

3240 N. HANCOCK STREET

Philadelphia, PA 19140



FULL BUILDING LEASE OPPORTUNITY

EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151

BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
215-561-6565 X 152

The
Flynn
Company

PROPERTY DETAILS:

-  17,154 SF, 1-story medical / office / daycare building
-  27,079 SF of land (0.62 acres) with 4 secure/private parking spaces
-  **Asking Rent:** \$20.00 per SF NNN
-  Zoned I2 - Medium industrial
-  Well-capitalized Landlord willing & able to fund improvements
-  Located just north of busy intersection of 2nd & Allegheny
-  Ideal for medical office, daycare, early education, non-profit and general office uses.
-  Built in 2009
-  13' clear height
-  Private garden & backyard terrace with 3 access points

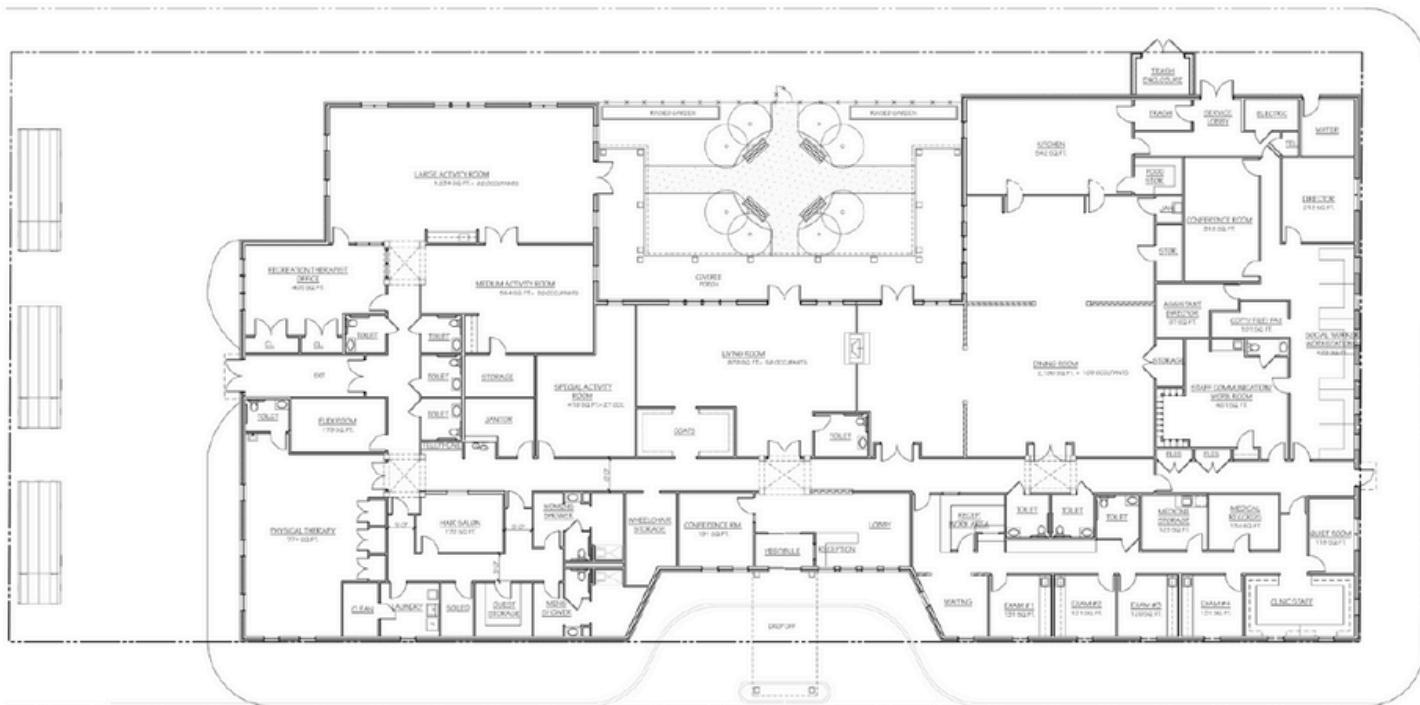
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY PHOTOS



FLOOR PLAN



Hancock St

FLOOR PLAN SPECS



Reception / Waiting area



6 large activity / open rooms



Full commercial kitchen



**15 office / exam
rooms**



**12 total
bathrooms / 2
full bathrooms**



4 means of ingress / egress

For More Information Please Contact:

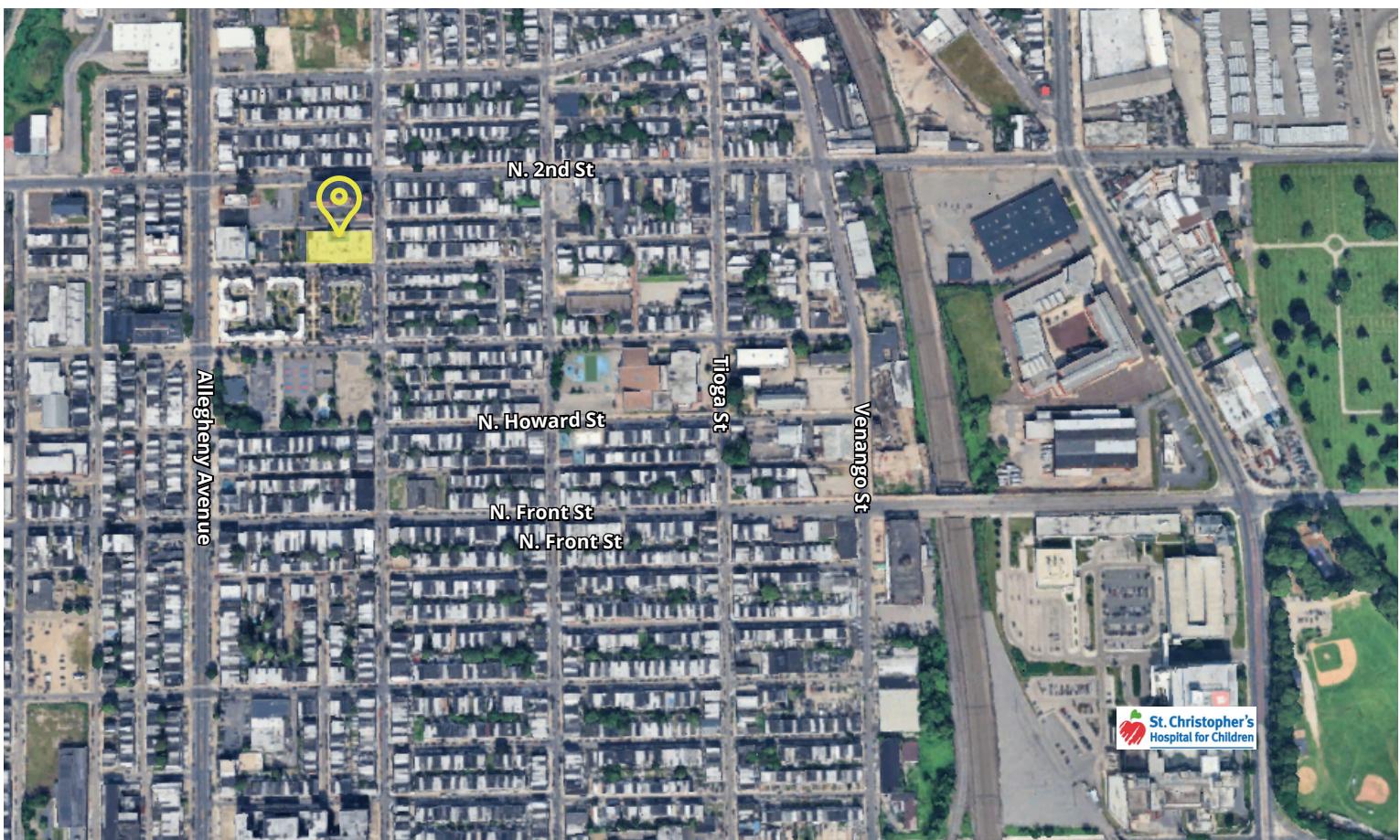
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