

Retail/Office/Schoo/Program Space - For Lease 2 & 3 of 3 totaling 30,000 +/- Sq. Ft.

3609-13 N. Broad Street, Bldg #2 &
3614 Germantown Ave, Bldg #3 Phila, PA

- **Space:** ± 12,900 Sq. Ft. (1st Fl) ± 10,000 Sq. Ft. (2nd & 3rd Fl)
- Additional Storage Space on the Lower Level
- Entrances on Germantown Avenue & North Broad Street
- In The Best Block of The Germantown & Erie Shopping District
- Near Temple University, Shriners Hospital, Temple University Med School
- **Rent:** \$10.50 Sq. Ft. + NNN
- **RE Tax:** \$5,354.23 | **Est. Ins.:** \$15,000.00
- **Zoning:** CMX3 – Community Commercial Mixed-Use



Broad Street Lobby



Germantown Avenue Lobby



3609-13 N. Broad Street – Bldg #2 (2 Broad Street Entrances)



3614 Germantown Avenue – Bldg #3 (2 Germantown Avenue Entrances)

G. Kevin Smith

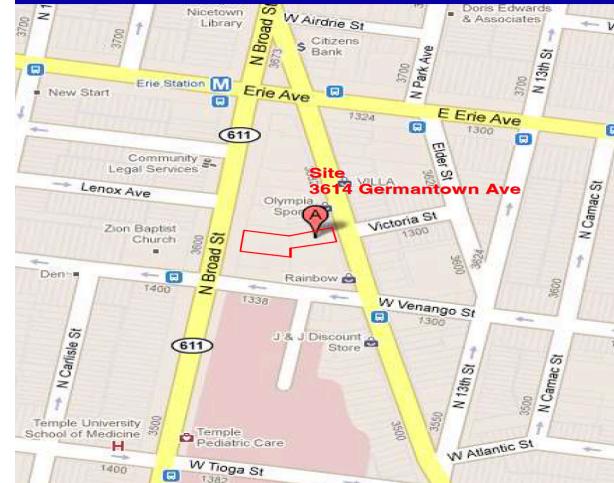
(215)-778-4633 | gksmith@crp-co.com

Corporate Realty Partners & Co., Inc.

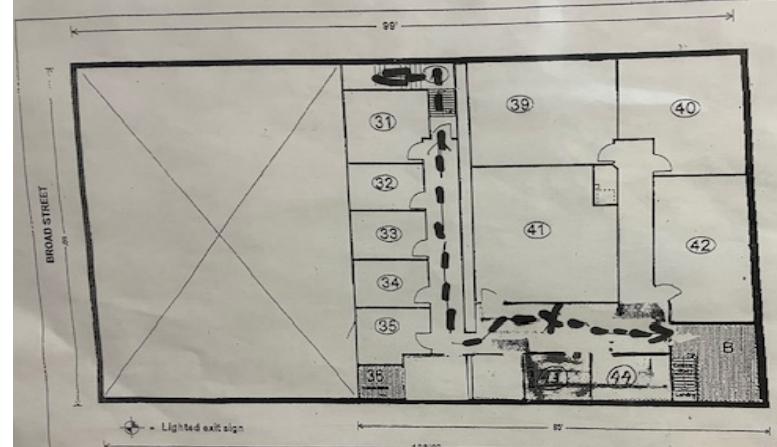
3125 N. Broad St., #4
Philadelphia, PA 19132
www.crp-co.com

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3609-13 N. Broad Street Bldg #2 & 3614 Germantown Ave, Bldg #3 Phila., PA



Broad Street 2nd Floor - 5,900 +/- Sq. Ft.



Broad Street 3rd Floor - 3,840 +/- Sq. Ft.

