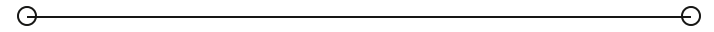


OFFERING MEMORANDUM

For Lease NewCourtland Henry Ave Campus

3232 HENRY AVENUE

Philadelphia, PA 19129



PRESENTED BY:

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PA #RM423727

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SECTION 1

The Property



Henry Ave

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	3,650 - 6,909 SF±
BUILDING SIZE:	322,262 SF±
RENOVATED:	2022
ZONING:	Commercial
MARKET:	Philadelphia
SUBMARKET:	East Falls
TRAFFIC COUNT:	115,879 VPD

PROPERTY OVERVIEW

The NewCourtland Henry Avenue campus is an innovative and inclusive community in the vibrant East Falls neighborhood of Philadelphia. This visionary mixed-use development -- located at 3232 Henry Ave -- features 15,000 SF of flexible commercial space amidst a tower of >250 apt units. This new construction property offers a versatile and customizable layout perfect for medical, office or retail use. With a spacious open floor plan and abundant natural light, this space provides a welcoming and productive environment. Its high visibility ensures excellent exposure for your business, while its convenient location offers easy access to major highways. Whether you're looking for a move-in ready space or an opportunity for build-to-suit, this property combines modern design with prime functionality to meet your business needs.

Beyond its residential & commercial offerings, the campus boasts an array of amenities from a coffee shop to onsite gym, rooftop terrace, gathering & outdoor spaces including a walking trail, community garden and dog park. Every detail has been carefully considered to unlock the potential for unparalleled growth and prosperity in the heart of the community.

PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	NewCourtland Henry Ave Campus
STREET ADDRESS	3232 Henry Avenue
CITY, STATE, ZIP	Philadelphia, PA 19129
COUNTY	Philadelphia
MARKET	Philadelphia
SUB-MARKET	East Falls
CROSS-STREETS	Abbotsford Ave & Roberts Ave
TOWNSHIP	Philadelphia
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	Roosevelt Expressway
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 14.8 MI

BUILDING INFORMATION

BUILDING SIZE	322,262 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	Commercial
LOT SIZE	11 AC±
APN #	1001272058
CORNER PROPERTY	Yes
TRAFFIC COUNT	115,879 VPD
TRAFFIC COUNT STREET	18583

AMENITIES

Coffee Shop
Rooftop Terrace
Collaborative Spaces
Outdoor Space w/ Dog Park
Community Garden
Walking Trail
Package Delivery
ADA Accessible
Onsite Parking

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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UTILITIES & AMENITIES

SECURITY GUARD	Yes
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	Yes
RESTROOMS	0

PROPERTY HIGHLIGHTS

- 6,909 SF Turnkey Medical Office Available for Immediate Occupancy
- 3,650 SF & 4,506 SF Build-to-Suit Suites Available
- Versatile design for customizable layout
- Abundant natural light
- Proximity to densely populated residential neighborhoods
- Amenities rich location with nearby shopping
- Close to several major health systems
- Nearby public transportation
- Ample parking
- Handicap accessibility
- Easy access via route 1, Roosevelt Expressway, I-76 & Lincoln Drive
- Close to retail shopping & restaurants in East Falls, Manayunk & Roxborough



SPACES FOR LEASE



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	3,650 - 6,909 SF

LEASE TERM:	Negotiable
LEASE RATE:	Negotiable

AVAILABLE SPACES SUITES

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Medical Office (former Dialysis Center)	Available	6,909 SF	NNN	Negotiable	CLASS A
Shell Space B	Available	3,650 SF	NNN	Negotiable	BUILD-TO-SUIT
Shell Space D	Available	4,506 SF	NNN	Negotiable	BUILD-TO-SUIT

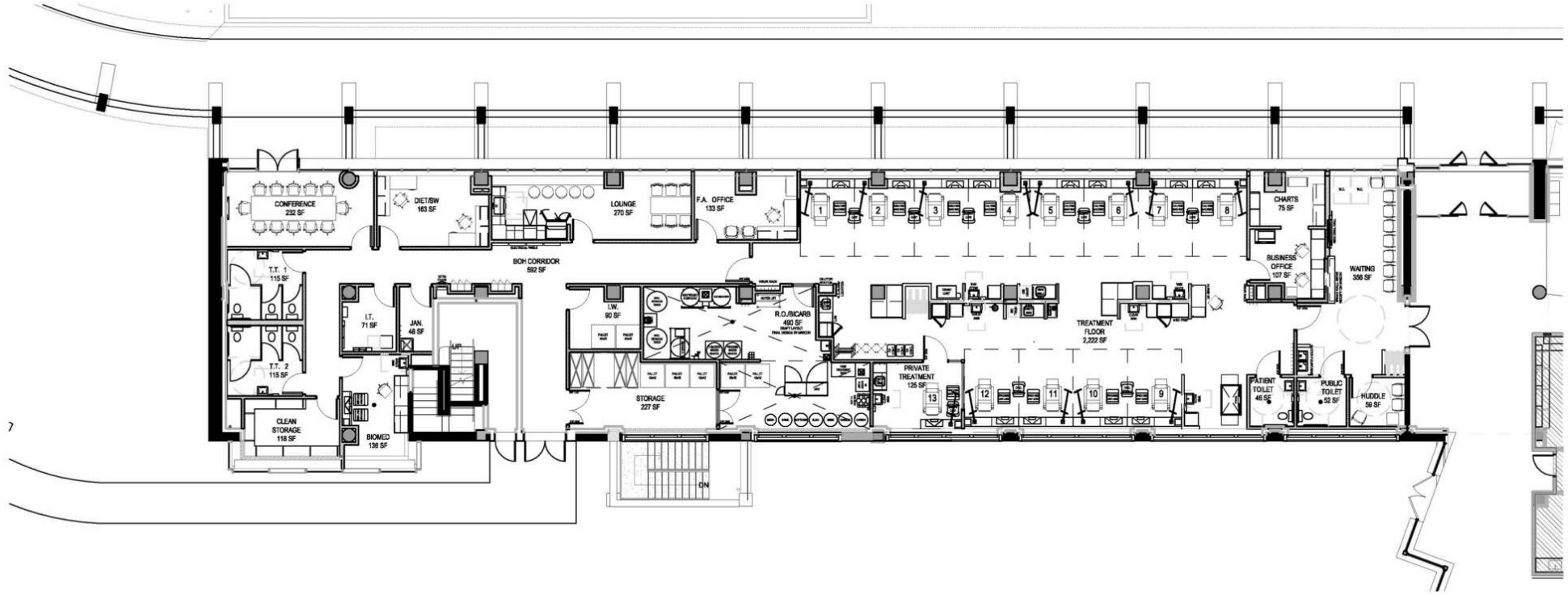
INTERIOR PHOTOS - TURNKEY MEDICAL OFFICE



INTERIOR PHOTOS - SHELL SPACE



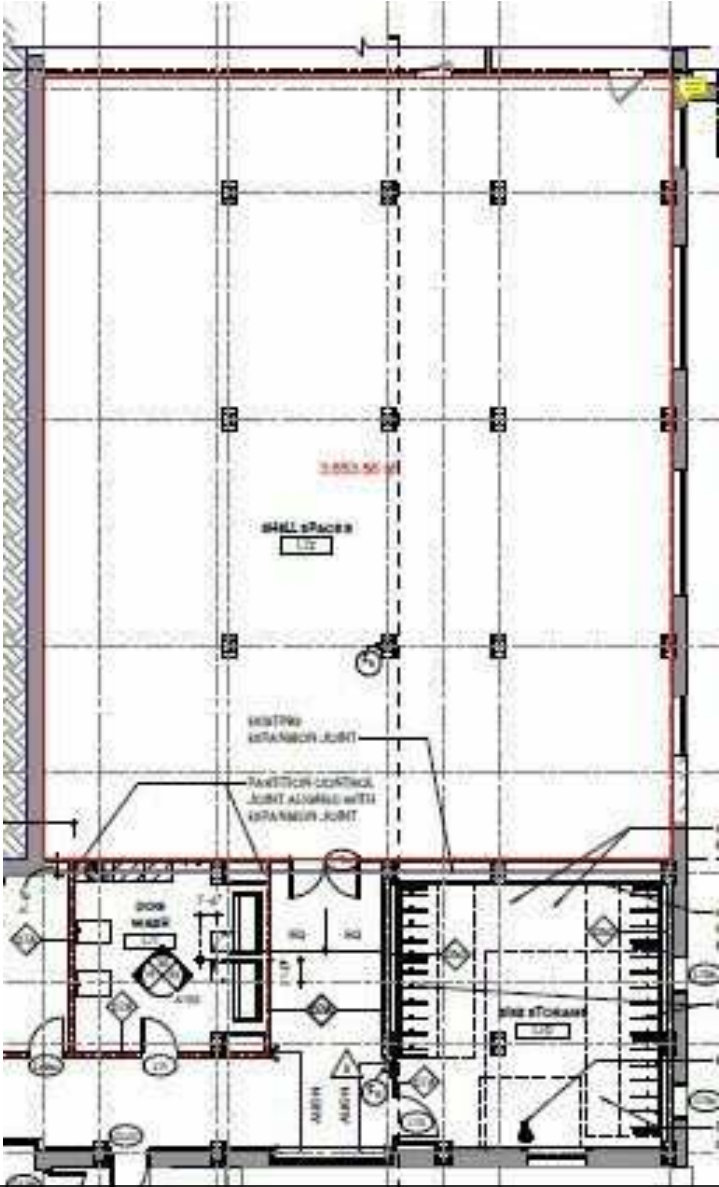
FLOOR PLAN - TURNKEY MEDICAL OFFICE



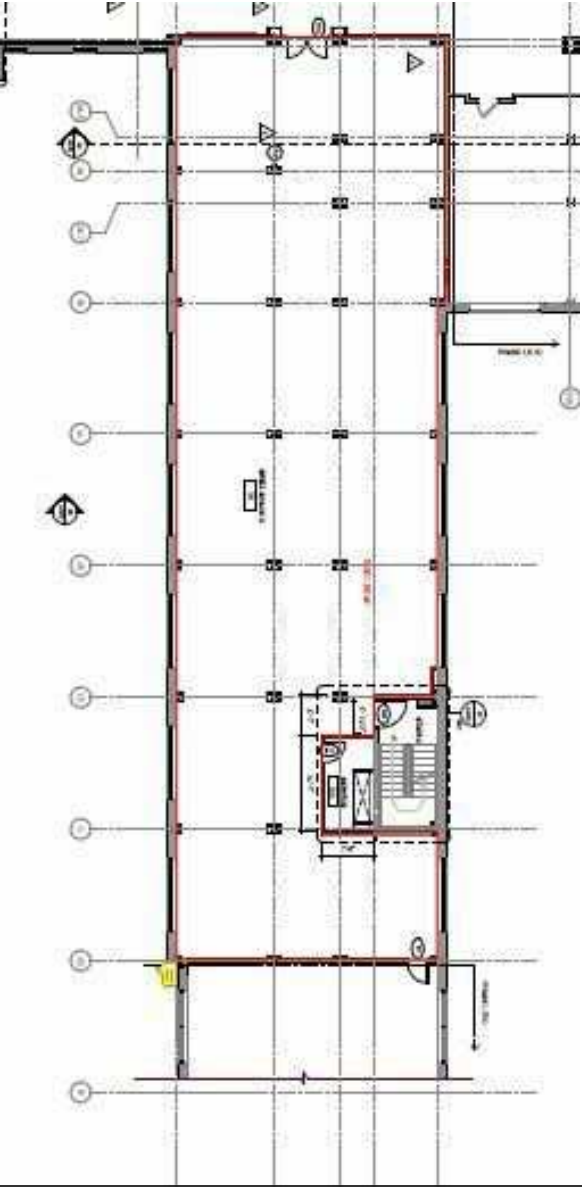
PROTOTYPE:	HOPE (v_2.4)
DEVELOPMENT:	B.O.
TOTAL RENTABLE AREA:	6,908
TOTAL USABLE AREA:	6,051



FLOOR PLAN - SHELL SPACE B & D - BUILD-TO-SUIT



BUILD-TO-SUIT SPACE B 3,650



BUILD-TO-SUIT SPACE D 4,506



SECTION 2

The Location



Henry Ave

LOCATION INFORMATION



LOCATION DESCRIPTION

Nestled in the heart of Philadelphia -- known for its world renowned "eds & meds" -- the area surrounding the NewCourtland Henry Avenue Campus is brimming with convenience and vibrancy. Situated near prominent medical centers such as Drexel Univ College of Medicine, Temple University Hospital and Thomas Jefferson University, this location offers easy access to essential healthcare and education facilities, as well as retail shopping centers. Nearby, Manayunk's charming Main Street presents an array of dining and retail options for professionals seeking post-work indulgence. With its blend of medical and leisure amenities, the area caters to the diverse needs of office and medical tenants, making it an alluring destination for work-life balance within Philadelphia.

LOCATION DETAILS

MARKET	Philadelphia
SUB MARKET	East Falls
COUNTY	Philadelphia
CROSS STREETS	Abbotsford Ave & Roberts Ave
TOWNSHIP	Philadelphia
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	Roosevelt Expressway
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 14.8 MI

AREA HIGHLIGHTS



Thomas Jefferson East Falls Campus



East Falls Residences



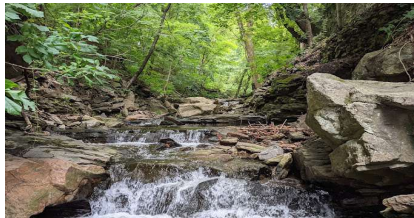
Kelly Drive



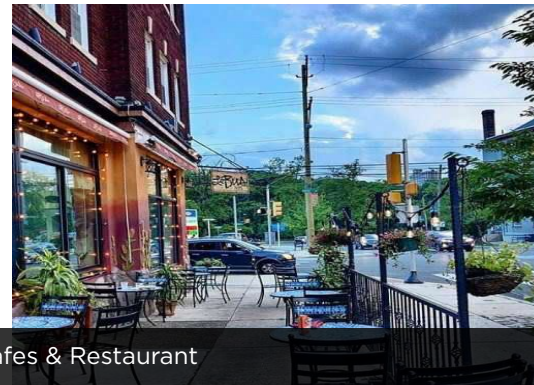
Drexel University Queen Lane Campus



Manayunk



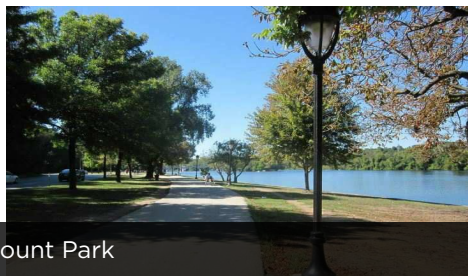
Wissahickon Valley Park



Cafes & Restaurant



Roxborough



Fairmount Park

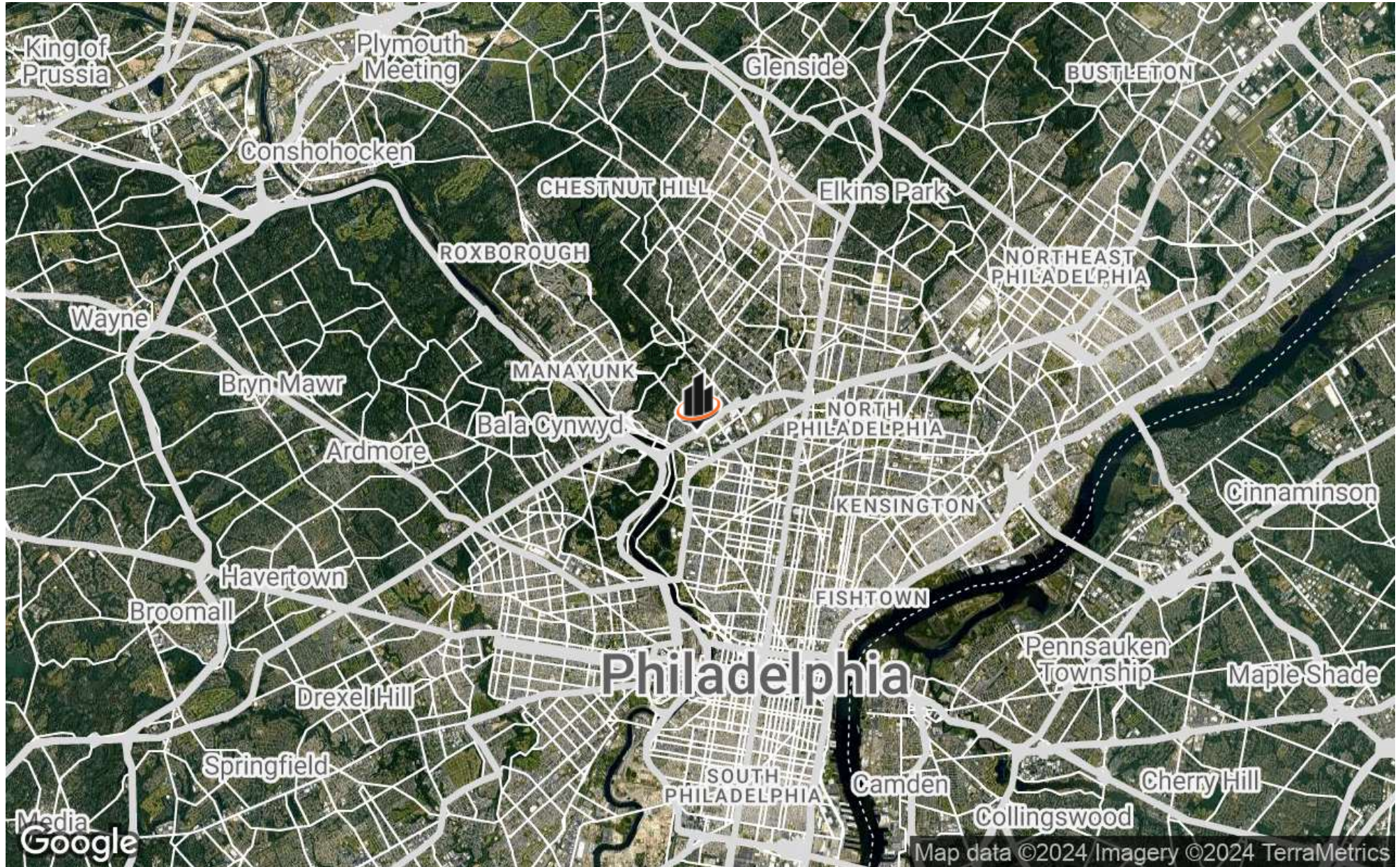


Schuylkill River



Germantown

REGIONAL MAP





SECTION 3

The Demographics



Henry Ave

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,068	5,496	24,049
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

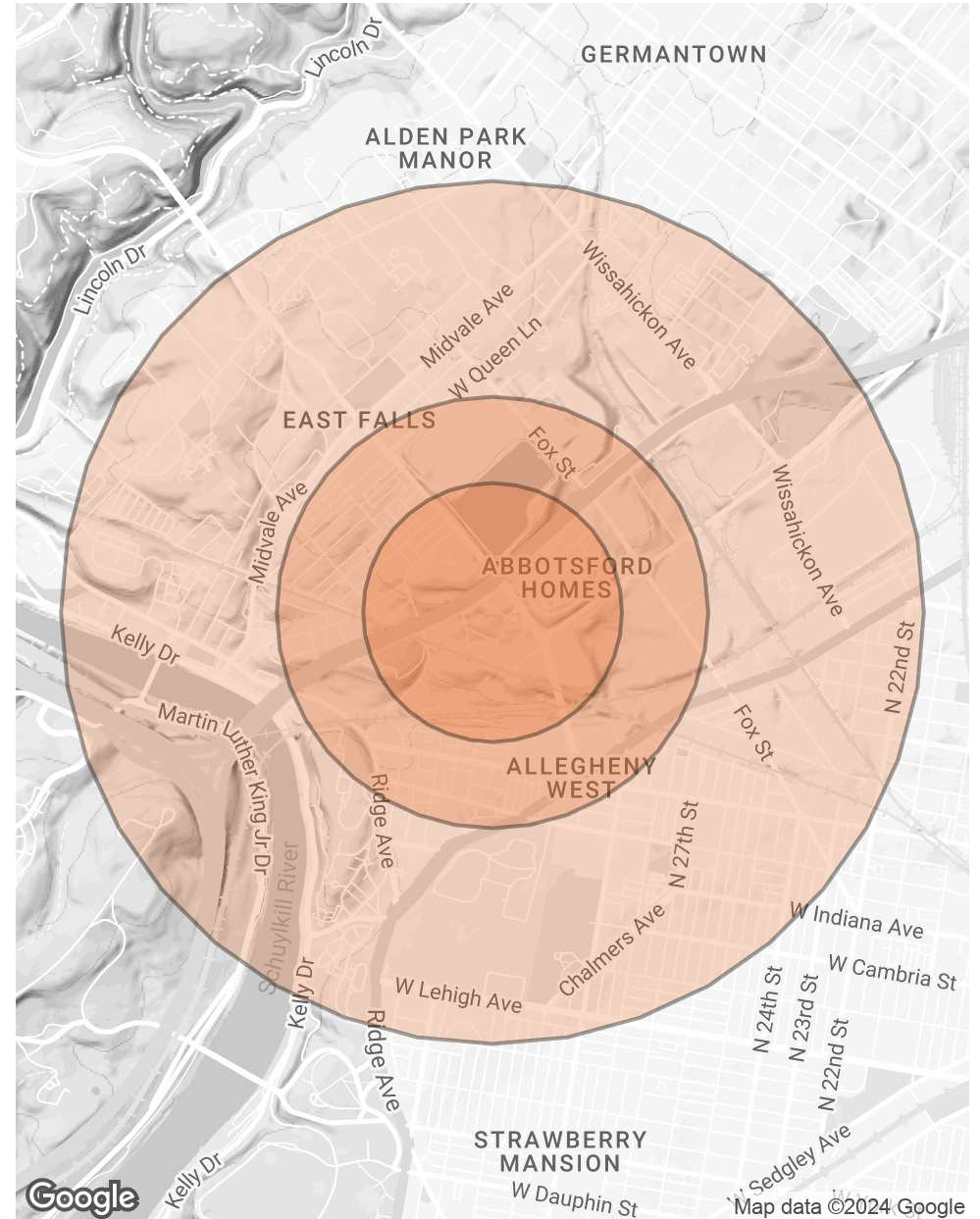
0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	946	2,604	10,660
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$97,353	\$105,768	\$91,364
AVERAGE HOUSE VALUE	\$297,548	\$304,329	\$259,150

TRAFFIC COUNTS

ABBOTSFORD AVE & ROBERTS AVE	115,879/day
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Demographics data derived from AlphaMap



DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.