

NorthEast MEDICAL CENTER

9150 Marshall St | Philadelphia, PA 19114



Joseph Fox
Senior Advisor
(484) 772-5889
Joseph.Fox@wolfcre.com

Andrew Koller
Research Analyst & Advisor
(610) 505-5504
Andrew.Koller@wolfcre.com

1

EXECUTIVE SUMMARY

NorthEast MEDICAL CENTER



OFFERING SUMMARY



Wolf Commercial Real Estate (WCRE | CORFAC International), as an exclusive broker, is pleased to present a +/- 29,600 SF Medical Office investment opportunity at 9150 Marshall Street in Northeast Philadelphia, PA - NorthEast Medical Center.

This 75% leased asset offers investors stable in-place income alongside a clear value-add opportunity through the lease-up of approximately 7,600 SF of vacancy and the extension of tenants with near-term expirations. The asset features an overall average weighted remaining lease term of 4 years and 2 months, with active discussions underway to renew and extend existing tenancy. The anchor tenant, occupying 16,550 SF, is under lease through 2034, providing long-term income stability.

The property currently generates \$405,555 in annual income, with a conservatively projected potential income of \$516,028 - representing a 27% increase in net operating income through vacancy lease-up and property stabilization. This projection is based on achieving market rents for the remaining 7,600 SF of vacant space under current leasing conditions.

This offering provides investors with immediate cash flow through sticky tenancy and the opportunity to enhance long-term returns through strategic leasing and enhanced asset management.

- Todd Monahan, Managing Director

INVESTMENT HIGHLIGHTS

PRICE	\$5,000,000
-------	-------------

RENTABLE SF	29,600 SF
-------------	-----------

NET OPERATING INCOME	\$405,555.00
----------------------	--------------

PRICE PER SF	\$168.92
--------------	----------

YEAR 1 CAP RATE	8.11%
-----------------	-------



Value Add Class C Medical Office Building (MOB)



Regionally recognized/specialty practice medical tenants offering diverse, complimentary medical uses



~56% occupied by Soar Corp; under lease through 2034 and over 10 years of previous tenancy



Roth Ear, Nose & Throat has over 25 years of tenancy and is in process of being renewed for additional lease term



Staggered rent expirations and renewals diminish retaining costs and reduce vacancy exposure



Limited recent marketing creates a unique opportunity to unlock value through proactive leasing and strategic repositioning.



Located off of Roosevelt Blvd (Route 1) & Welsh Road Northeast Philadelphia, Philadelphia County, PA



2

NorthEast MEDICAL CENTER

THE ASSET



PROPERTY OVERVIEW

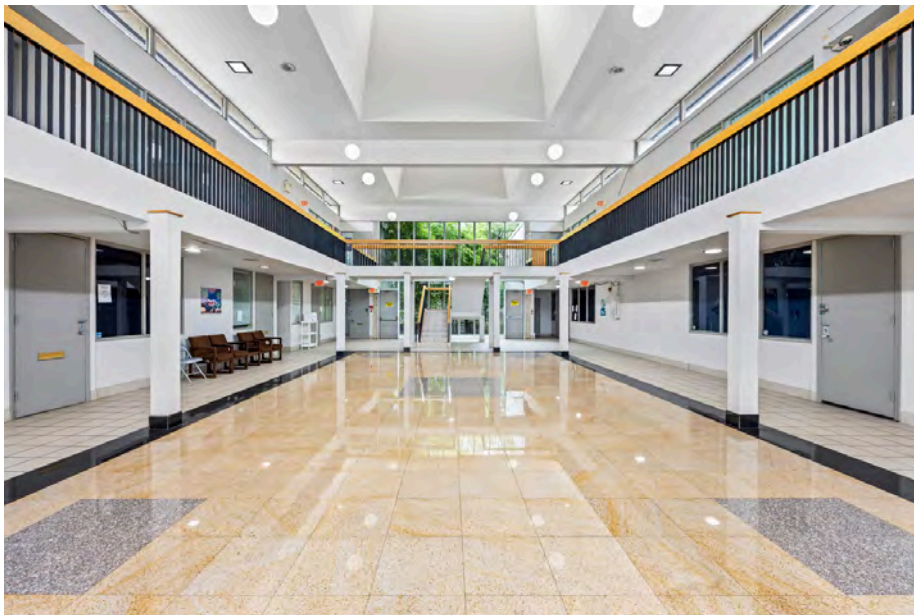
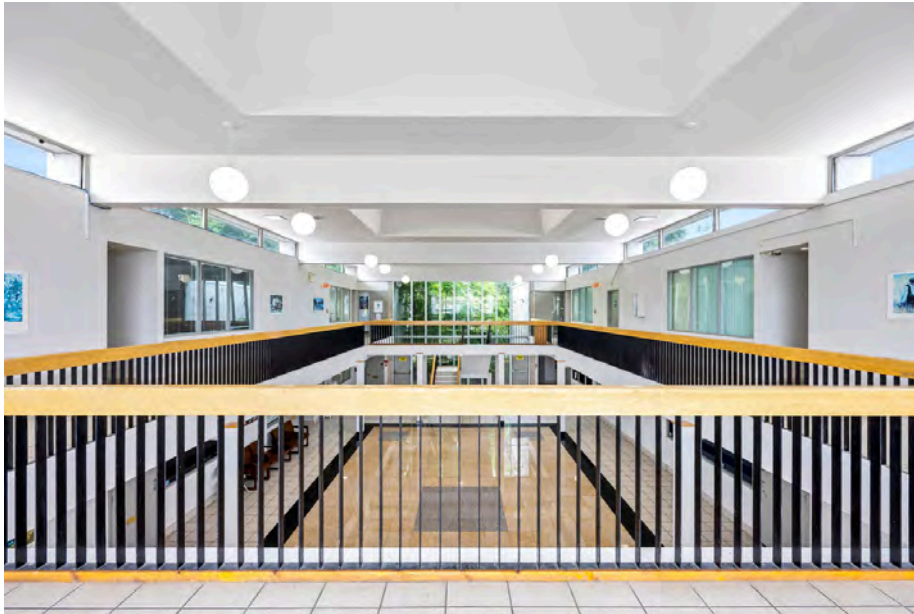
BUILDING CLASS	Class C Medical Office Building (MOB)
RENTABLE BUILDING AREA	29,600 SF
NUMBER OF STORIES	2
YEAR BUILT	1970
NUMBER OF TENANTS	4
NUMBER OF VACANT UNITS	5 (TOTAL OF ~7,600 SF)
BUILDING OCCUPANCY	75%



EXTERIOR PHOTOS



INTERIOR PHOTOS





9150 Marshall Street is strategically situated in a well-established medical and commercial corridor of Northeast Philadelphia. Located just off Route 1 and Welsh Road, the property benefits from immediate adjacency to Federal Realty's Northeast Shopping center, home to national retailers generating strong daily foot traffic and drawing from a wide regional customer base.

Just a few blocks away, The Court at Grant Avenue serves as a key neighborhood retail hub and includes grocers along with additional national retailers. The nearby Tremont Shopping Center further complements the environment with additional service-oriented tenants and local practices.

Also in close proximity is Northeast Philadelphia Airport (PNE), a significant general aviation facility that supports medical transport, corporate aviation, and regional logistics. The site benefits from seamless access to Roosevelt Boulevard (US Route 1), and a dense surrounding residential population, making it a natural destination for both primary and specialty healthcare services.




3

TENANCY OVERVIEW


NorthEast
MEDICAL CENTER



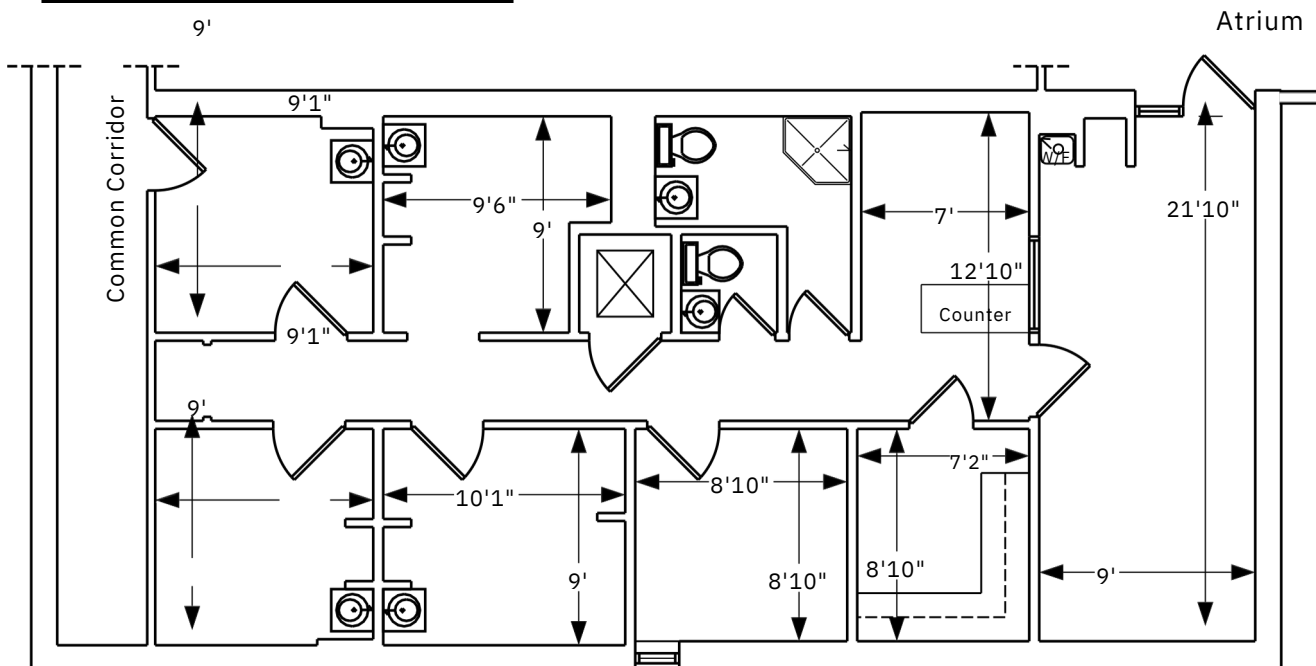
CURRENT BUILDING TENANCY

9150 Marshall	Tenant Company	Lease Term	Occupied SF	Base Rent
 SOAR CORP RECOVERY CENTERS	SOAR CORP	2/27/2034	16,550	
	HARMONY WELLNESS	11/1/2031 *10 Year Renewal Option	3,700	
Orthopedic Clinic	ORTHOPEDIC SUPPLY	In Process of Extending	1,250	
ROTH EAR, NOSE & THROAT 	ROTH EAR NOSE & THROAT	In Process of Extending	1,200	

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
	* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

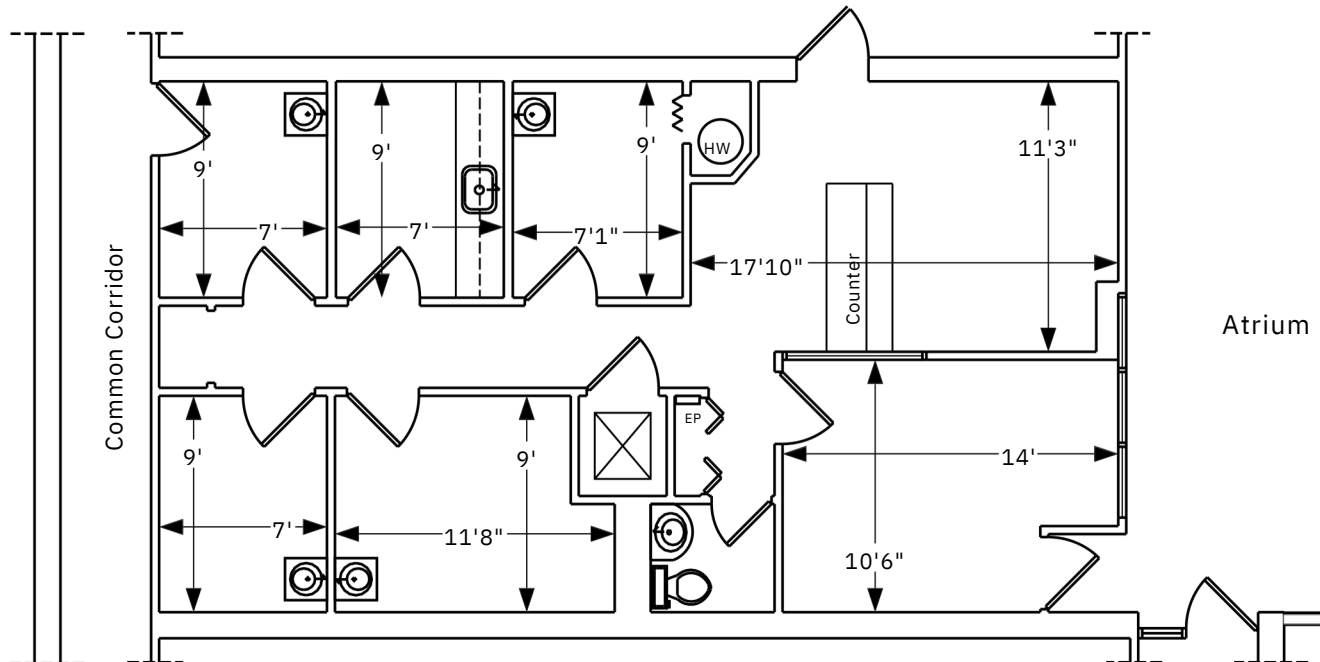


SUITE 11
1,038 SQ. FT.

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
	* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

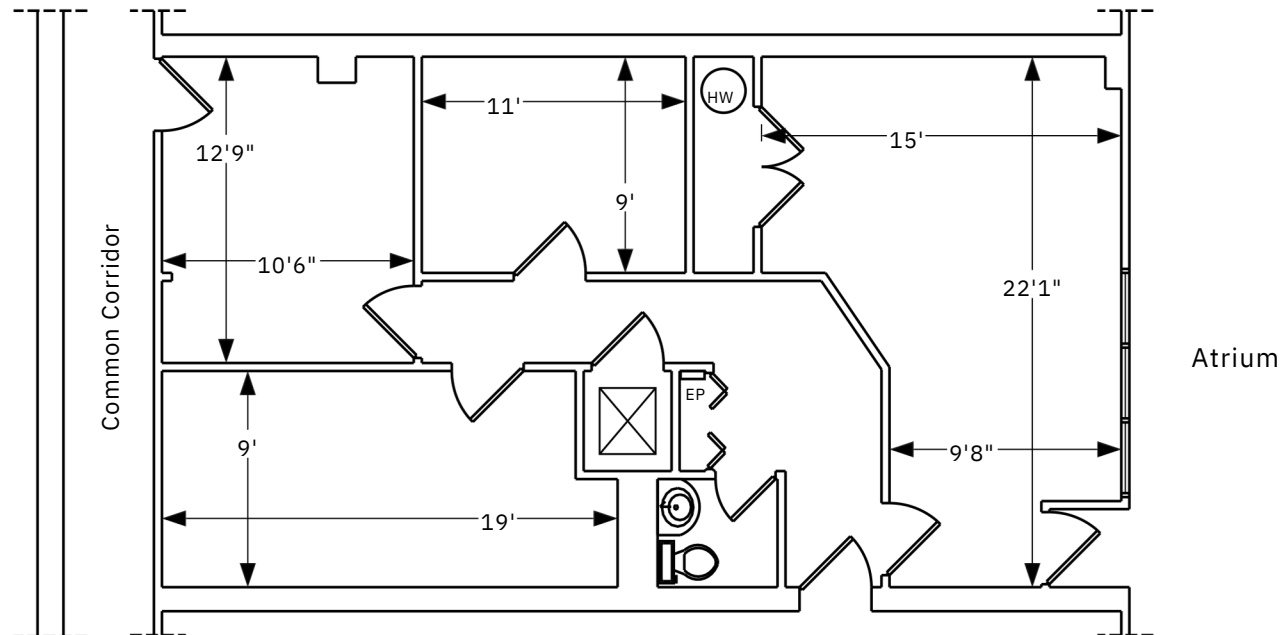


SUITE 12
930 SQ. FT.

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
	* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

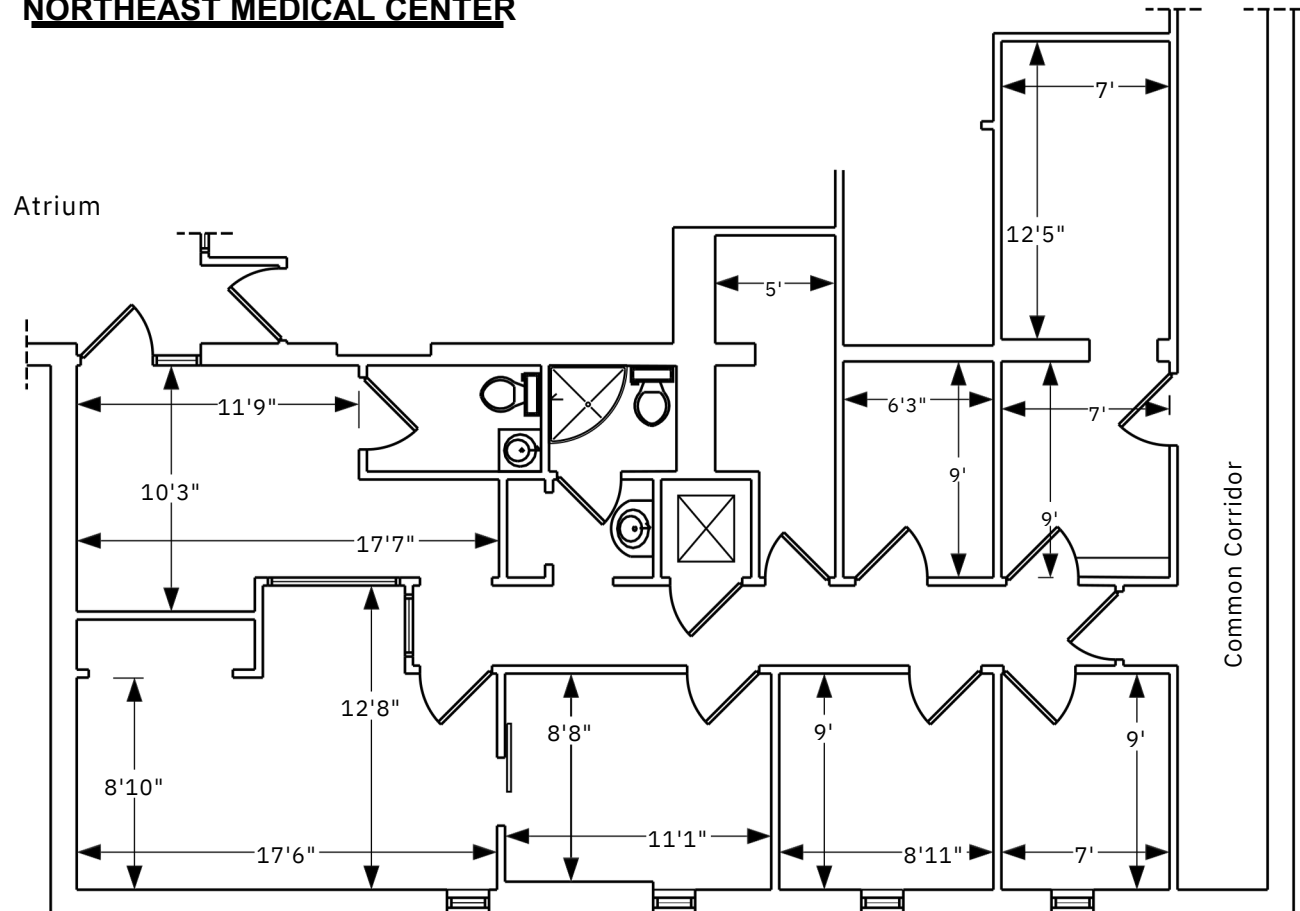


SUITE 13
930 SQ. FT.

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA		DETAILED FLOOR PLANS	 ROOMINDERS	REAL ESTATE MARKETING
		P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
		E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
		* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
		* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

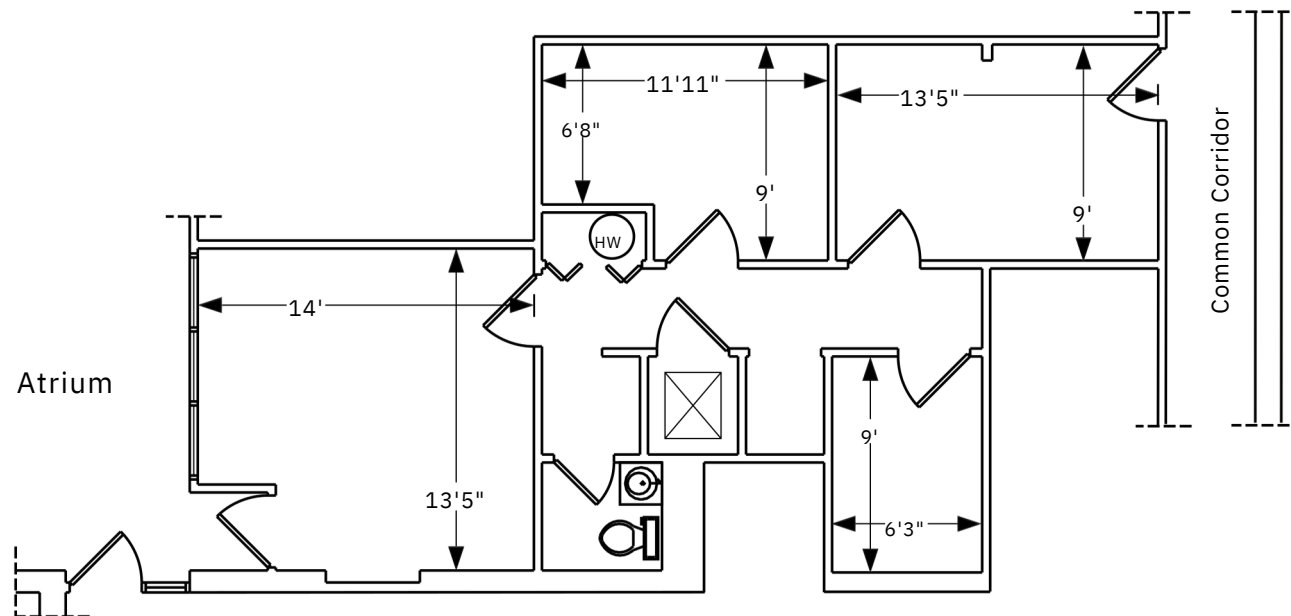


SUITE 16
1,148 SQ. FT.

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
	* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

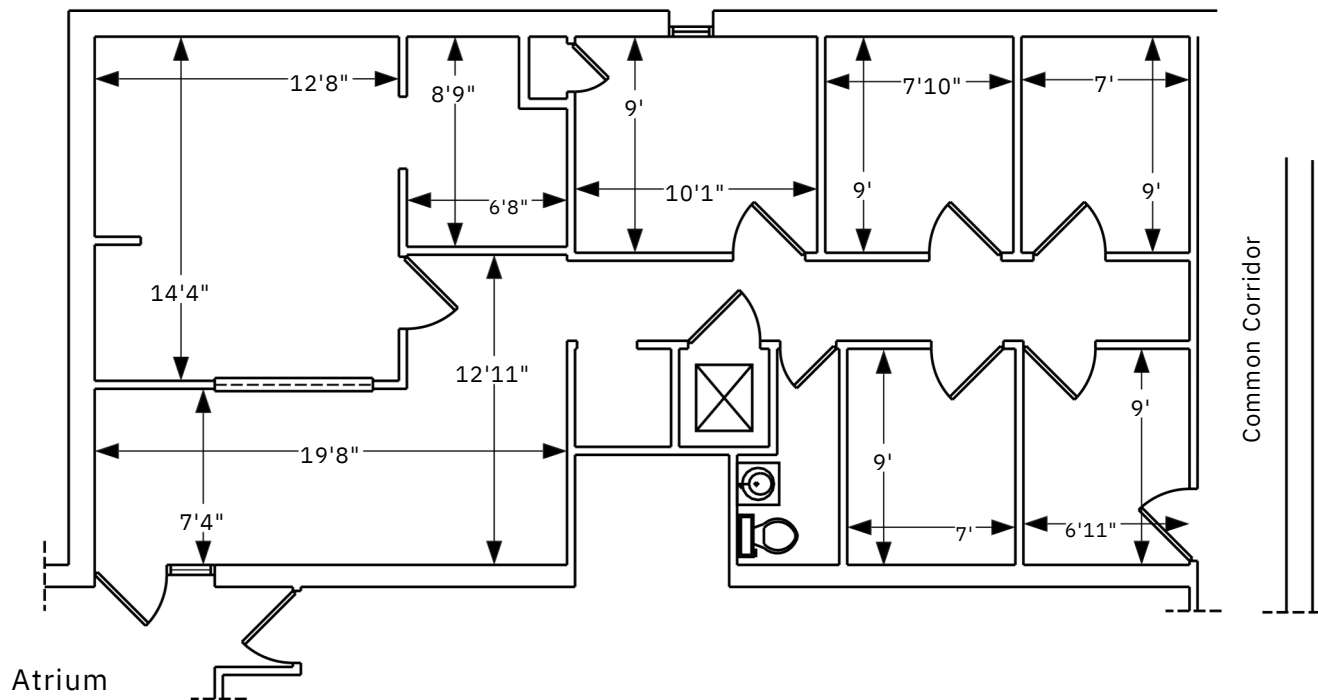


SUITE 17
660 SQ. FT.

CURRENT BUILDING VACANCY

9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY * NOT TO BE USED FOR CONSTRUCTION PURPOSES * POSITION OF WALLS AND FIXTURES ARE APPROXIMATE * ONLY TO BE USED WITH WRITTEN PERMISSION		

NORTHEAST MEDICAL CENTER



SUITE 20
996 SQ. FT.

3

AREA OVERVIEW

NorthEast
MEDICAL CENTER



LOCAL MAP | *Annotated*



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	26,082	240,008	512,237
DAYTIME POPULATION	25,046	192,622	443,529
HOUSEHOLDS	11,235	90,237	191,781
AVERAGE HH INCOME	\$ 87,328	\$ 94,382	\$ 96,597
MEDIAN HH INCOME	\$ 55,825	\$ 66,384	\$ 66,471
MEDIAN AGE	41	39	39
% COLLEGE EDUCATED	36%	30%	30%

NorthEast MEDICAL CENTER

9150 Marshall St | Philadelphia, PA 19114



WCRE | CORFAC International
2 Logan Square
100 North 18th Street, Suite 300
Philadelphia PA, 19103

Joseph Fox
Senior Advisor
(484) 772-5889
Joseph.Fox@wolfcre.com

Andrew Koller
Research Analyst & Advisor
(610) 505-5504
Andrew.Koller@wolfcre.com

This document/email, prepared by WCRE for advertising and general information, does not guarantee, represent, or warrant the accuracy, content, or reliability of the information herein. Interested parties should conduct their own inquiries to verify accuracy. WCRE expressly excludes all inferred or implied terms, conditions, and warranties, and disclaims liability for any resulting loss or damages. This publication is the copyrighted property of WCRE and/or its licensor(s). © 2024. All rights reserved. This communication does not intend to induce a breach of any existing listing agreement.