

5548 Chestnut Street

Philadelphia, PA 19139

For Lease

\$22/SF NNN



Property Highlights

- 2,282 SF available on the 1st floor
- 909 SF to 17,701 SF available on the 2nd floor
- ADA accessibility
- Elevator-serviced building
- Well-capitalized ownership

Location Highlights

- Amenity-rich location
- Located at a signalized intersection with $\pm 15,000$ vehicles per day
- Serviced by SEPTA bus routes 21 & G
- 2 blocks from Market Frankford Line station at 56th & Market



For more information:

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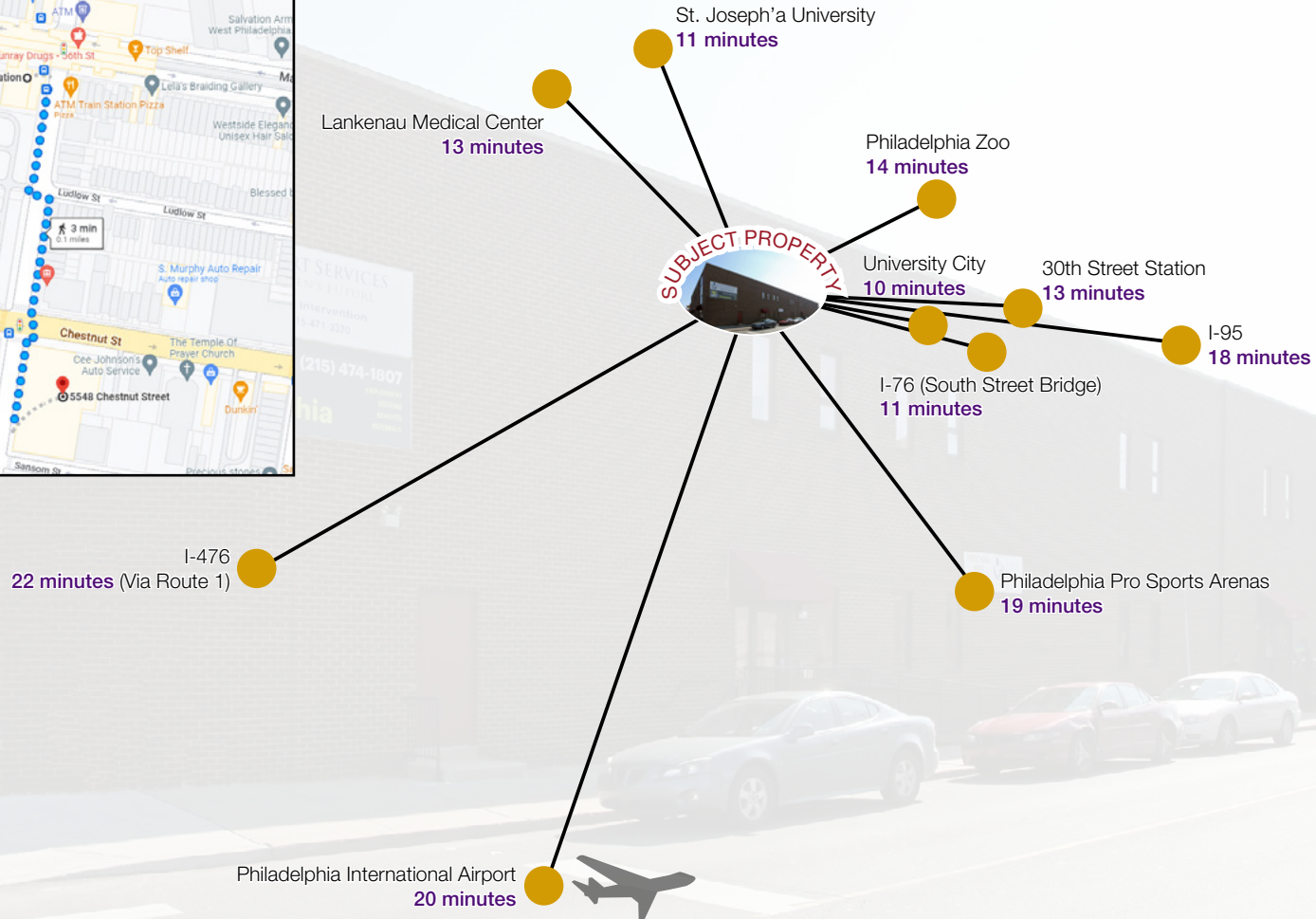
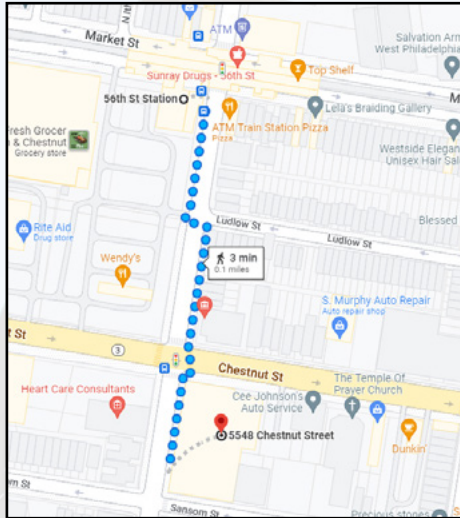
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Strategic Location

Nearby Public Transportation

Short walk to train station



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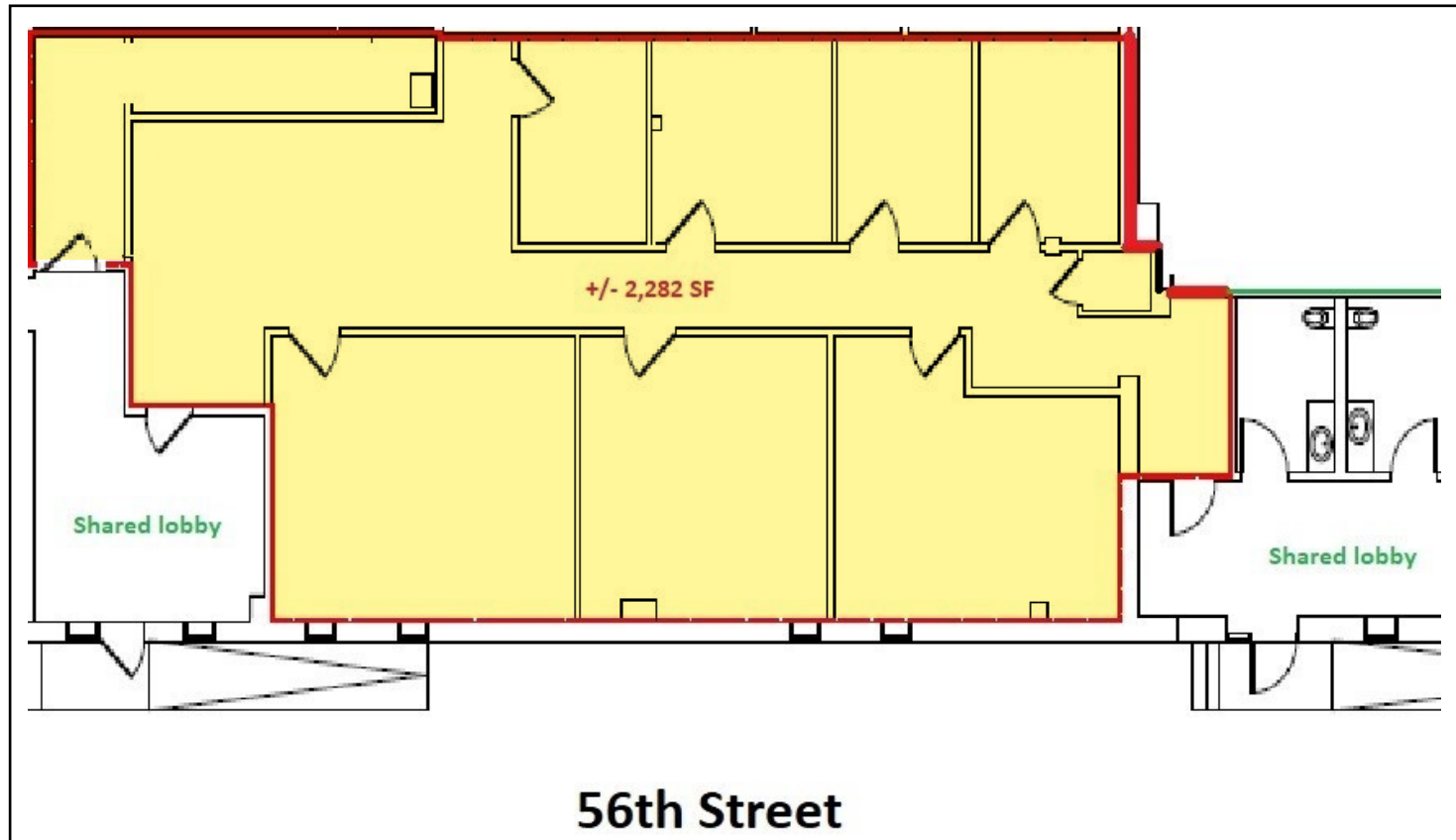
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Floor Plan - 1st Floor

2,282 SF available



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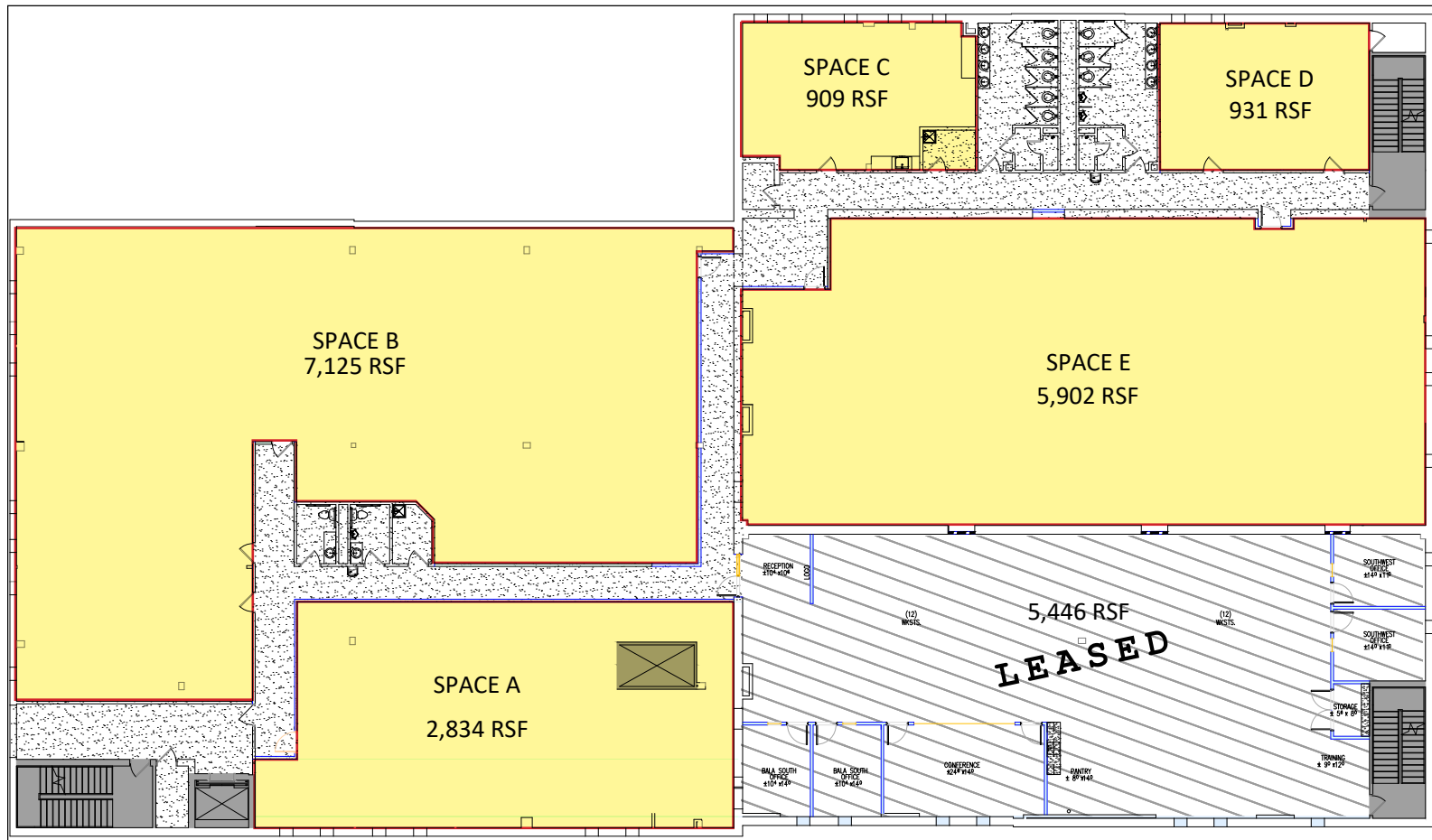
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Floor Plan - 2nd Floor

909 SF - 17,701 SF available



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SEPTA Market-Frankford Line:

- University City
- Hospital of the University of Pennsylvania
- Children's Hospital of Philadelphia
- Philadelphia VA Medical Center
- Frankford Transportation Center
(see following map for connections)
- Arrott Transportation Center
(see following map for connections)
- Independence Hall
- 8th & Market with connections to PATCO & NJ Transit
- City Hall with connections to Broad Street Subway Line
(see following map for connections)
- 30th Street Transportation Center
(see following map for connections)
- 56th & Market Street
- 69th Street Transportation Center
(see following map for connections)

SEPTA bus line 21:

- Columbus Blvd & Dock St
- Broad Street Subway Line (S. Broad & Walnut)
 - Concourse access to Suburban Station and SEPTA Regional Rail
 - Concourse access to Market Frankford Line
- Walnut/Chestnut Street from S. Broad St. through 63rd Street
- 56th & Chestnut
- 69th Street Transportation Center
(see following map for connections)



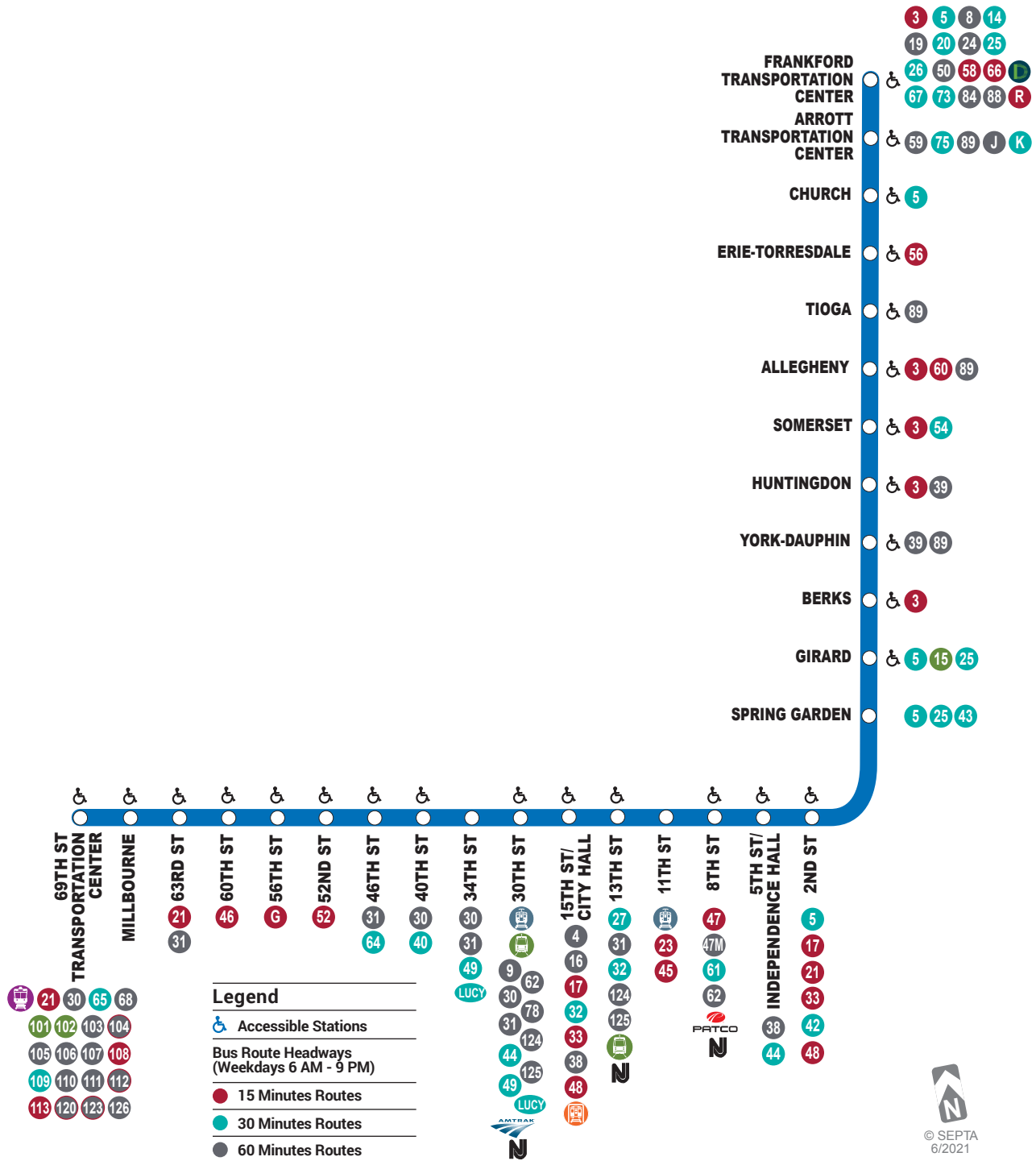
SEPTA bus line 31:

- City Hall with connections to Market-Frankford Line & Broad Street Line
- Suburban Station with connections to Regional Rail
- 30th Street Transportation Center
(see following map for additional connections)
- University City (34th St & Market St)
- Market Street from 46th St through 63rd St
- 76th St & City Ave

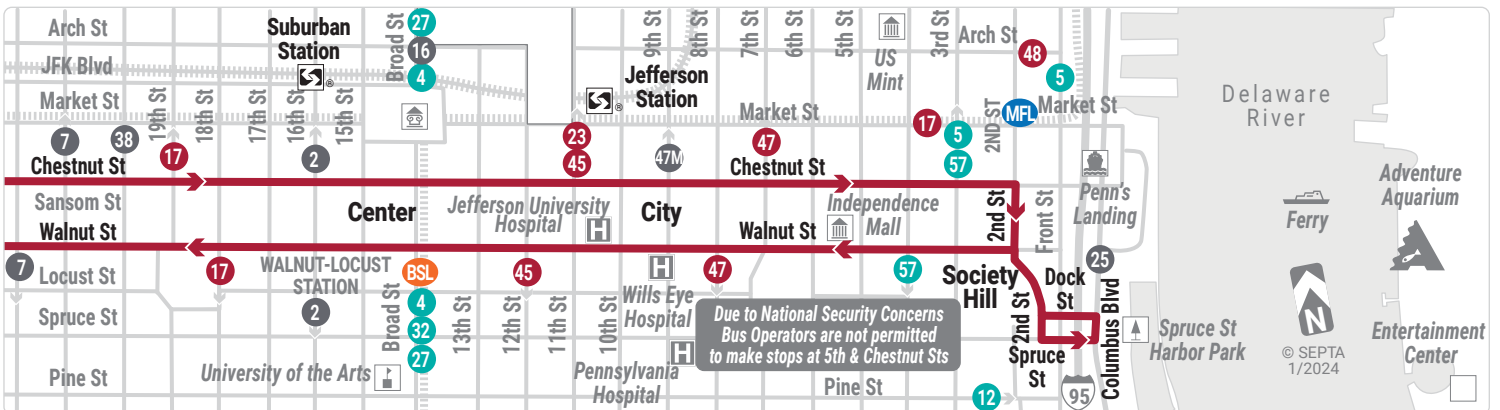
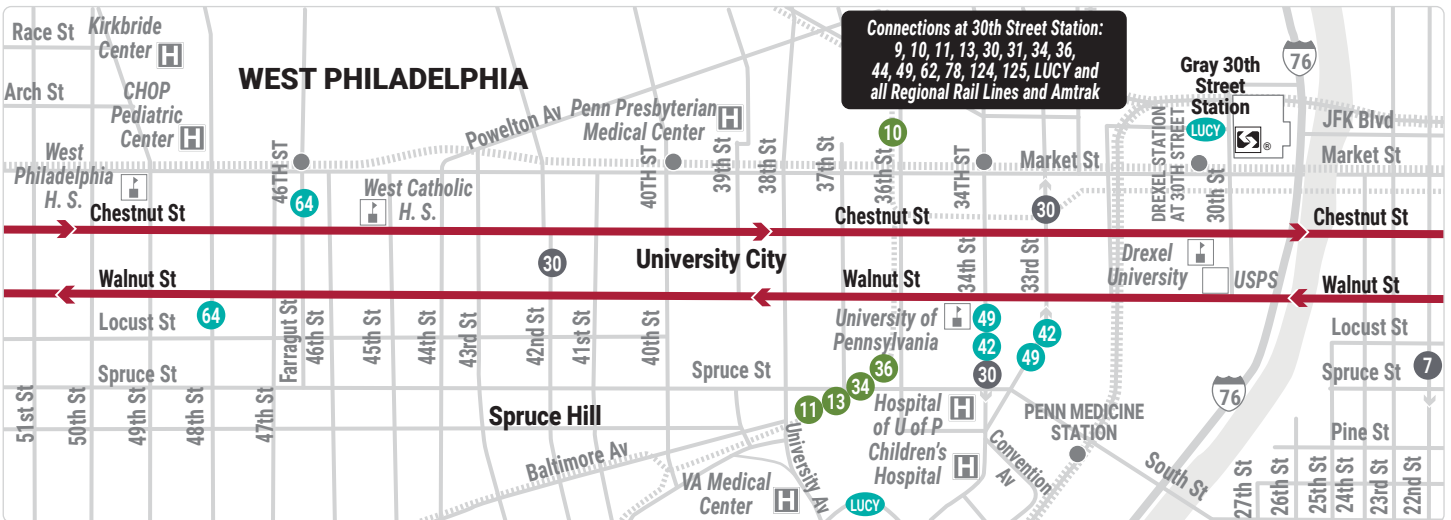
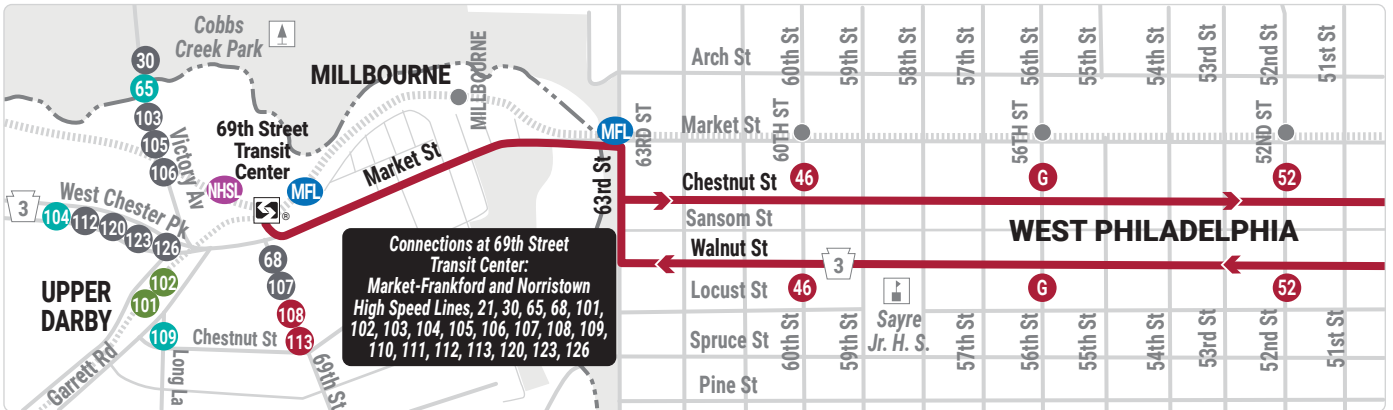
SEPTA bus line G:

- Lankenau Medical Center
- SEPTA Regional Rail (Overbrook Station & Angora Station)
- Market Frankford Line (56th & Market)
- 56th & Chestnut
- Broad Street Subway Line (Oregon Station)
- Columbus Blvd & Snyder Ave

Market Frankford Line



Route 21



Route G

