



3-5 N 2nd St

3-5 N 2nd St, Philadelphia, PA 19106

COMPASS



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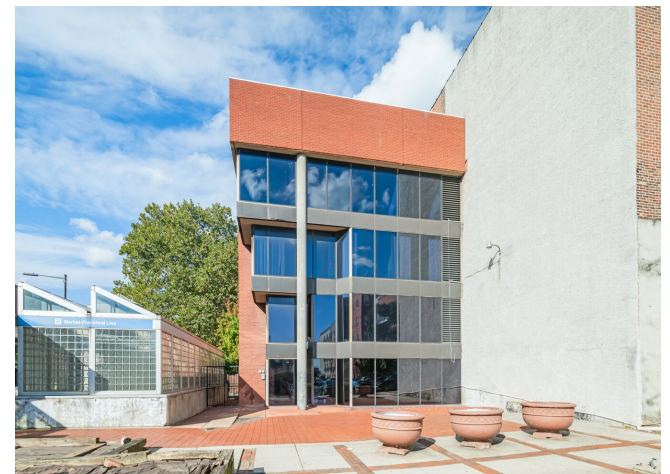


3-5 N 2nd St

\$36.72 /SF/YR

Looking for a new office in Old City? This ready for move in, freshly updated office with elevator has stunning river AND city views. Located on the third floor, the space is flooded with natural light with floor to ceiling windows immediately as you enter. Upon stepping off the elevator, you are greeted by the open concept entry lobby with multiple options for reception and seating. Five private office suites, flexible to suit your needs, and one bathroom. Triple net lease. Available for as as soon as immediate lease start. Located on the third floor of a quiet office building in a historic and beautiful city setting, with parking lots and garages as close as right behind the building. Step outside the office to the charm of Old City and the bustling Market Street shops and restaurants. Access to...

- Skyline Views
- Natural Light
- Fully Renovated
- Elevator Access
- Downtown Location
- 5 Office Suites



| | |
|-------------------------|------------------------|
| Rental Rate: | \$36.72 /SF/YR |
| Property Type: | Office |
| Building Class: | B |
| Rentable Building Area: | 5,810 SF |
| Year Built: | 1984 |
| Walk Score ®: | 99 (Walker's Paradise) |
| Transit Score ®: | 96 (Rider's Paradise) |
| Rental Rate Mo: | \$3.06 /SF/MO |

3rd Floor

| | |
|-----------------|------------------|
| Space Available | 1,307 SF |
| Rental Rate | \$36.72 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

This 1,307 square foot office space is located on the third floor, featuring an exposed brick aesthetic and has been fully renovated. It offers abundant natural light and includes five office suites, providing a modern and inviting workspace. Floor to ceiling windows offer stunning river and tree-top city views. The renovation has enhanced the charm and functionality of the space, making it an attractive option for businesses looking for a contemporary office environment.



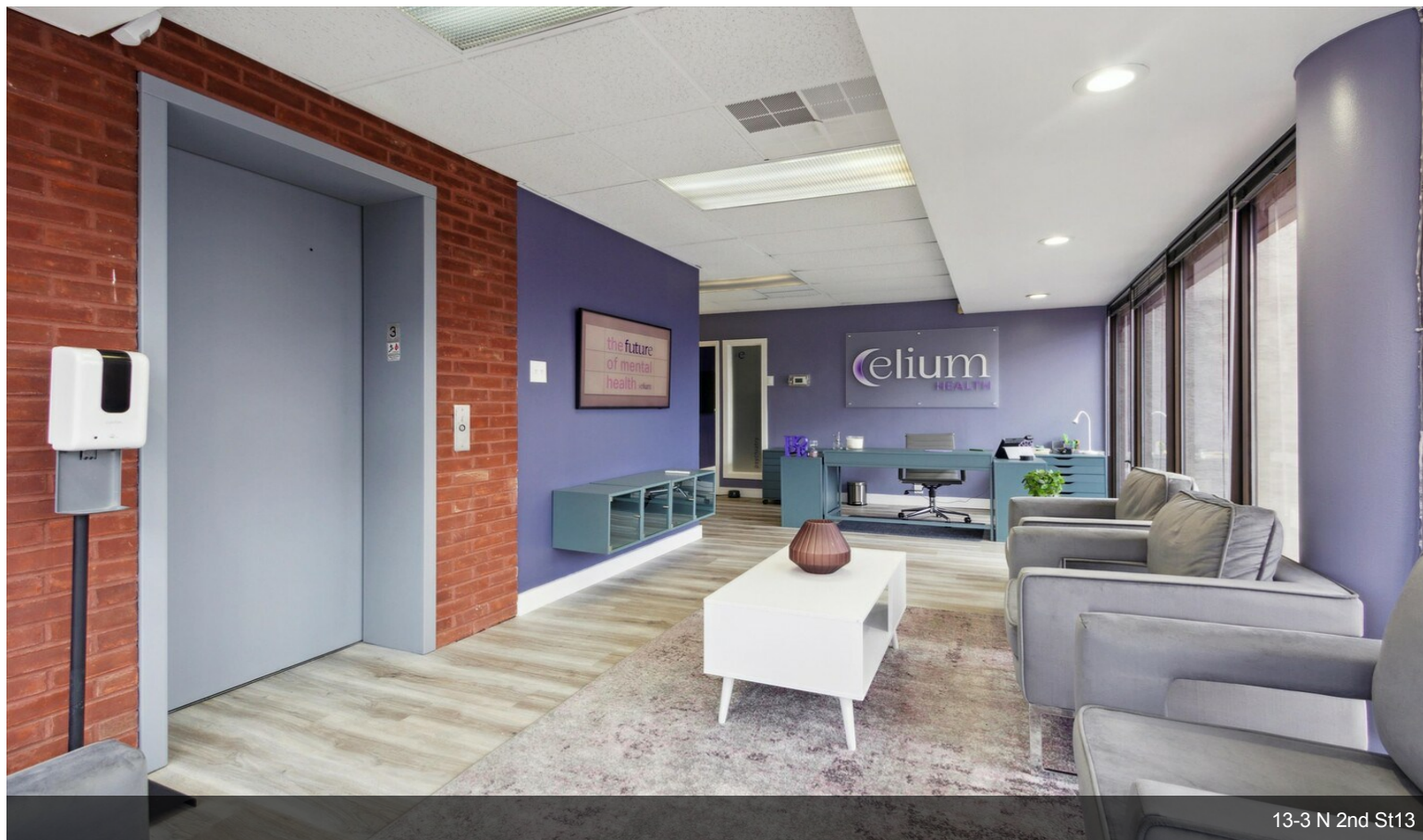
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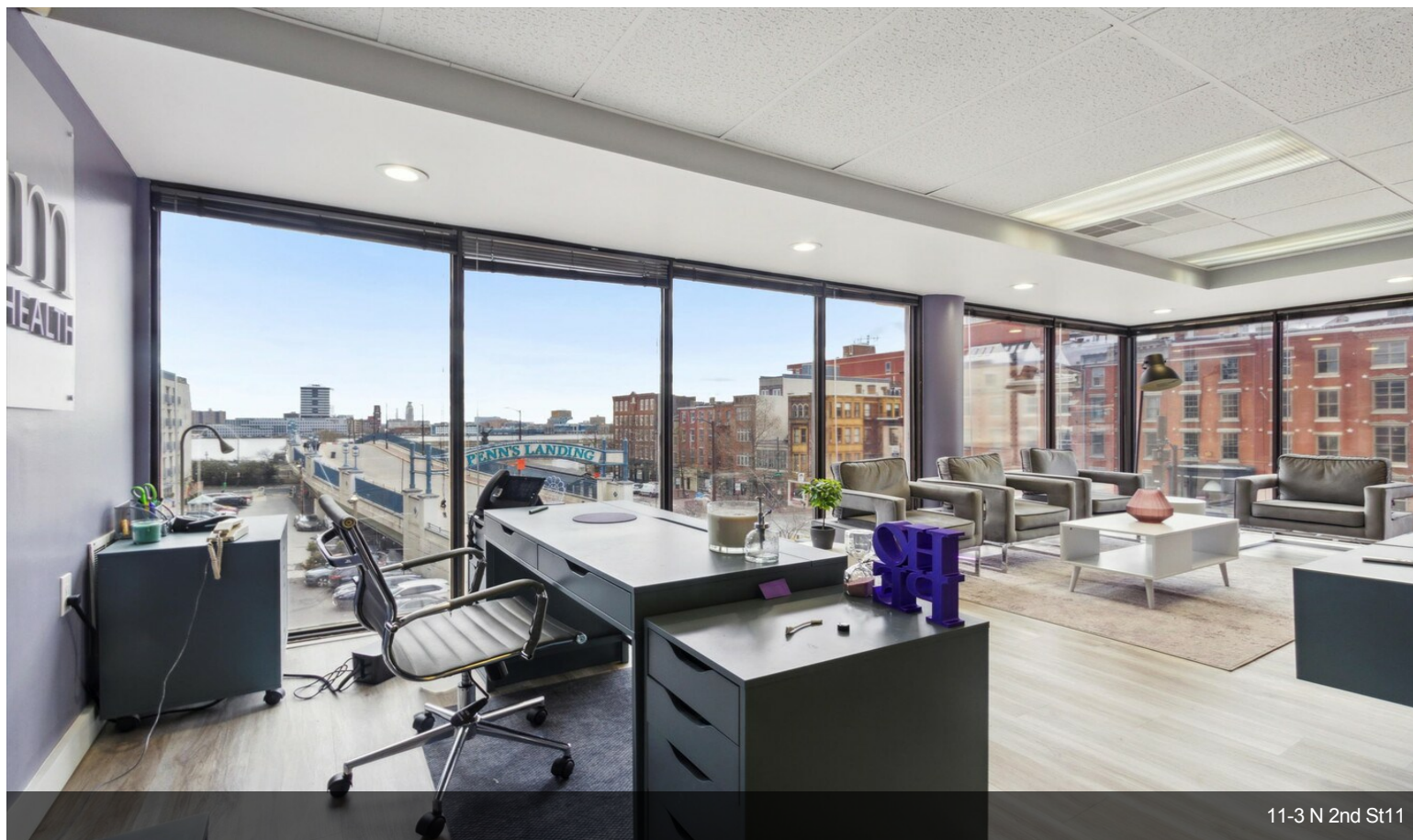
Property Photos



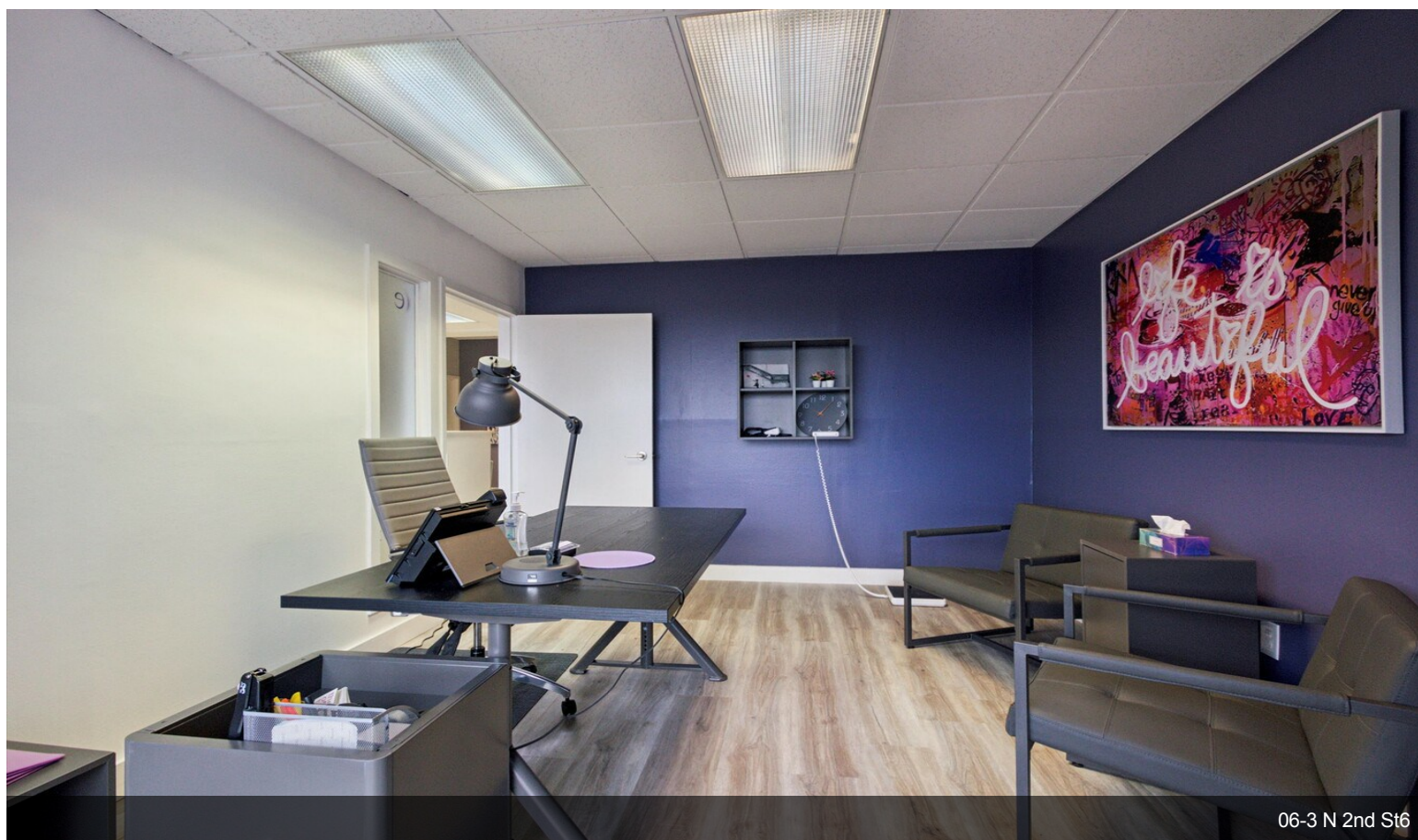
Property Photos



Property Photos

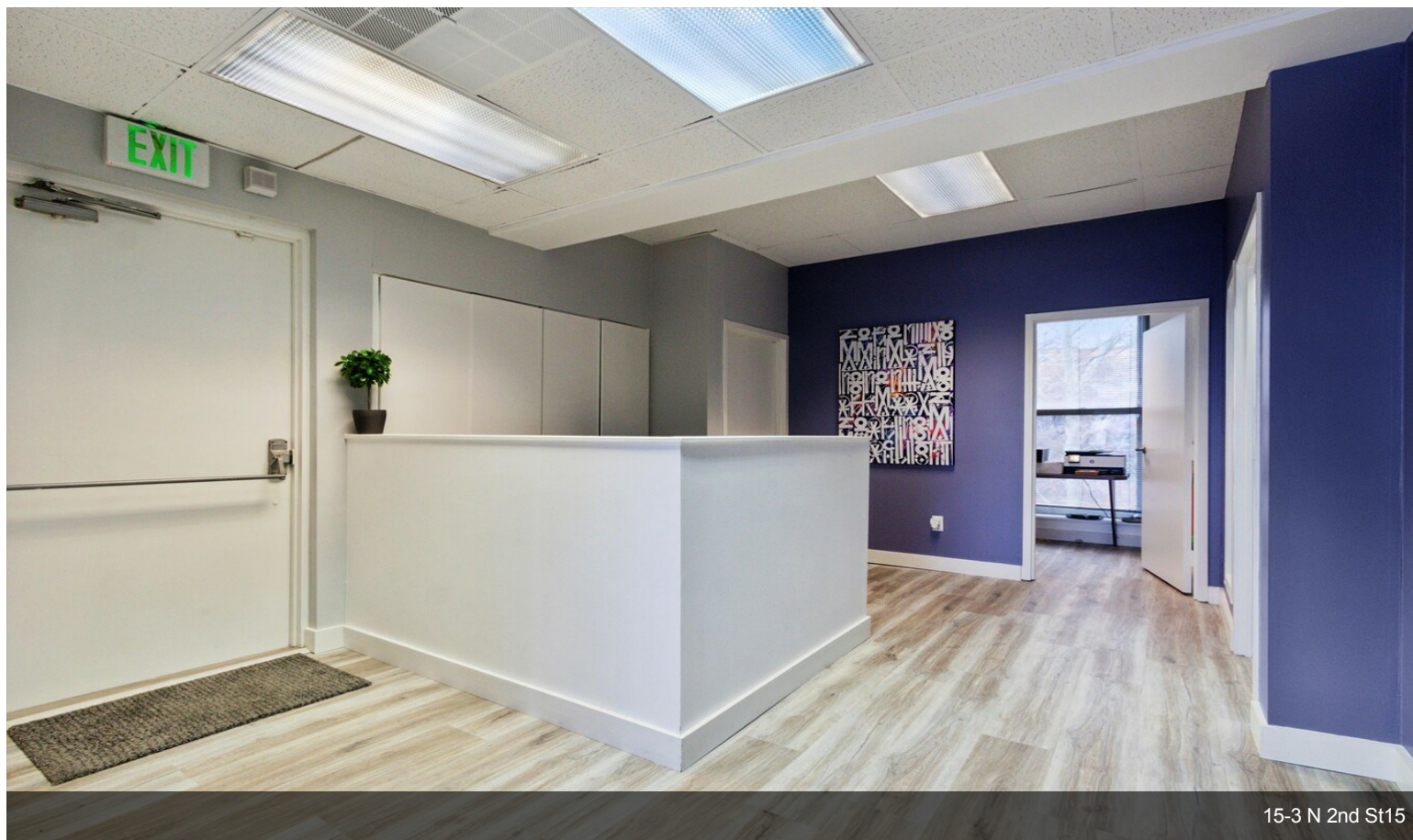


11-3 N 2nd St11

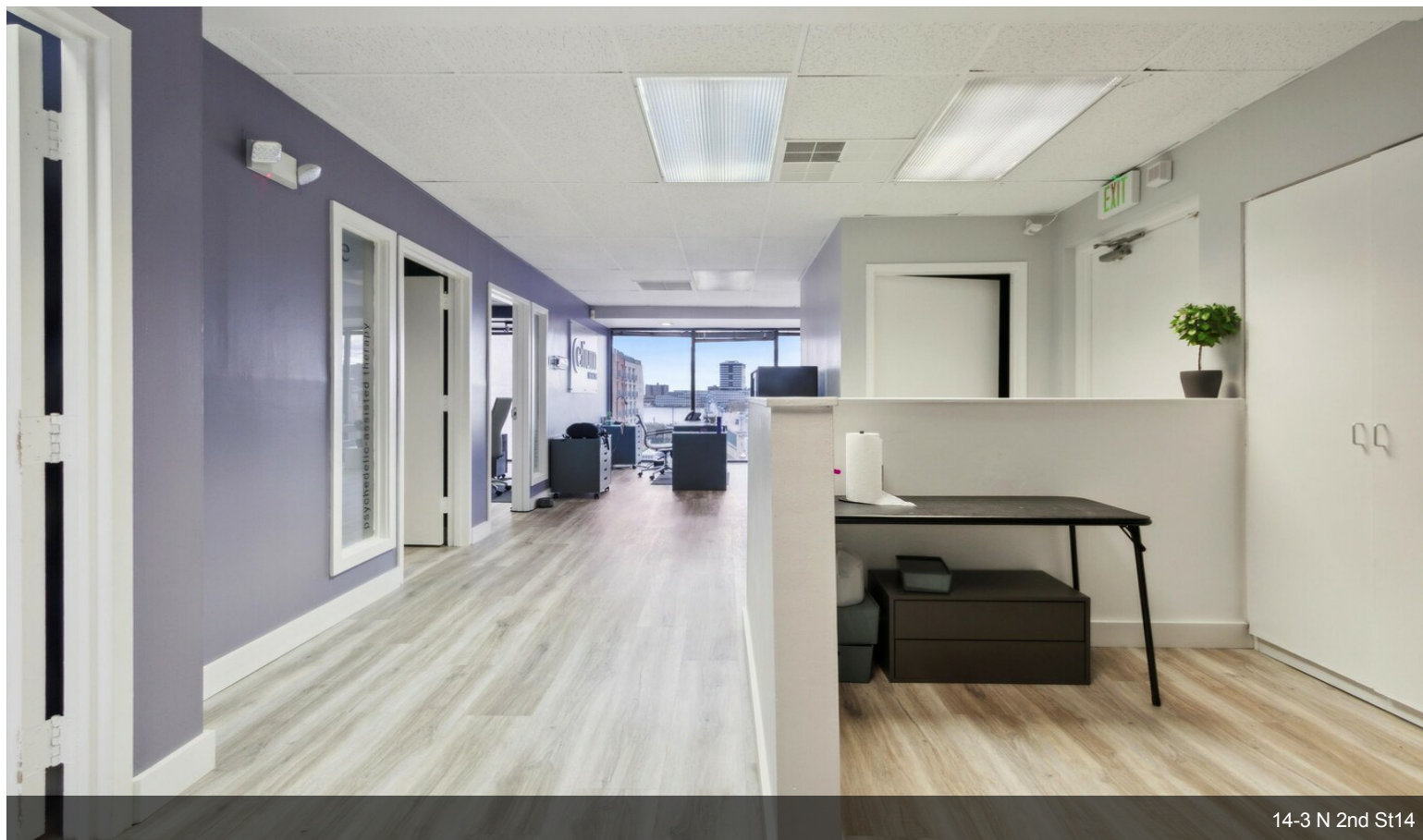


06-3 N 2nd St6

Property Photos

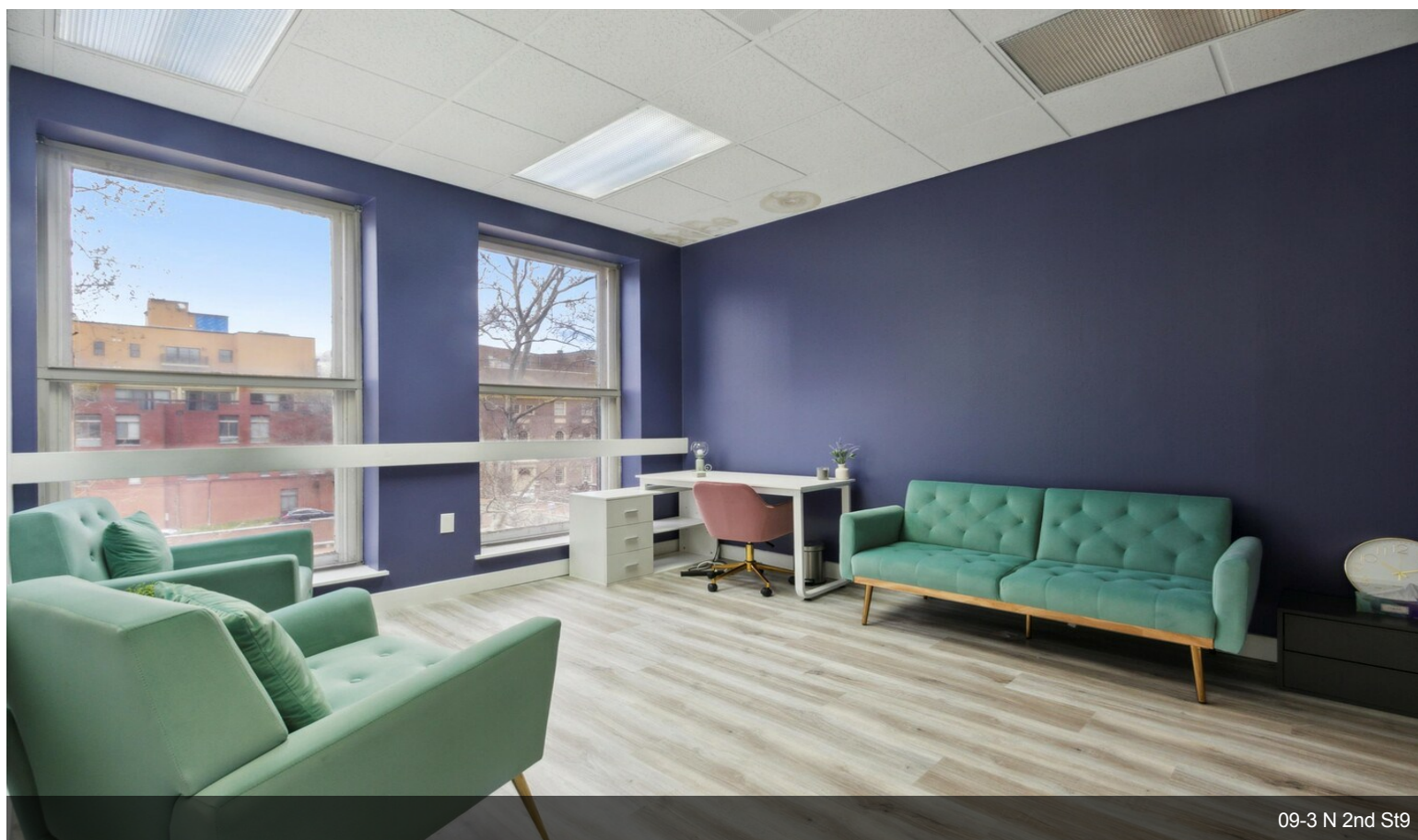


15-3 N 2nd St15

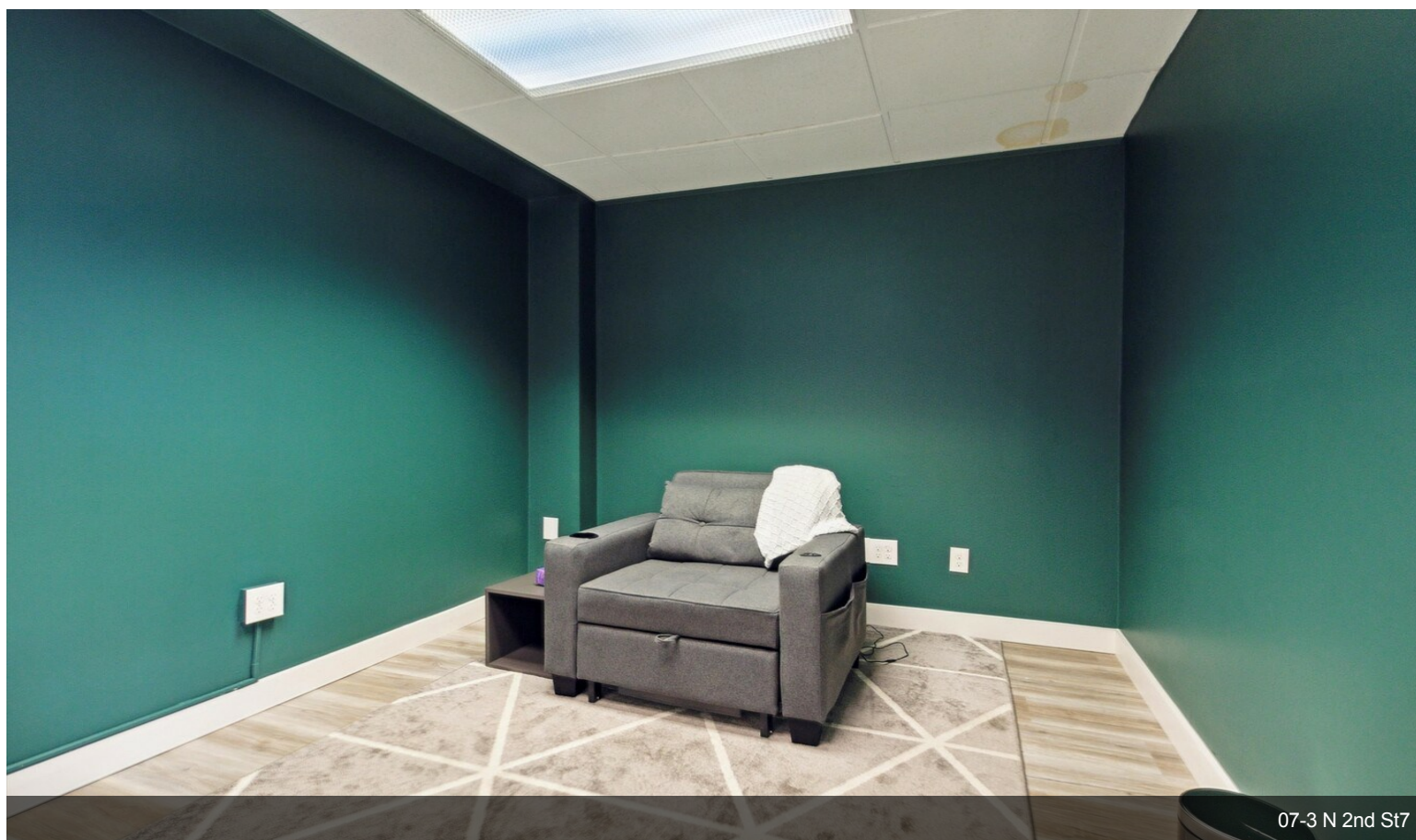
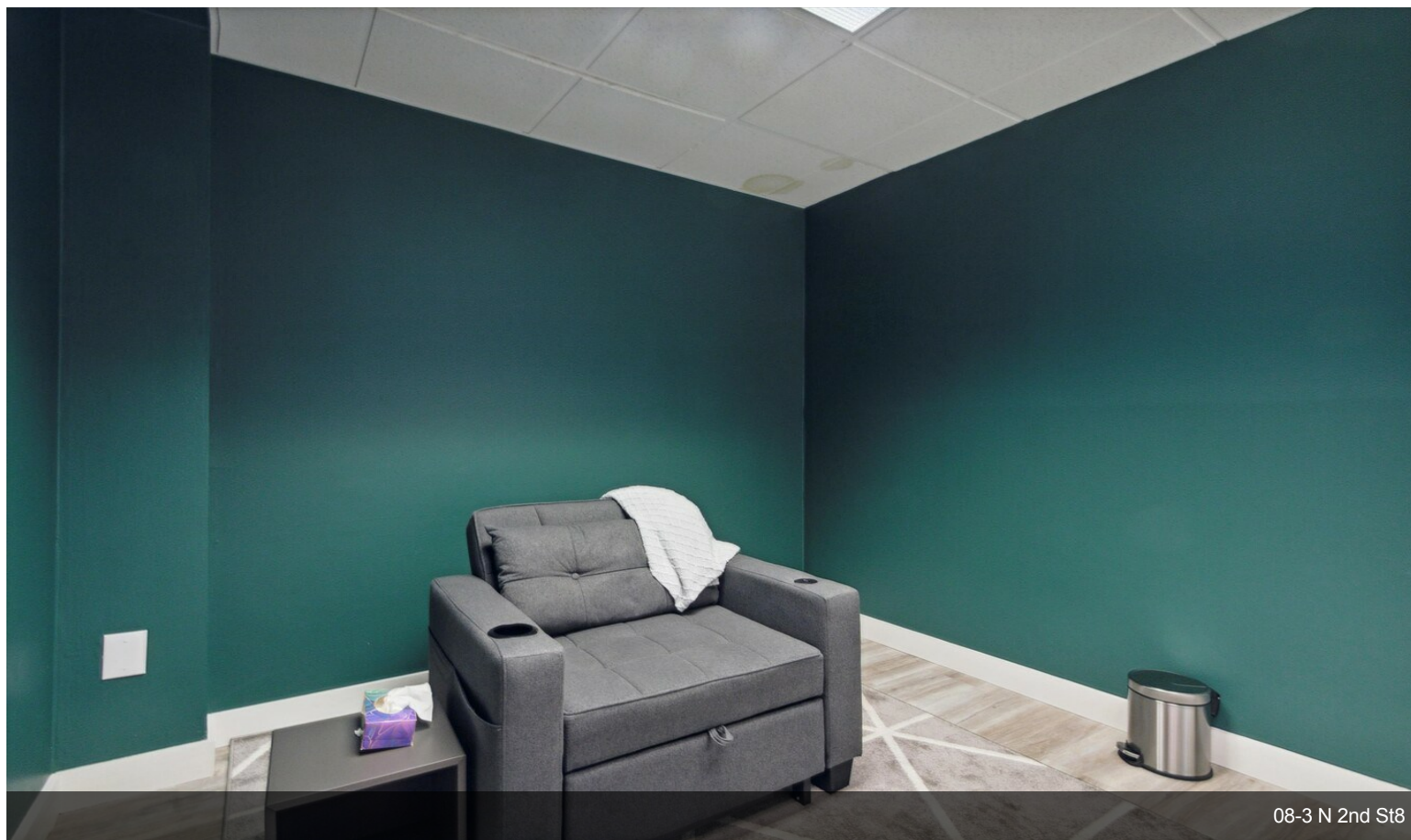


14-3 N 2nd St14

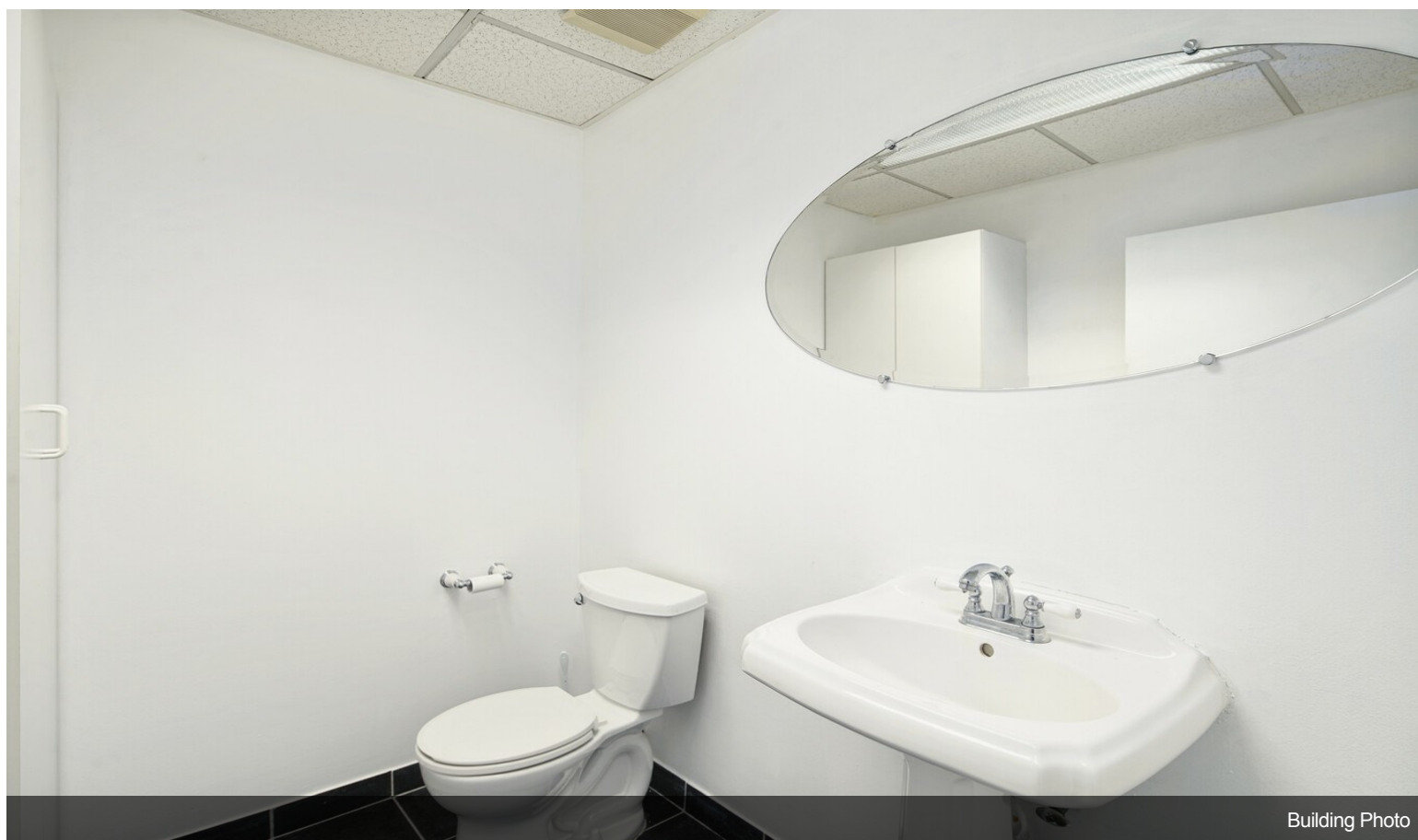
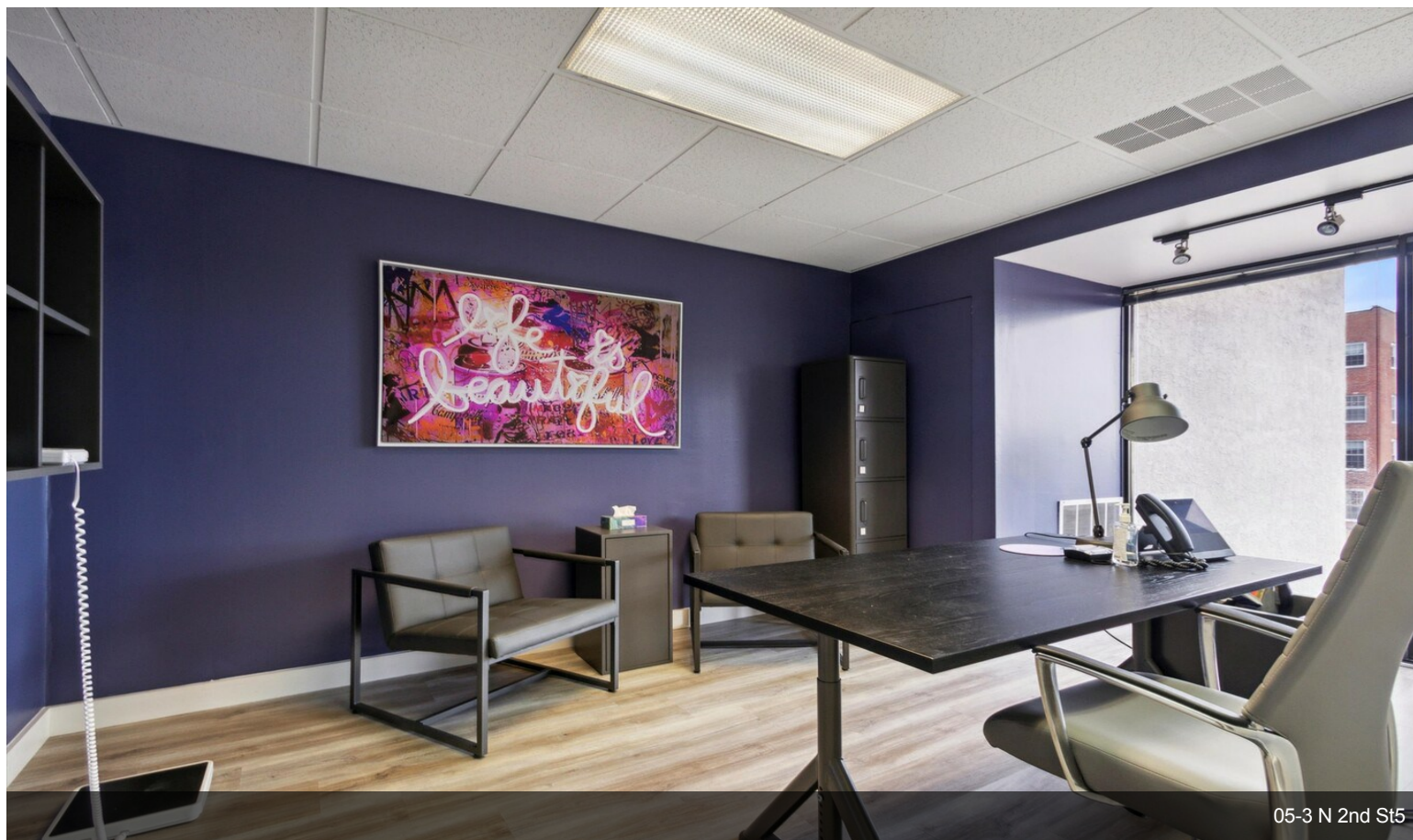
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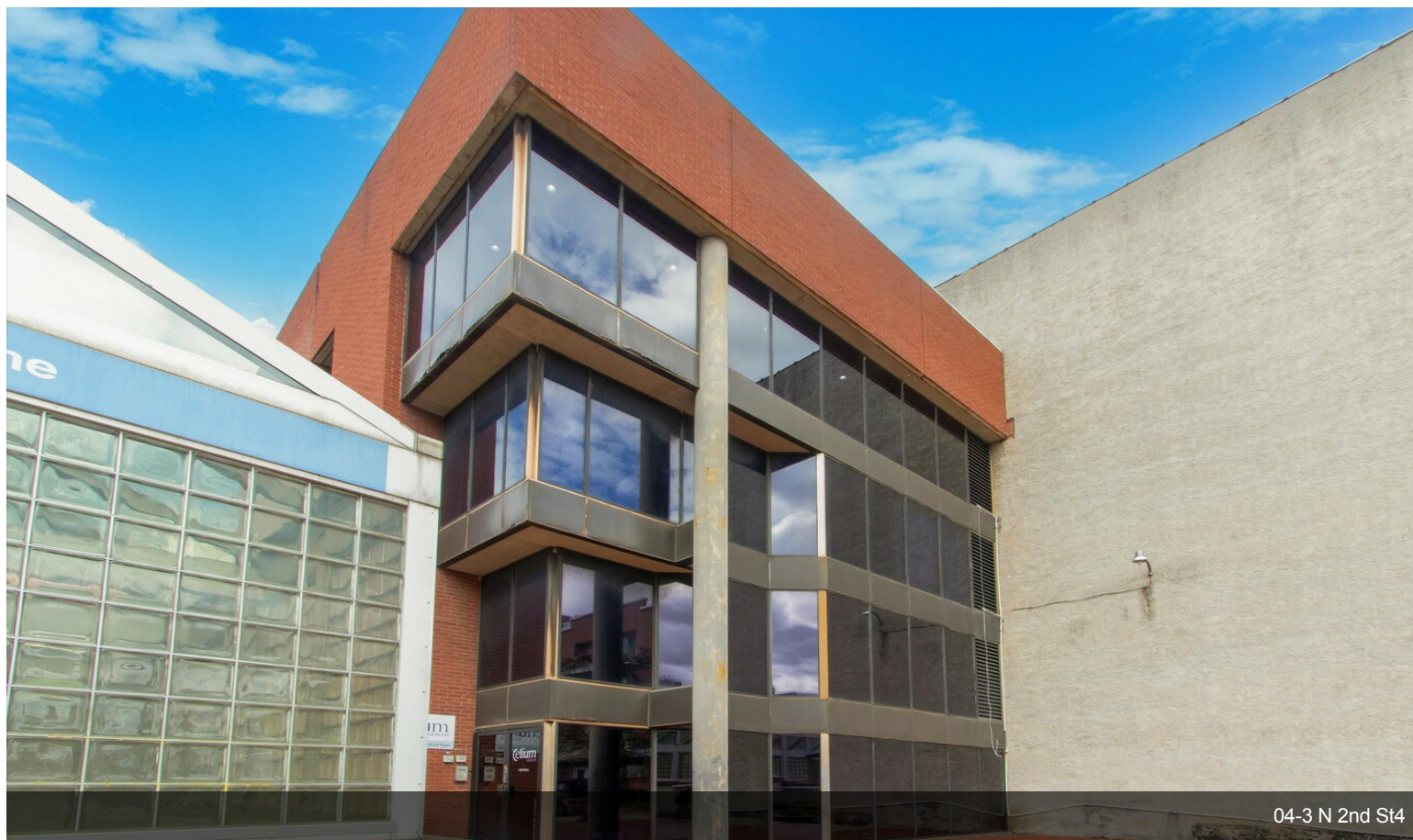
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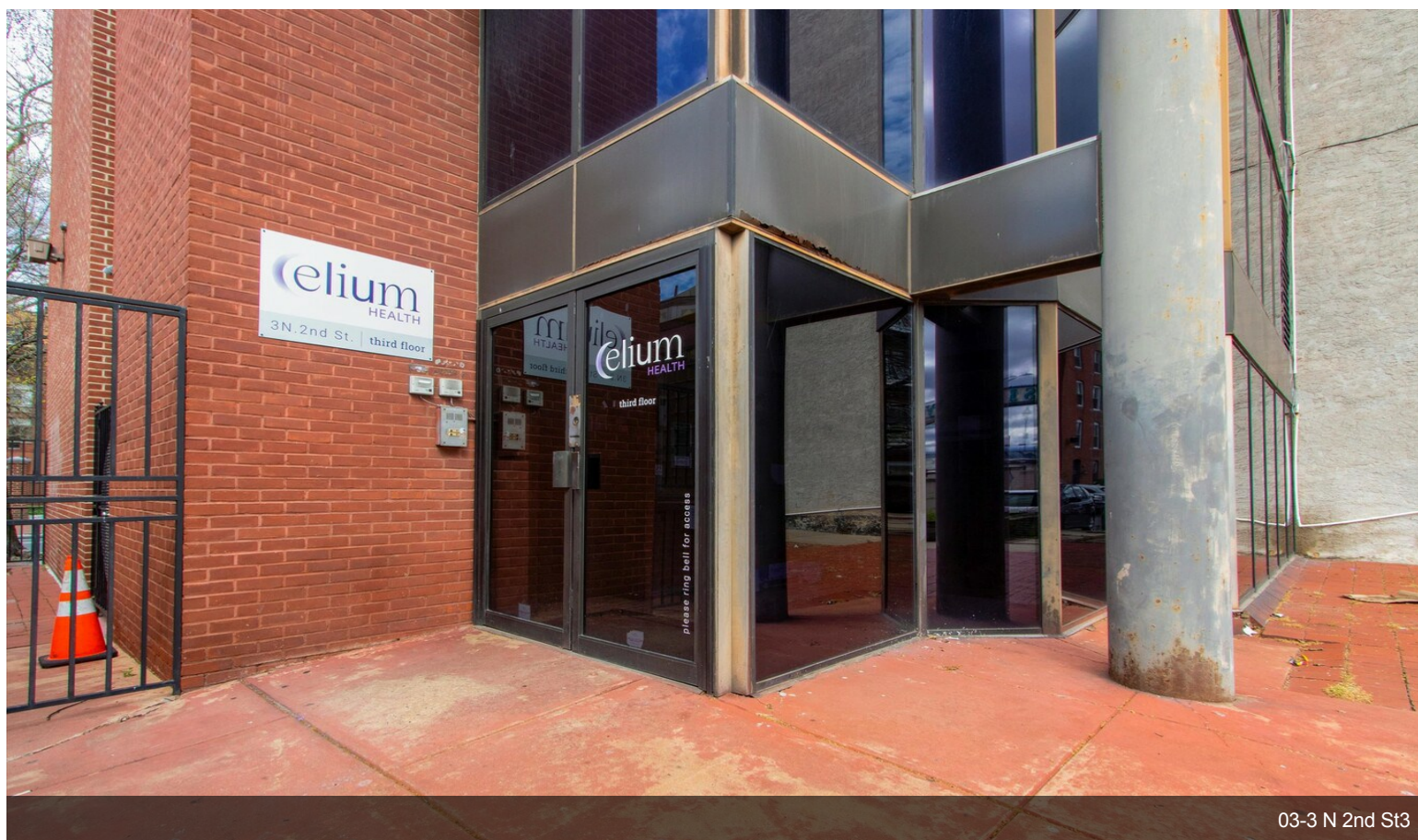
Property Photos



Property Photos



04-3 N 2nd St4



03-3 N 2nd St3

Property Photos



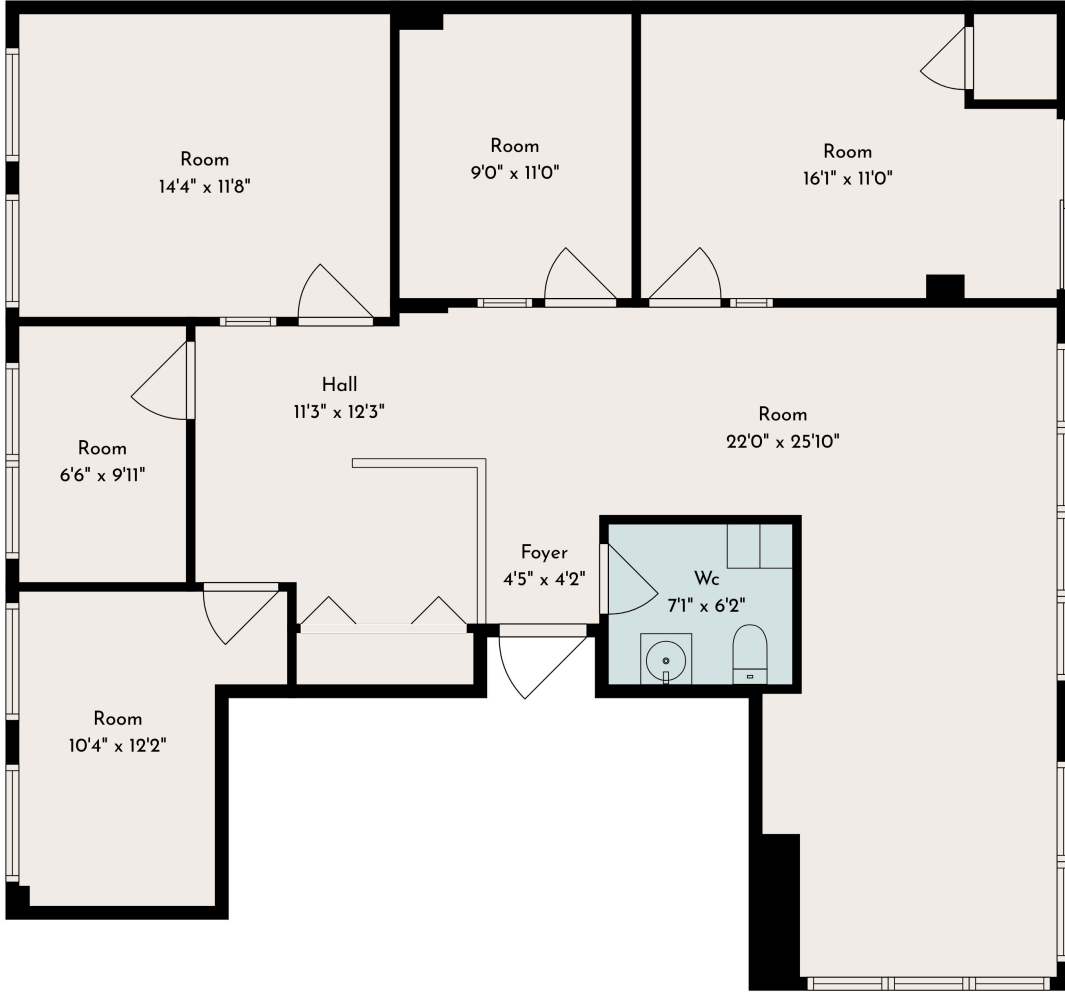
Property Photos



Building Photo



Building Photo



Estimated areas
GLA FLOOR 1: 1307 sq. ft, excluded 0 sq. ft
Total GLA 1307 sq. ft, total scanned area 1307 sq. ft

Sizes And Dimensions Are Approximate.