

OFFICE PORTFOLIO FOR SALE/FOR LEASE

4640 UMBRIA ST & 149 WRIGHT ST

Philadelphia, PA 19127

DEAL TEAM

4640 Umbria St | 149 Wright St

OFFICE PORTFOLIO FOR SALE/FOR LEASE

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PROPERTY SUMMARY

4640 Umbria St | 149 Wright St

OFFICE PORTFOLIO FOR SALE/FOR LEASE



PROPERTY DESCRIPTION

4640-4646 Umbria Street in Manayunk is a prime 15,090 SF modern creative office property built in 2008, ideal for an owner-user or investor seeking a distinctive asset in one of Philadelphia's most dynamic neighborhoods.

Modern Construction: Built in 2008 with contemporary finishes, efficient layouts, and modern amenities—move-in ready for new occupants or investors.

Flexible Space: Offers unique loft-style workspaces with plenty of natural light, high ceilings, and open designs to accommodate a variety of business needs.

Land and Building: The sale includes both 4640-4646 Umbria St (office, 15,090 SF) and 149 Wright St (land, 0.41 acres), providing over half an acre of property for current use and future growth.

Prime Manayunk Location: Positioned in a vibrant, walkable commercial district, steps from transit, shopping, dining, and the Schuylkill River Trail—highly attractive for tenants or owner-occupiers.

Investment or User: Marketed for both the investor and owner-user, this property can generate stable rental income or serve as an inspiring headquarters with expansion upside.

OFFERING SUMMARY

Sale Price:	\$2,850,000
Lot Size:	8,177 SF
Building Size:	15,090 SF
Zoning:	CMX2
Year Built:	2008

INVESTOR UPSIDE

Creative Redevelopment: The flexibility in converting parking to interior space unlocks substantial value for creative repositioning.

Class A Features: Modern systems, great curb appeal, and ample parking position the property as a rare find in the Manayunk office market.

Strong Market Trends: Office properties in Manayunk benefit from steady demand and rising interest from businesses desiring character-rich, modern spaces.

This listing presents a rare opportunity to acquire a signature office asset with built-in expansion potential and an unbeatable Manayunk location—perfect for investors and end-users looking for growth and stability in Philadelphia.

IN THE NEIGHBORHOOD

4640 Umbria St | 149 Wright St

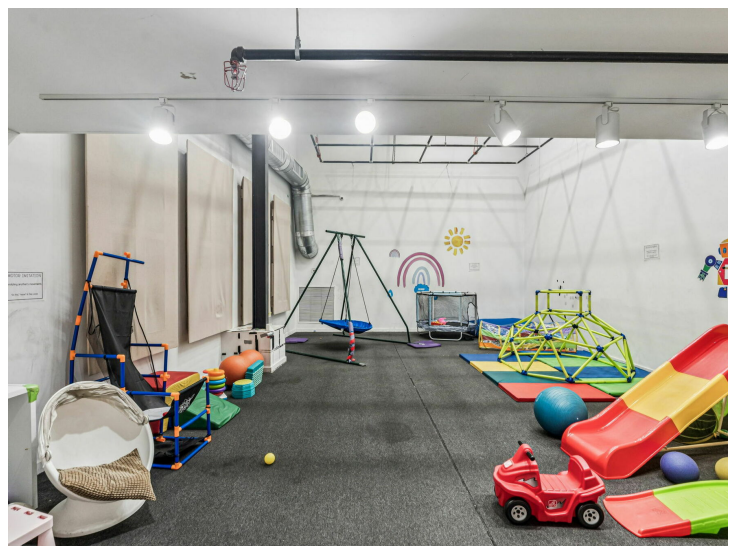
OFFICE PORTFOLIO FOR SALE/FOR LEASE



PHOTOS

4640 Umbria St | 149 Wright St

OFFICE BUILDING FOR SALE



PHOTOS

4640 Umbria St | 149 Wright St

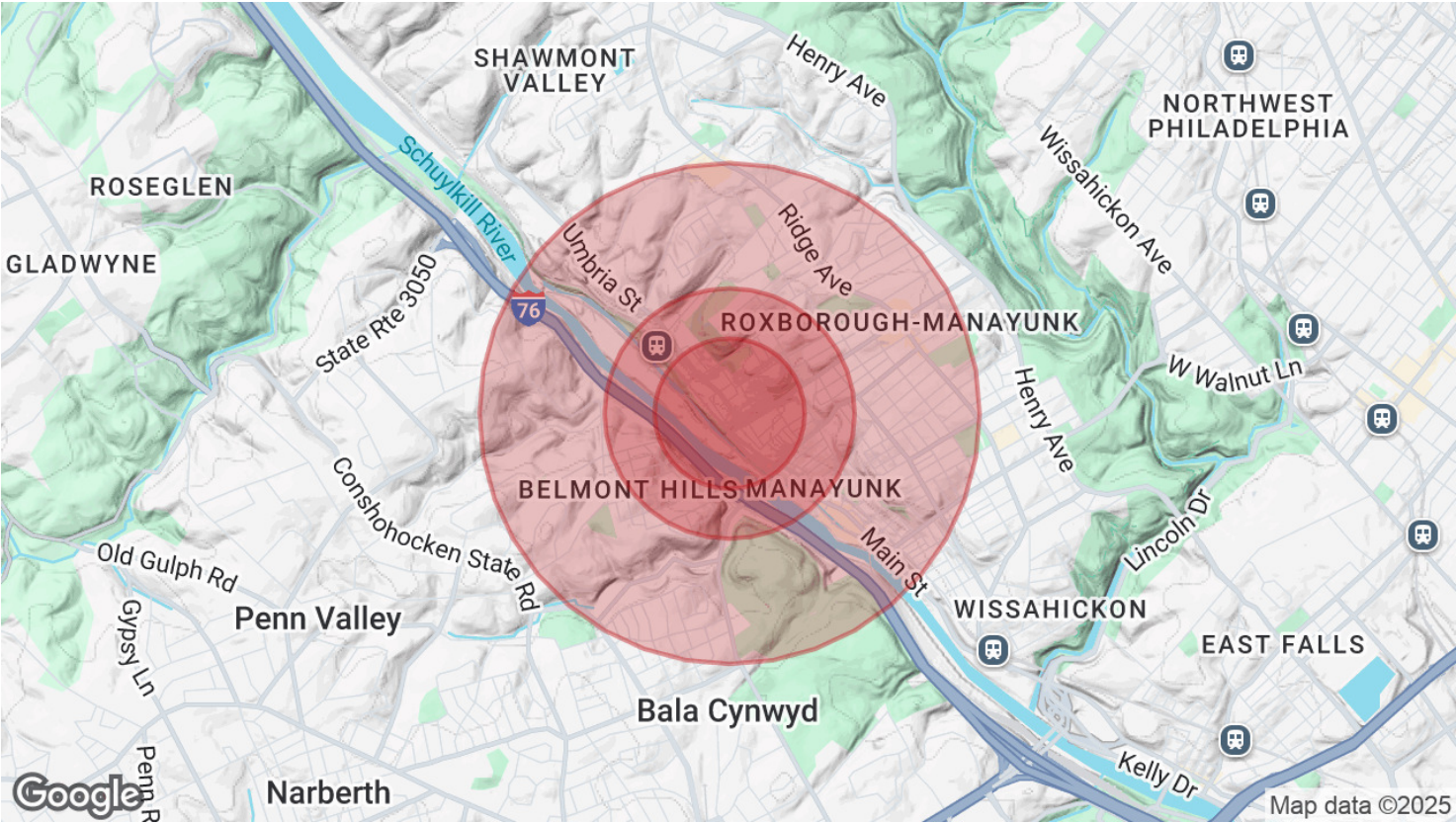
OFFICE BUILDING FOR SALE



DEMOGRAPHICS MAP & REPORT

4640 Umbria St | 149 Wright St

OFFICE PORTFOLIO FOR SALE/FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,134	7,617	22,069
Average Age	36	36	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,550	3,643	10,465
# of Persons per HH	2	2.1	2.1
Average HH Income	\$127,575	\$127,676	\$134,636
Average House Value	\$388,081	\$418,043	\$413,447

Demographics data derived from AlphaMap