

1100 N. DELAWARE AVE

THE EDWARD CORNER ROPE BUILDING

IDEAL FOR
CREATIVE AND MODERN
OFFICE USERS



EXCLUSIVELY
REPRESENTED BY
THE FLYNN
COMPANY

JOSEPH NASELLI
JNASELLI@FLYNNCO.COM
215-561-6565 X 155

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

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



AVAILABLE IMMEDIATELY FOR LEASE

SUITES RANGING FROM 2,542 SF – 6,084 SF

PROPERTY HIGHLIGHTS



Tremendous location on the Delaware Avenue Corridor across the street from the Sugar House Development Project and Penn Treaty Park, 1/2 mile to the new I-95 Interchange and 1 mile to Center City Philadelphia



Fully Built-Out, Move-in Ready Suites with 12+ foot ceilings with exposed brick walls and hardwood floors



Minutes away from Philadelphia's best restaurants and eateries



NEW AVAILABILITY of 3,542 SF on the 3rd floor and 2,542 SF on the 2nd floor which just hit the market! The floors can be leased together or as individual suites. Each space is fully built out as loft style office space and ready for occupancy.



Fully Plug & Play

THE FLYNN COMPANY

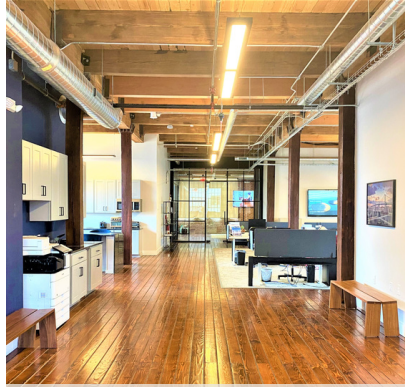
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2ND FLOOR PLANS AND PHOTOS

2ND FLOOR PLAN



2ND FLOOR PHOTOS



2ND FLOOR FLOORING & CEILING



2ND FLOOR BULL PEN



2ND FLOOR OFFICE



2ND FLOOR KITCHEN



2ND FLOOR KITCHEN



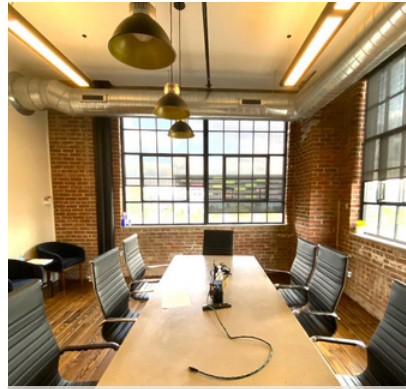
2ND FLOOR AMPLE NATURAL LIGHT

3RD FLOOR PLANS AND PHOTOS

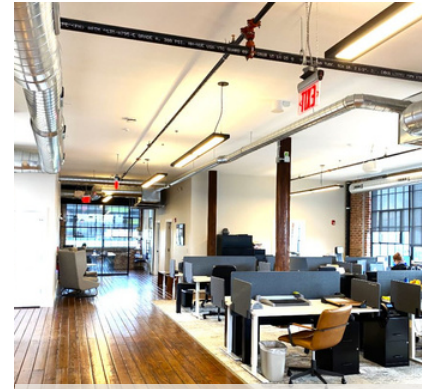
3RD FLOOR PLAN



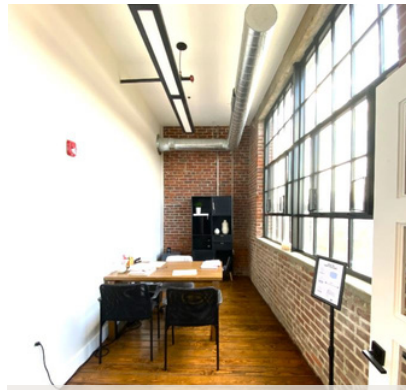
3RD FLOOR PHOTOS



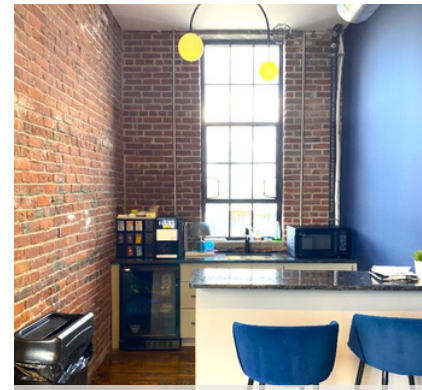
3RD FLOOR CONFERENCE ROOM



3RD FLOOR BULLPEN



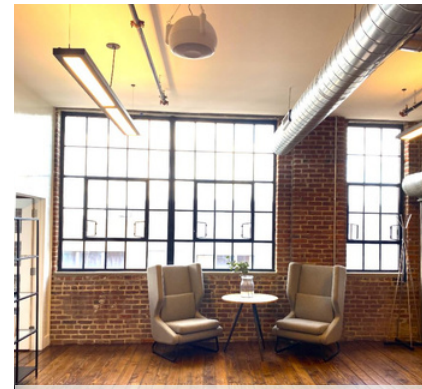
3RD FLOOR OFFICE



3RD FLOOR KITCHENETTE



3RD FL. DIRECT ELEVATOR ACCESS



3RD FLOOR AMPLE NATURAL LIGHT

AERIAL & AMENITY MAP



FOR MORE INFORMATION PLEASE CONTACT:

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SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE
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