

MULTIPLE MEDICAL OFFICE / OFFICE OPPORTUNITIES AT YORKHOUSE



5325 OLD YORK ROAD North Broad, Philadelphia 19141

- » **Space 1:** 1,979 +/- SF street level, turnkey medical office space
- » **Space 2:** 2,000 to 5,244 +/- SF lower level space with an at-grade entrance
- » The York House is a 55+ community with over 200 residential units. The building also connects to Yono, a market-rate apartment building with 225 units.
- » Spaces are ideal for medical office, professional office, and service-oriented retail
- » Zoning RSA-2
- » Located along N. Broad St. with close proximity to Einstein Hospital, easy access to the Broad St. line, and many bus routes.



DEMOGRAPHICS <small>within 1 mile</small>	
Residents within 1 mile	53,109
Average household income	\$47,503
Est. daytime population	17,043

NEIGHBORS INCLUDE:



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Photos: Space 1 (1,979 +/- SF)



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Photos: Space 2 (5,244 +/- SF)



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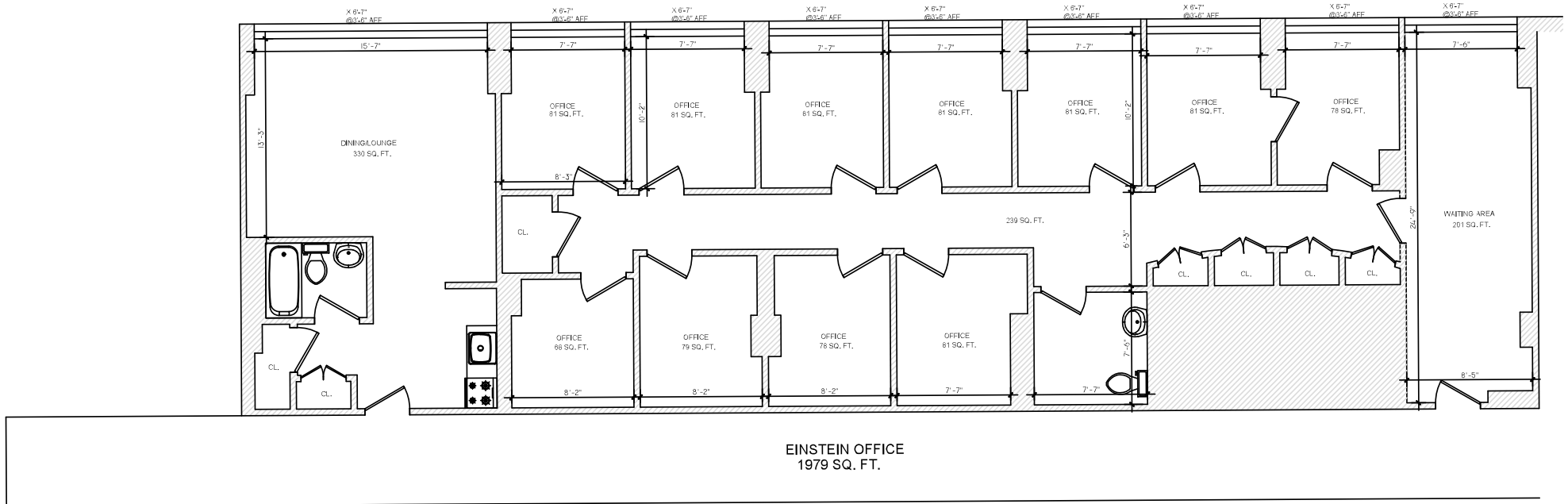
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Floor Plans - Space 1



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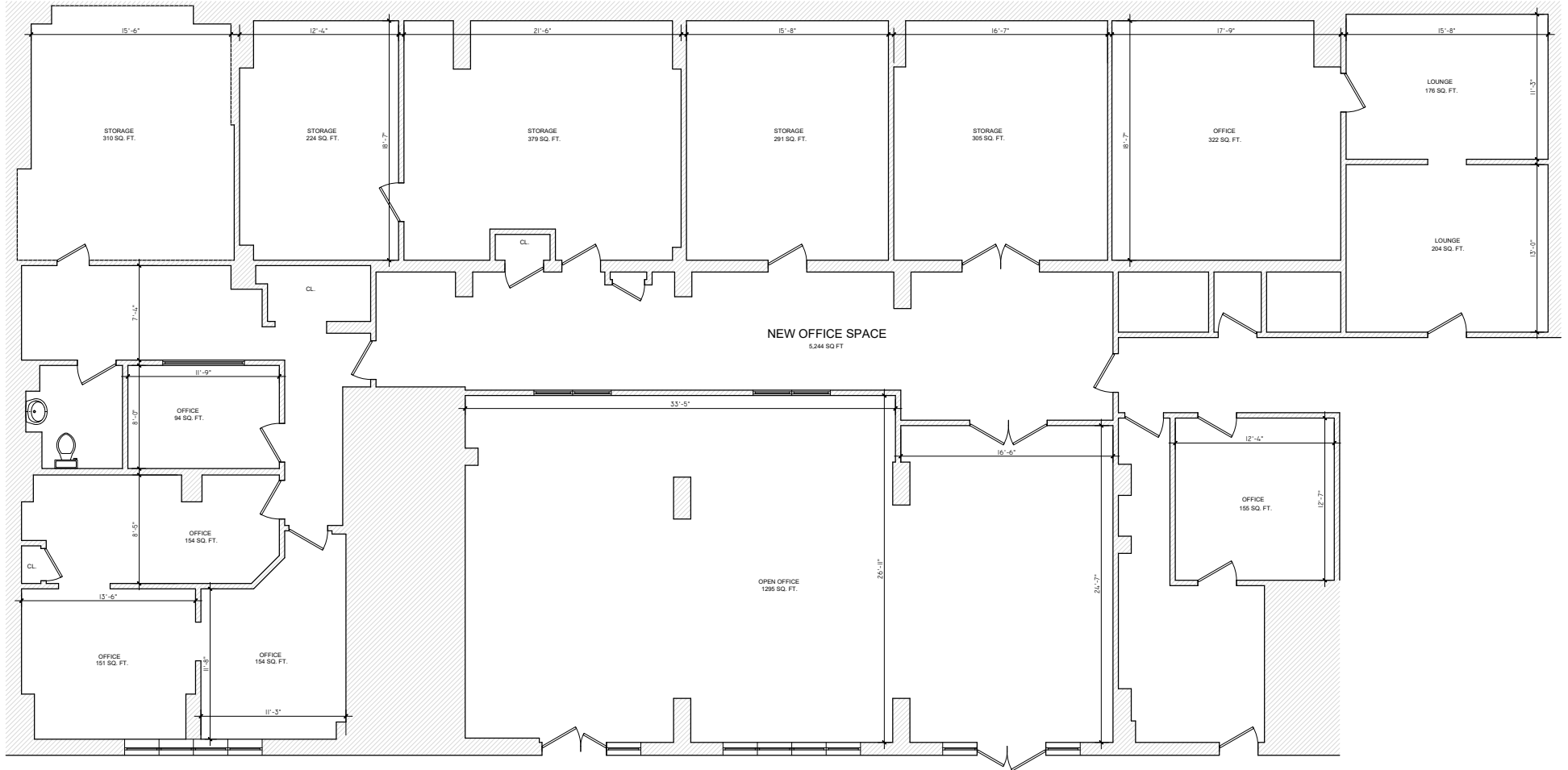
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Floor Plans - Space 2



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Aerial View



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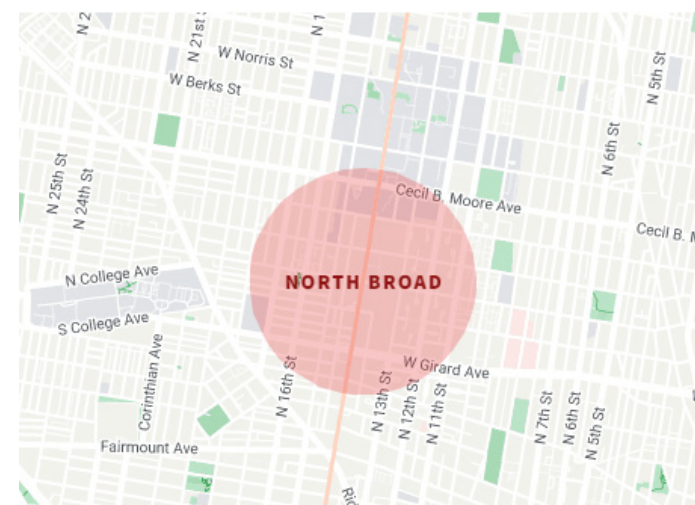
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Neighborhood - North Broad Street

North Broad, a historic, architecturally rich boulevard stretching from Philadelphia City Hall to Montgomery County, is experiencing a thoughtful — and dramatic — transformation.

The heart of the renewal — the four-mile section of North Broad Street between Market Street and Germantown Avenue — is under the purview of The North Broad Renaissance, an organization devoted to community revitalization and economic empowerment, and is the longtime home of the Pennsylvania Academy of the Fine Arts (PAFA), the elevated Rail Park, Temple University, landmark theaters and deep-rooted neighborhoods.

The bustling corridor encompasses neighborhoods between Center City and North Philadelphia, including Callowhill, Fairmount, Yorktown and Tioga.



-VISIT PHILLY

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