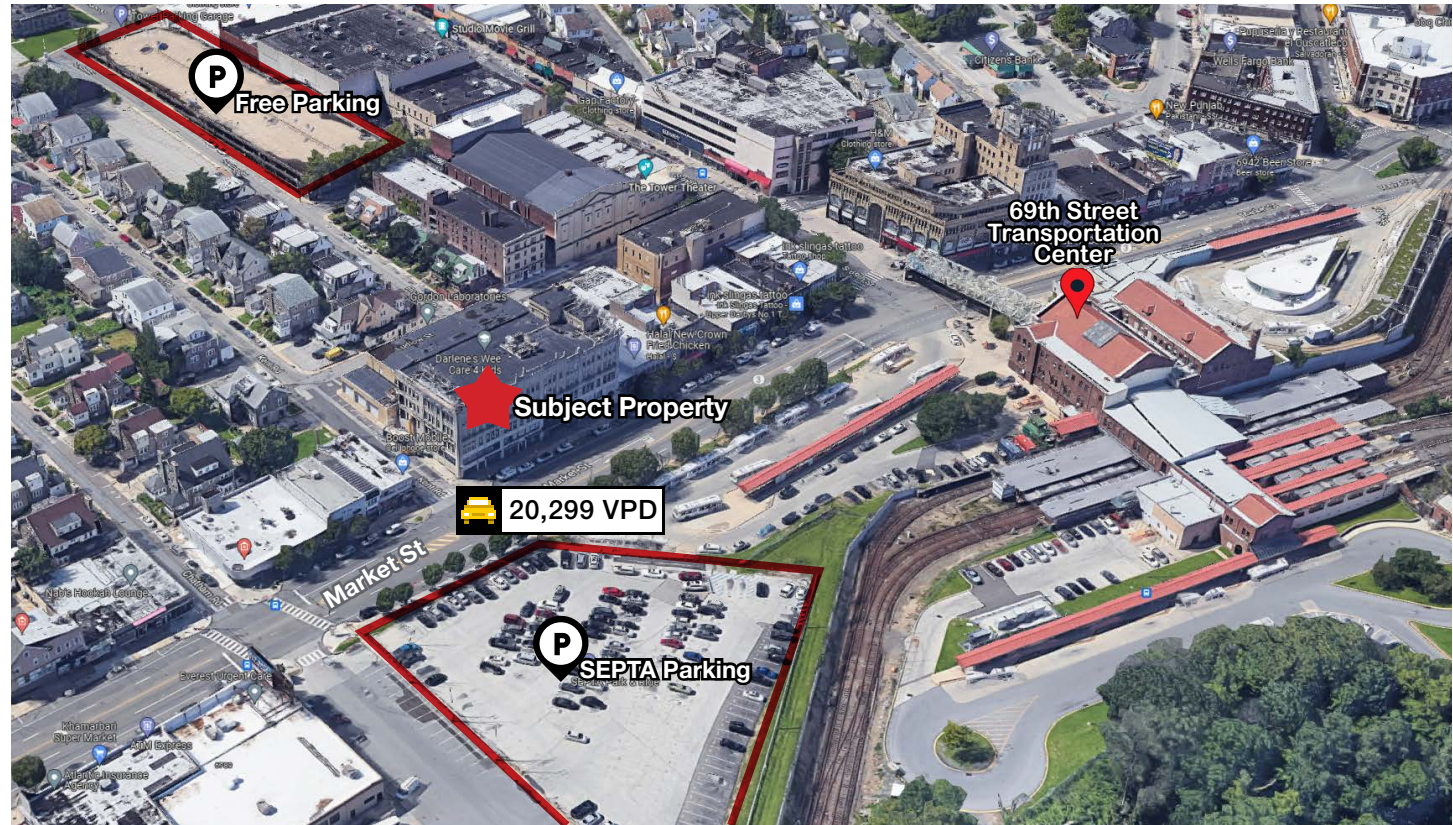
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Location

Location Highlights

- Abundant nearby off-street parking
 - Across the street from SEPTA surface lot (\$2 / day)
 - FREE Parking Garage located at 6869 Chestnut St (+/- 3 blocks)
- Steps from amenity-rich 69th Street retail corridor
- Access to SEPTA buses, trolley lines, subway, Norristown High Speed Line, center city & connections to regional rail via 69th Street transportation station
- Easy access to the Philadelphia work force without Philadelphia taxes



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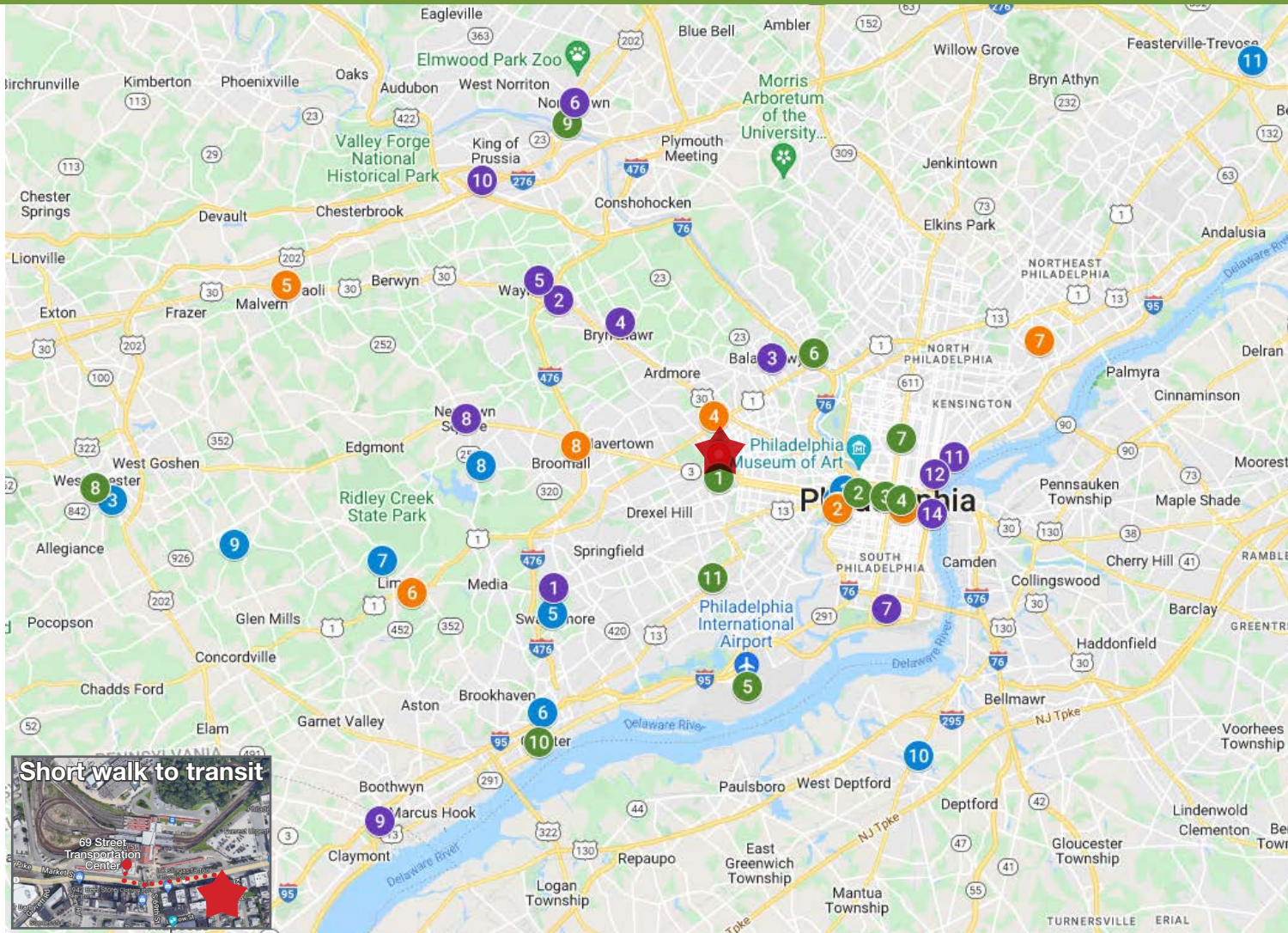
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Strategic Location Accessible via 69th Street Transportation Center



PLACES OF INTEREST

1. Springfield Mall
2. Villanova
3. Bala Cynwyd
4. Bryn Mawr
5. Radnor
6. Norristown
7. South Philadelphia (Lincoln Financial Field, Wells Fargo Center, Citizens Bank Park)
8. Newtown Square
9. Tri-state mall
10. King of Prussia Mall
11. Fishtown
12. Northern Liberties
13. The Fillmore
14. The Philadelphia Waterfront

EDUCATION

1. University of Pennsylvania
2. Drexel University
3. West Chester University
4. Bryn Mawr College
5. Swarthmore College
6. Widener University
7. Penn State University Brandywine Campus
8. Delaware County Community College
9. Cheyney University
10. Thomas Jefferson University
11. Strayer University

HEALTHCARE

1. Hospital of the University of Pennsylvania
2. CHOP
3. Thomas Jefferson University Hospital
4. Lankenau Medical Center
5. Paoli Hospital
6. Springfield Hospital
7. Riddle Hospital
8. Jefferson Frankford Hospital
9. Crozer-Keystone at Broomall

TRANSIT

1. 69th Street Transportation Center
2. 30th Street Station & connections to Amtrak
3. Suburban Station (regional rail)
4. Jefferson Station (regional rail)
5. Philadelphia international airport
6. Wissahickon Transportation Center
7. Broad Street Line
8. West Chester Transportation Center
9. Norristown Transportation Center
10. Chester Transportation Center
11. Darby Transportation Center

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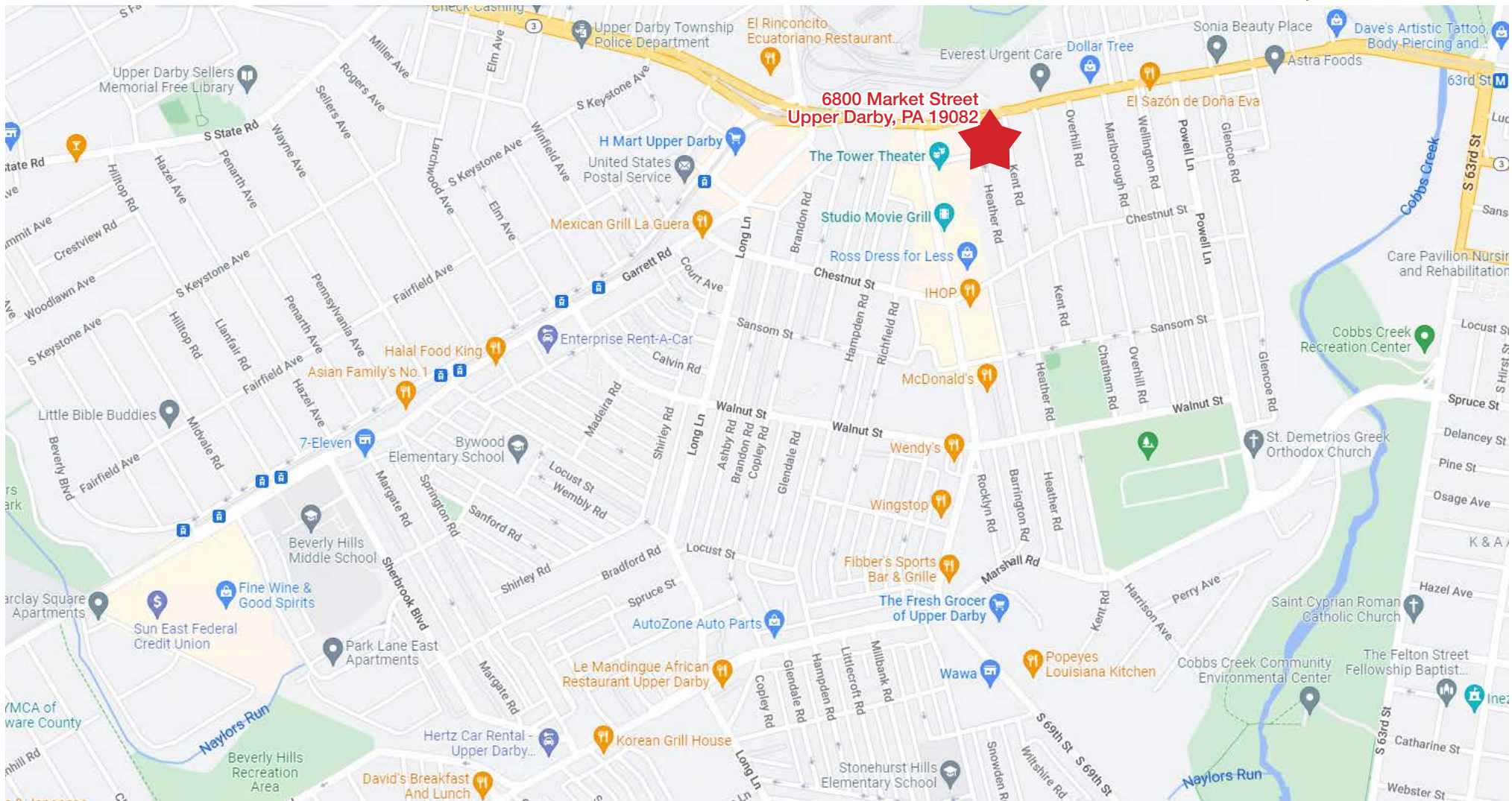
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Strategic Location

Ample Amenities



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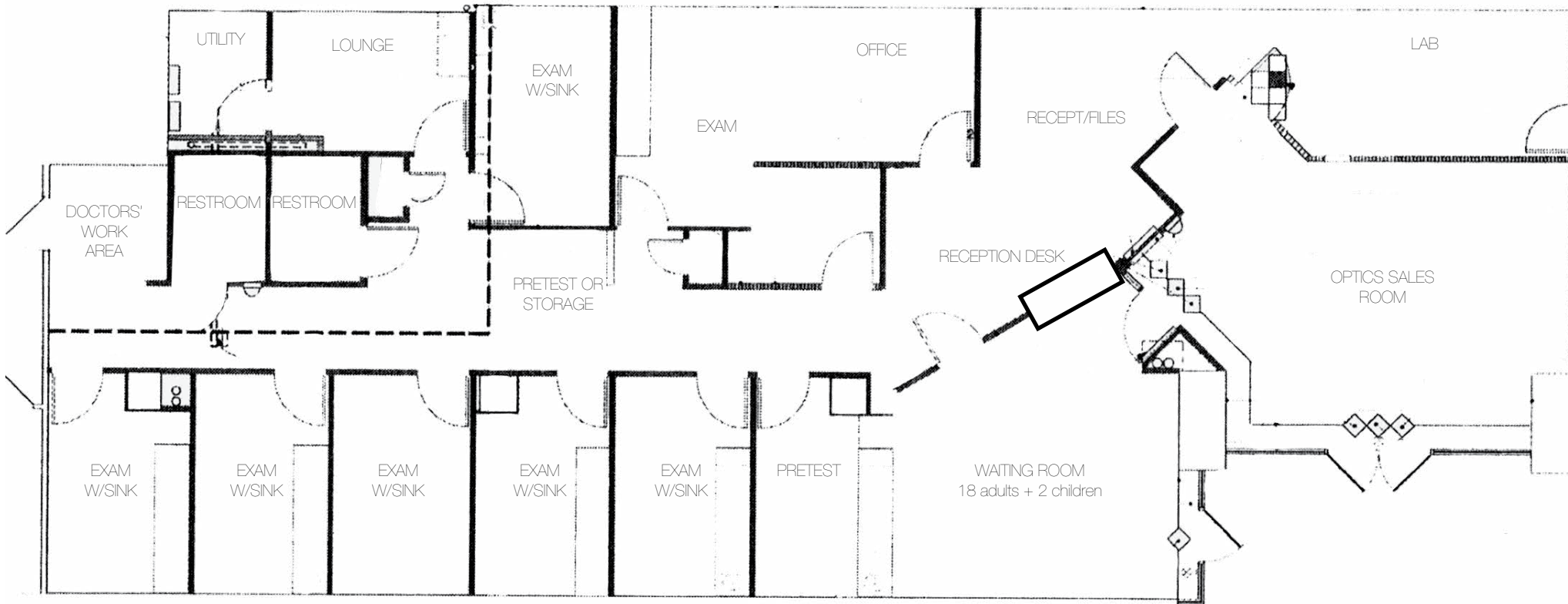
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Floor Plan

- Move-in ready medical space
- Desirable 1st floor entrance hall with additional seating in lobby
- Exam rooms with existing plumbing
- 2 private restrooms



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