

# 5548 Chestnut Street

Philadelphia, PA 19139

## For Lease

\$22/SF NNN



### Property Highlights

- 2834 SF and 931 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:

**Karl Schwemlein**  
karls@geisrealty.com  
215 253 5530

**Dana Wilber**  
dwilber@geisrealty.com  
215 701 3266

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // geisrealty.com

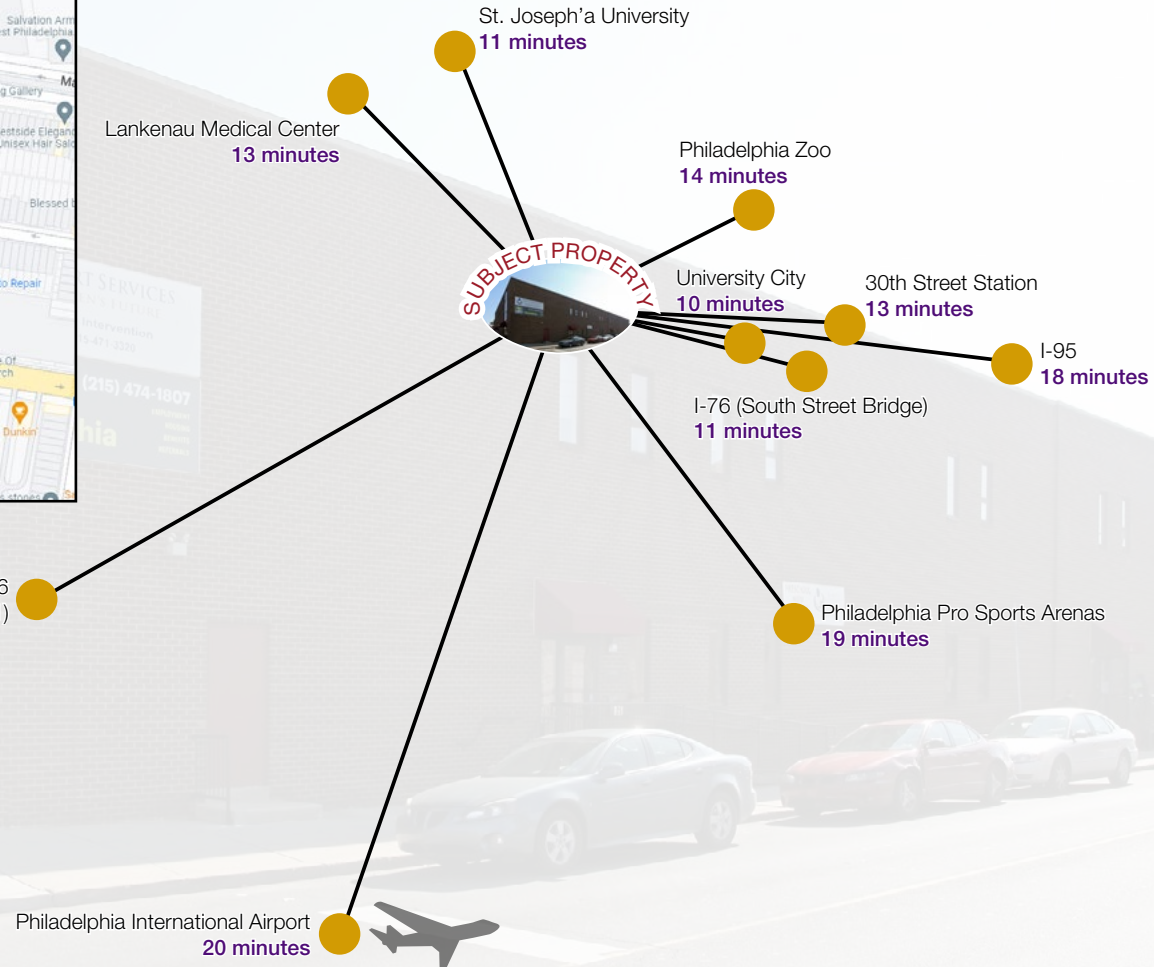
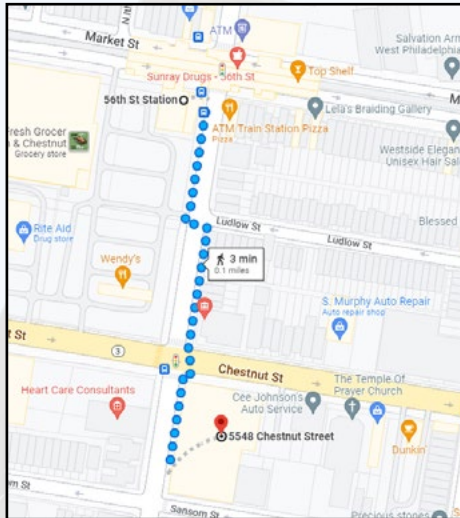
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# Strategic Location

## Nearby Public Transportation

Short walk to  
train station



**NAI** Geis Realty  
Group, Inc.

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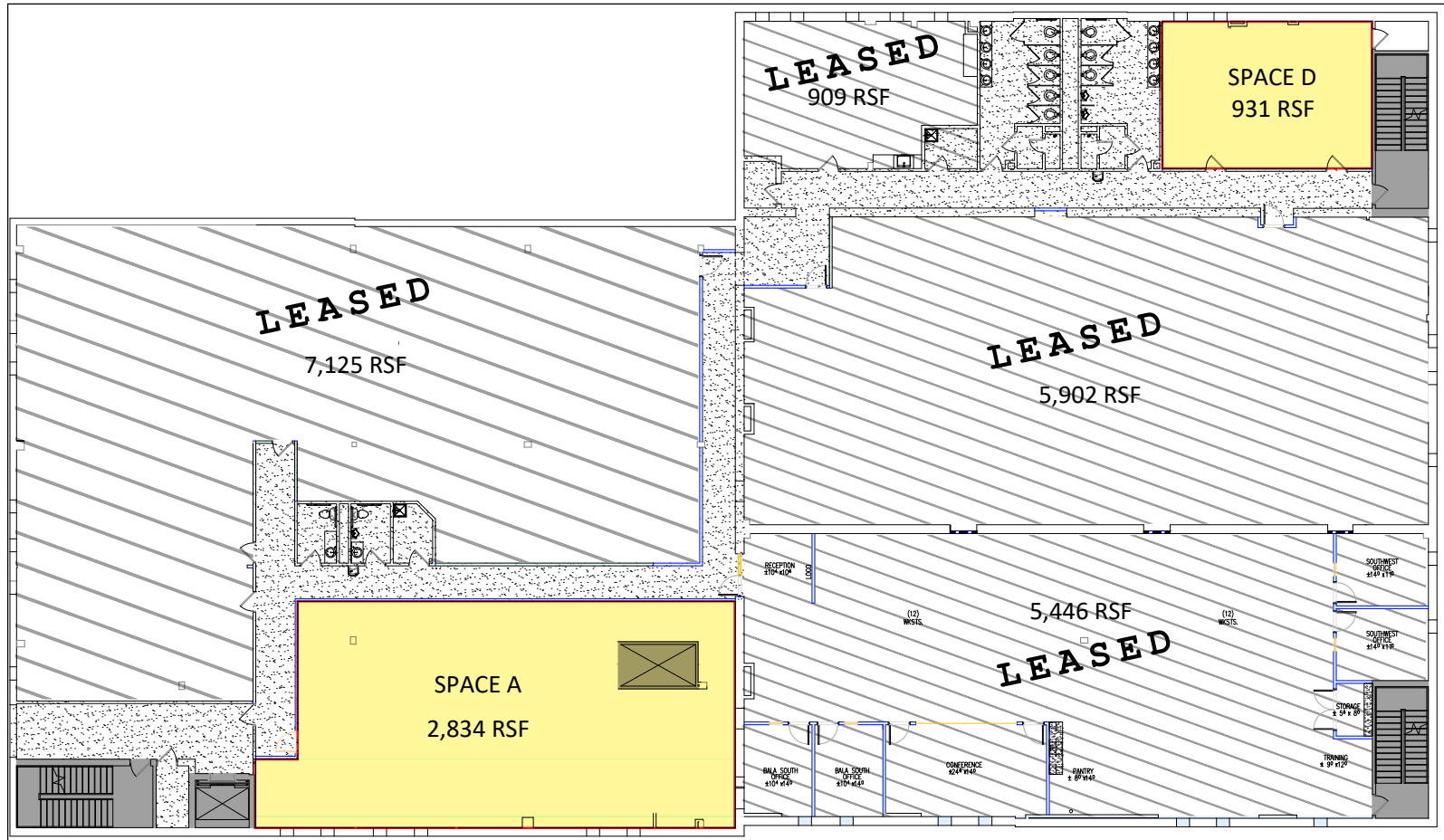
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## Floor Plan - 2nd Floor

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)

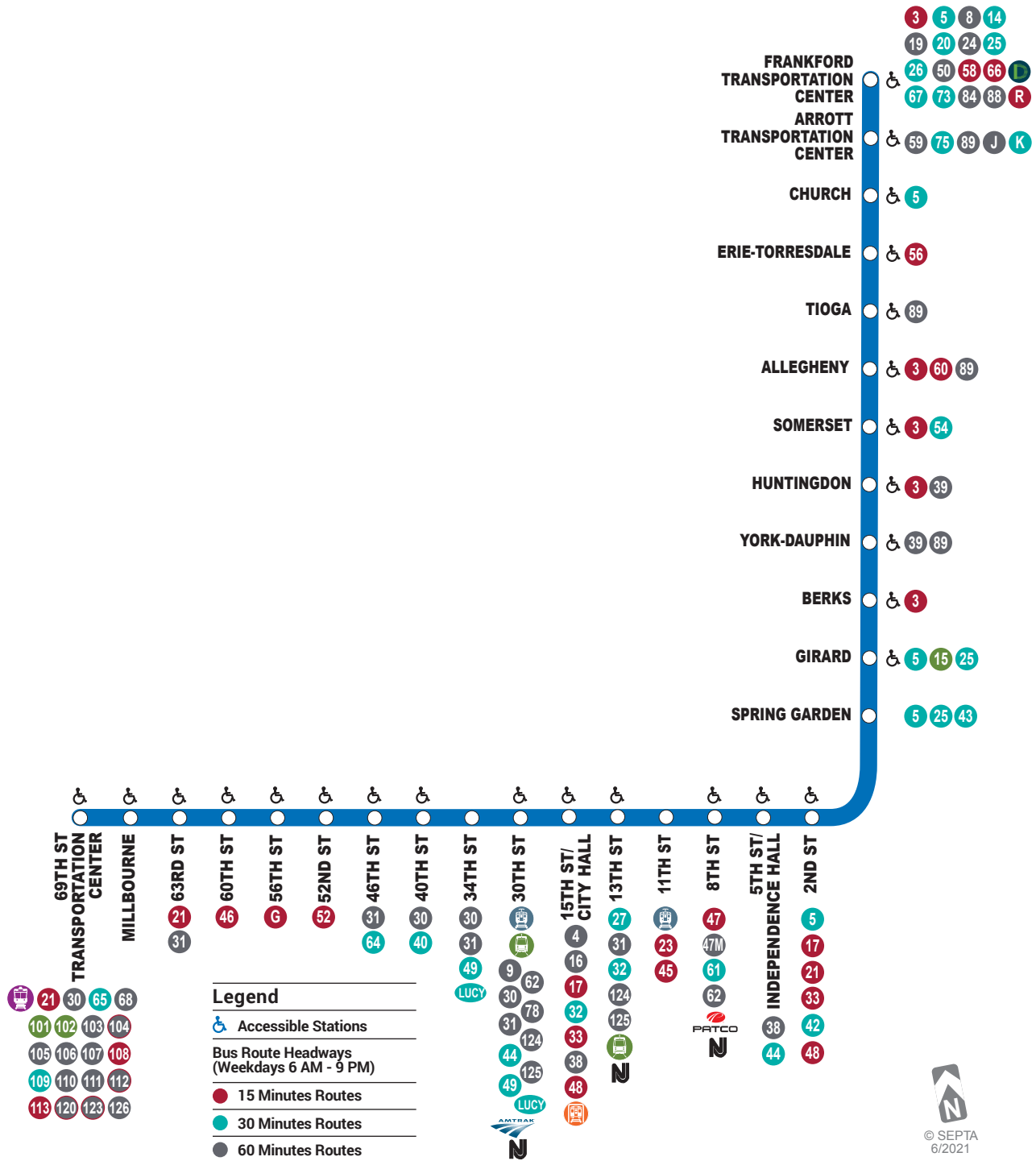
**SEPTA bus line 31:**

- 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

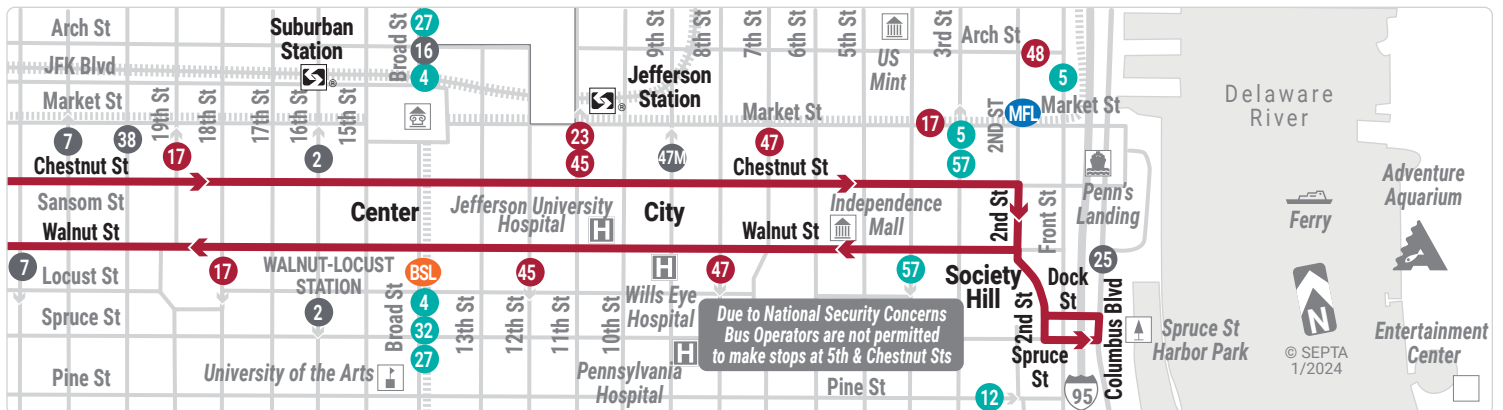
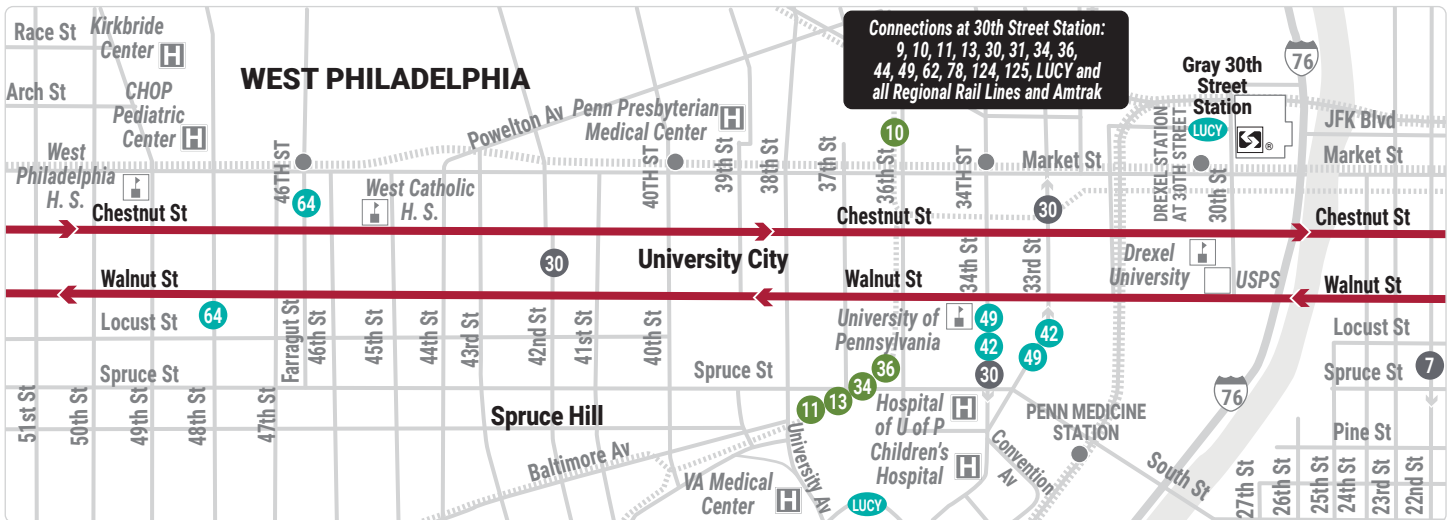
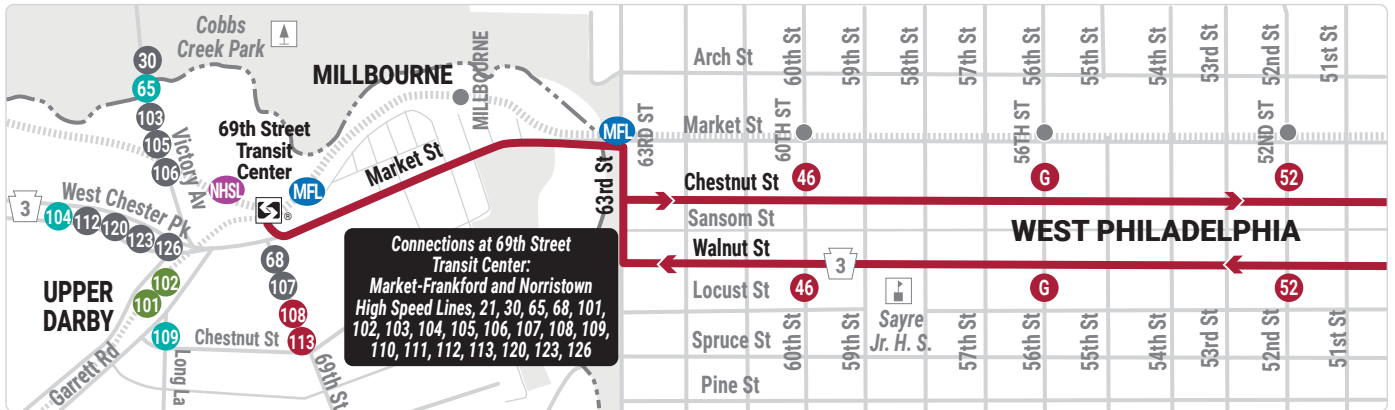
**SEPTA bus line G:**

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

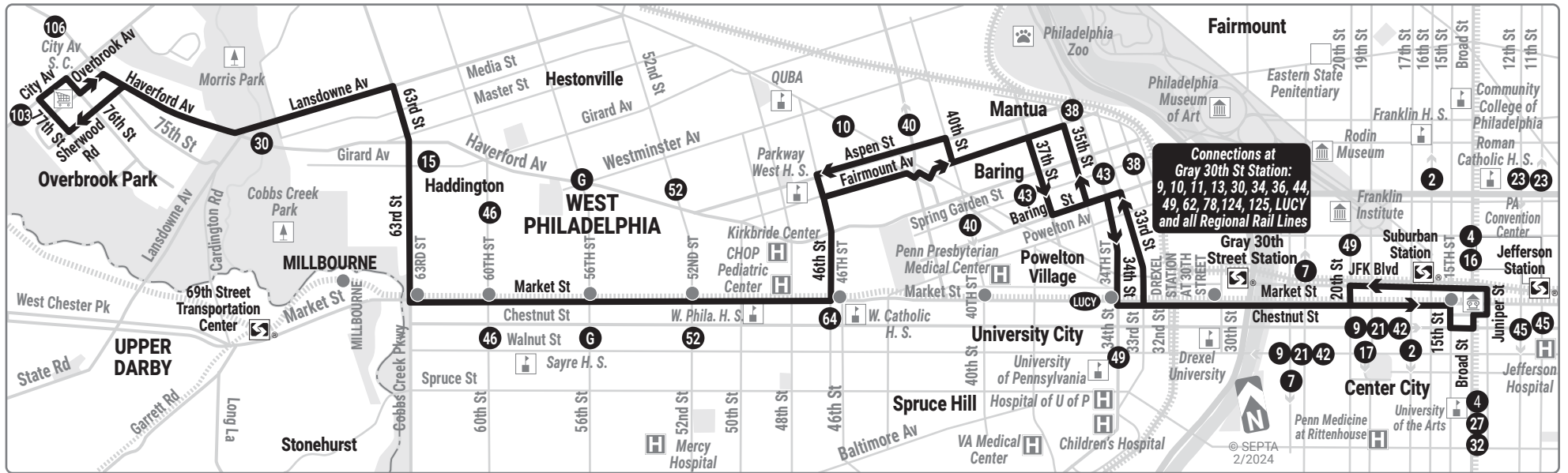
# Market Frankford Line



# Route 21



# Route 31



# Route G

