

## Office/School/Program Space - For Lease 1 of 3 totaling 30,000 +/- Sq. Ft.

3602-04 Germantown Ave, 2<sup>nd</sup> Floor, Bldg #1 Philadelphia, PA

### Property Information:

- **Space:** ± 7,600 Sq. Ft. (2<sup>nd</sup> Floor)
- Modern Improvements
- Prominent Frontage
- Located on the best block of Germantown Ave & Erie Ave Shopping District
- Near Temple University, Shriners Hospital & Temple Medical University
- **Rent:** \$10.50 Sq. Ft. + NNN
- **RE Tax:** \$23,026.72 | **Est. Ins.:** \$15,000.00
- **Zoning:** CMX3 – Community Commercial Mixed-Use



**G. Kevin Smith**

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Corporate Realty Partners & Co., Inc.

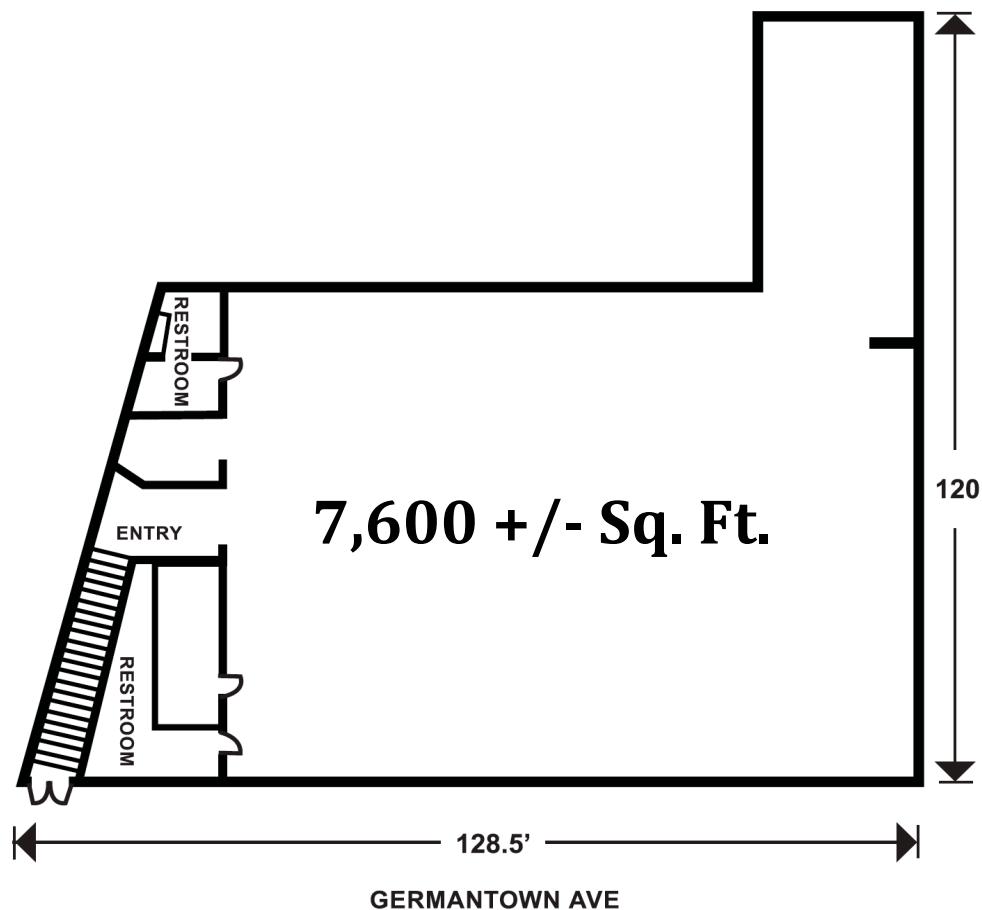
3125 N. Broad St., #4

Philadelphia, PA 19132

[www.crp-co.com](http://www.crp-co.com)

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