

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

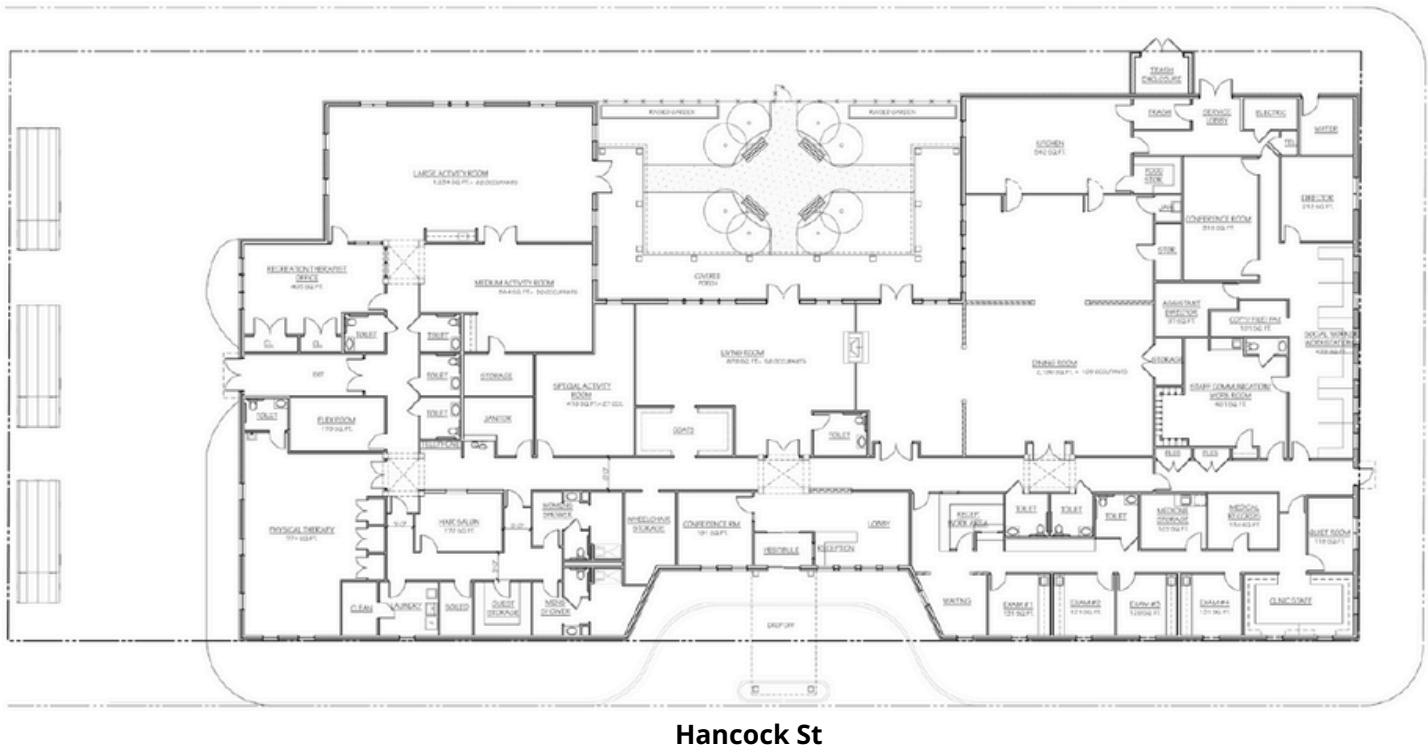
THE FLYNN COMPANY

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

PROPERTY PHOTOS



FLOOR PLAN



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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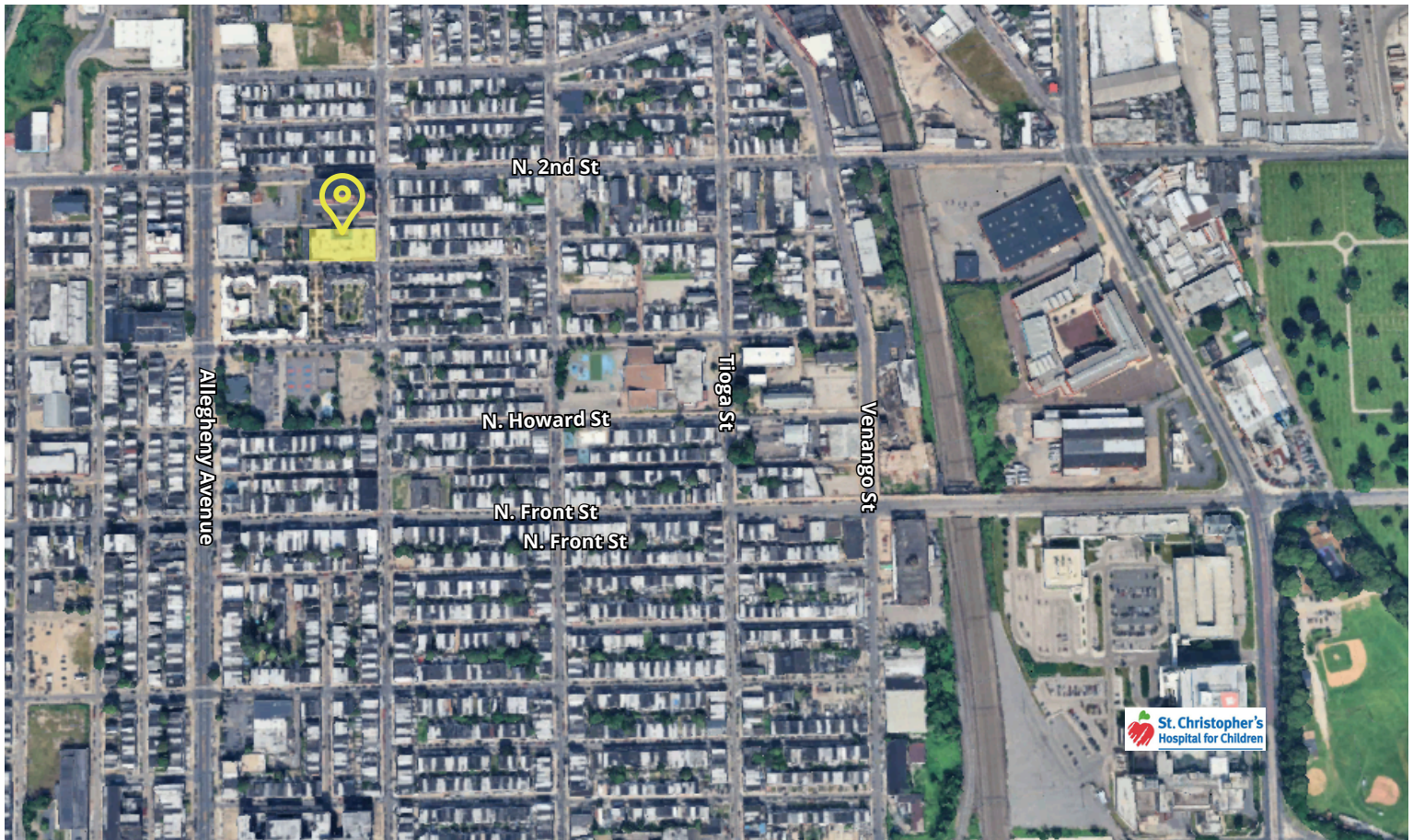
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