

**OFFERING MEMORANDUM**

# Center City Philadelphia Medical Office Condominium

**207 N BROAD STREET**

Philadelphia, PA 19107

**PRESENTED BY:**

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





SECTION 1  
The Property



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>AVAILABLE SF:</b>	6,300 SF±
<b>LOT SIZE:</b>	0.092 AC±
<b>PRICE / SF:</b>	\$190.48
<b>YEAR BUILT:</b>	1939
<b>ZONING:</b>	CMX4
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Market Street East

### PROPERTY OVERVIEW

SVN proudly presents an exceptional opportunity to acquire a first floor medical office condo in the City of Philadelphia, Pennsylvania. This 6,300 SF, two-level suite is ideally situated between Race Street and the Vine Street Expressway, with close proximity to City Hall, the Convention Center, Reading Terminal Market, and other major attractions. The property is zoned CMX-4 (Center City Commercial Mixed-Use), allowing for a wide range of permitted commercial and retail uses by right. The versatile floor plan provides a convenient, turn-key medical setup. Convenient parking is available in the adjacent public parking lot.

### LOCATION OVERVIEW

Situated in Philadelphia, the largest city in the state and the 6th most populous U.S. city. Philadelphia is an economic and cultural anchor of the Greater Philadelphia region, which ranks as one of the top three metropolitan areas in the Northeast. This diverse business community, with its strong international connections, has one of the largest concentrations of health resources complimented by a multitude of life science, financial services, and informational technology services. Five Fortune 1000 companies have their headquarters in the City of Philadelphia. The property is conveniently located on SEPTA's Broad Street Line, which provides excellent accessibility throughout the City with a stop at Suburban Station, one of Philadelphia's main transportation hubs. Easy access to New Jersey, New York and Washington, D.C.

## PROPERTY DETAILS

SALE PRICE	\$1,200,000
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PRICE / SF	\$190.48
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### LOCATION INFORMATION

STREET ADDRESS	207 N Broad Street
CITY, STATE, ZIP	Philadelphia, PA 19107
COUNTY	Philadelphia
MARKET	Philadelphia
SUB-MARKET	Market Street East
CROSS-STREETS	Race Street
TOWNSHIP	City of Philadelphia
SIDE OF THE STREET	Northeast
NEAREST HIGHWAY	Vine Street Expy, I-676 & I-95
NEAREST AIRPORT	PHL- Philadelphia International [11 Mi.]

### PARKING & TRANSPORTATION

PARKING TYPE	Surface
	Off Street, Public Parking

### PROPERTY INFORMATION

ZONING	CMX4 - Community and Center City Commercial Mixed-Use District
PROPERTY SUBTYPE	Medical
APN #	883023600
RE TAXES	\$6,920
CONDO FEE	\$1,870 Annually

### BUILDING INFORMATION

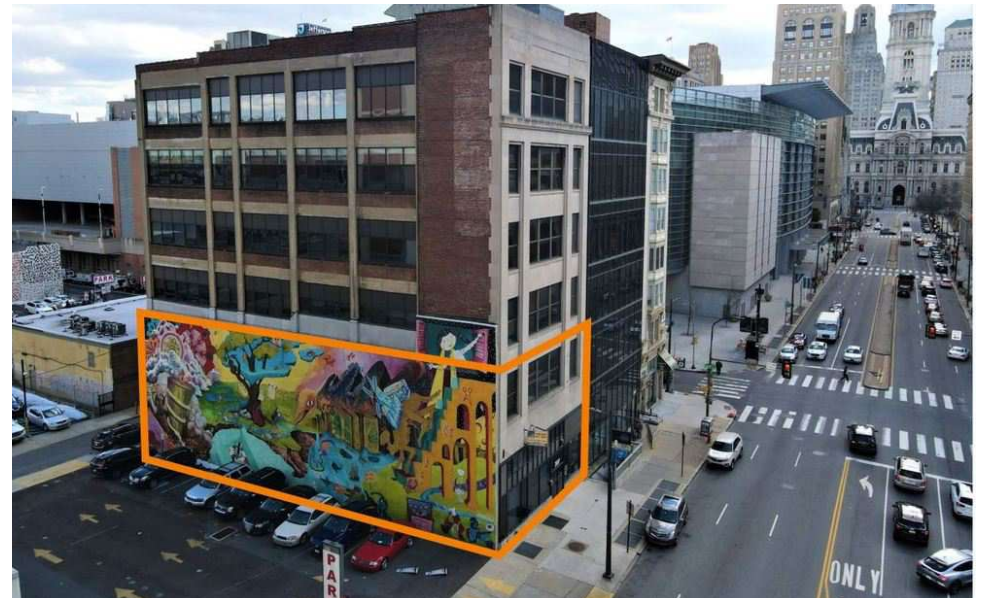
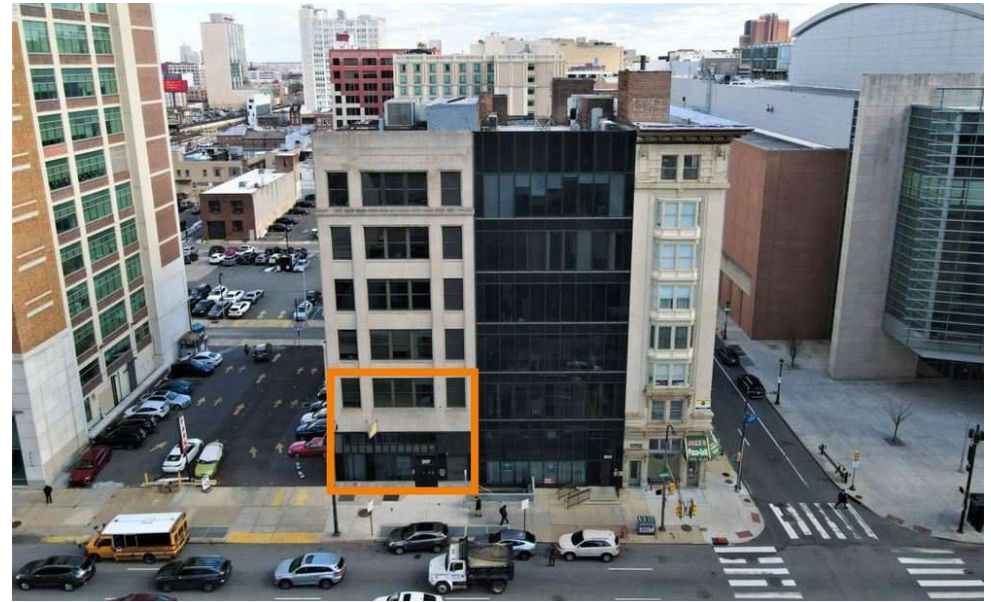
BUILDING SIZE	6,300 SF±
NUMBER OF FLOORS	2
YEAR BUILT	1939
CONSTRUCTION STATUS	Existing
FOUNDATION	12' Slab to Slab
MEZZANINE	Yes

### UTILITIES & AMENITIES

ELEVATORS	Yes
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes

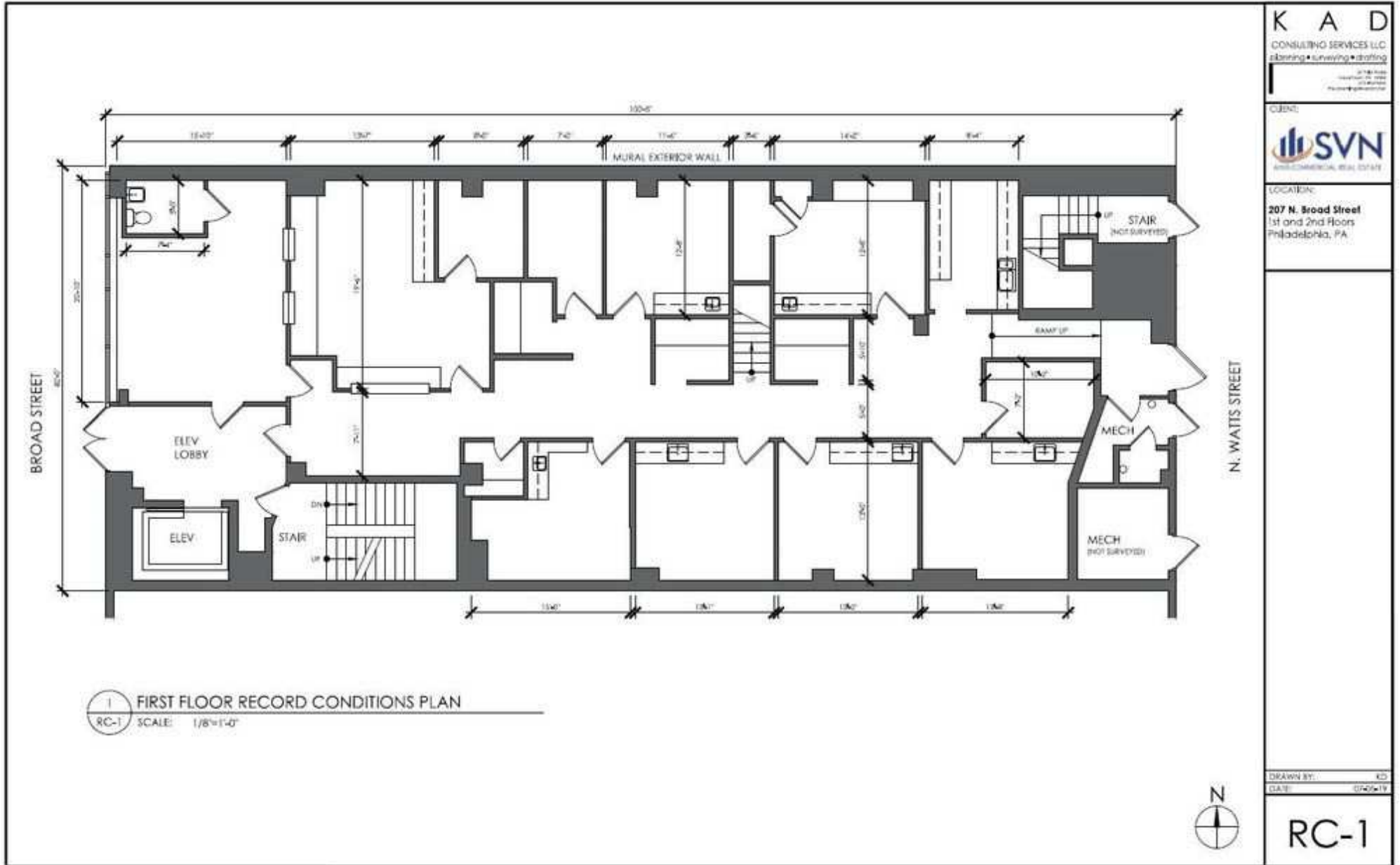
## PROPERTY HIGHLIGHTS

- Medical, office, or retail opportunity
- Condo-fee simple ownership
- 6,300 SF available
- 1st floor location
- Turn-key medical set up
- Off street, public parking lot directly adjacent
- All public transportation nearby
- Amenities rich location
- Highly visible & accessible
- Located in the Central City neighborhood of Philadelphia
- Minutes from Reading Terminal Market, Philadelphia City Hall, Pennsylvania Conventional Center and Pennsylvania Academy of the Fine Arts
- Close to Philadelphia Marriott Downtown, restaurants & amenities
- Convenient Access to I-676 (Vine Street Expressway) & I-95

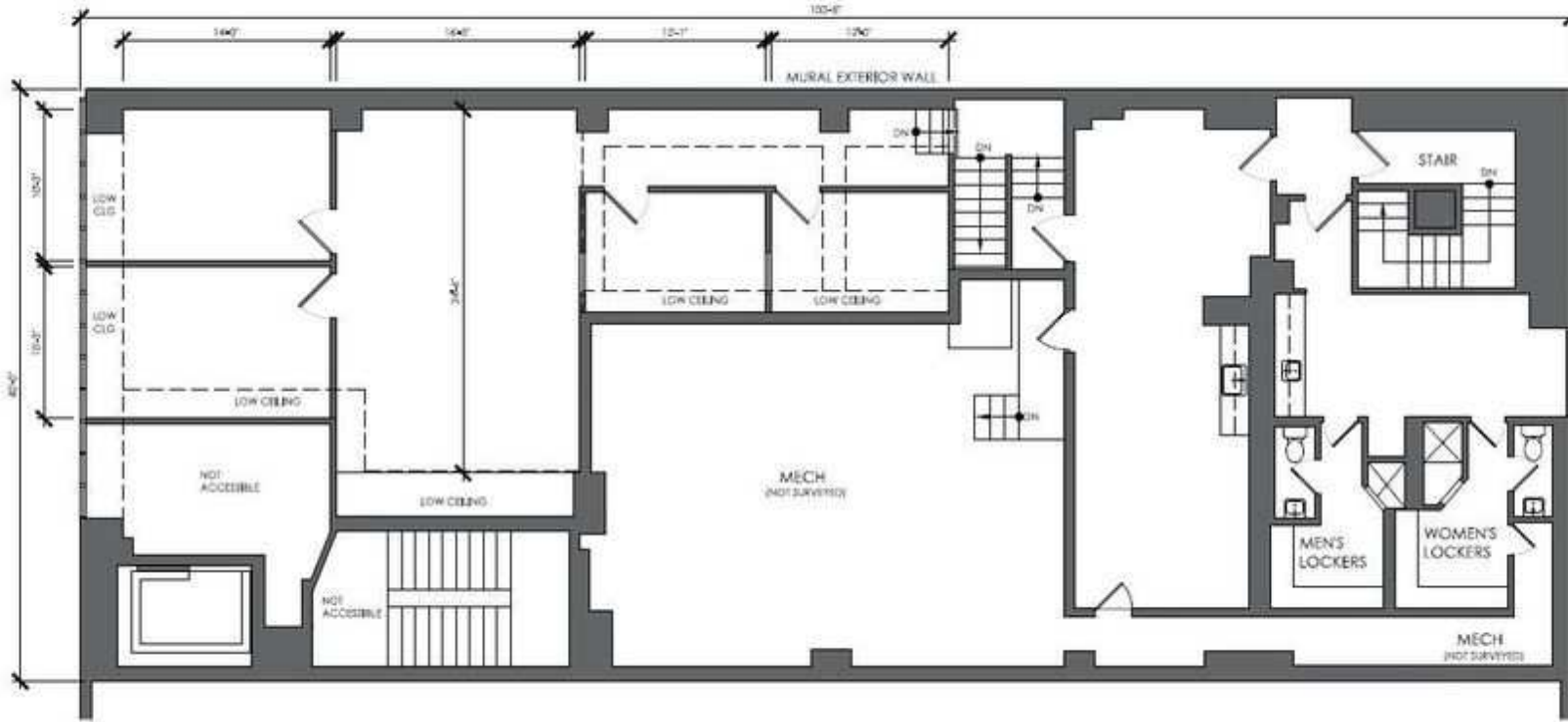




# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR



**K A D**  
 CONSULTING SERVICES LLC  
 planning • surveying • drafting  
 617-888-1111  
 1000 N. Broad Street  
 Philadelphia, PA 19107

CLIENT:  
  
 SVN  
 AHIA COMMERCIAL REAL ESTATE

LOCATION:  
 207 N. Broad Street  
 1st and 2nd Floors  
 Philadelphia, PA

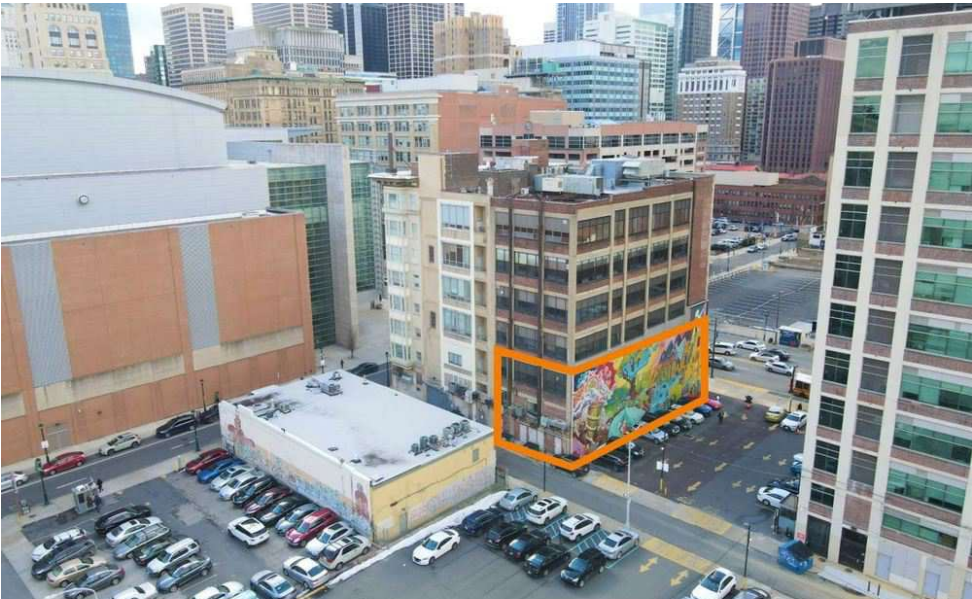
DRAWN BY: KDJ  
 DATE: 07/05/19

**RC-2**

1 SECOND FLOOR RECORD CONDITIONS PLAN  
 RC-2 SCALE: 1/8"=1'-0"



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



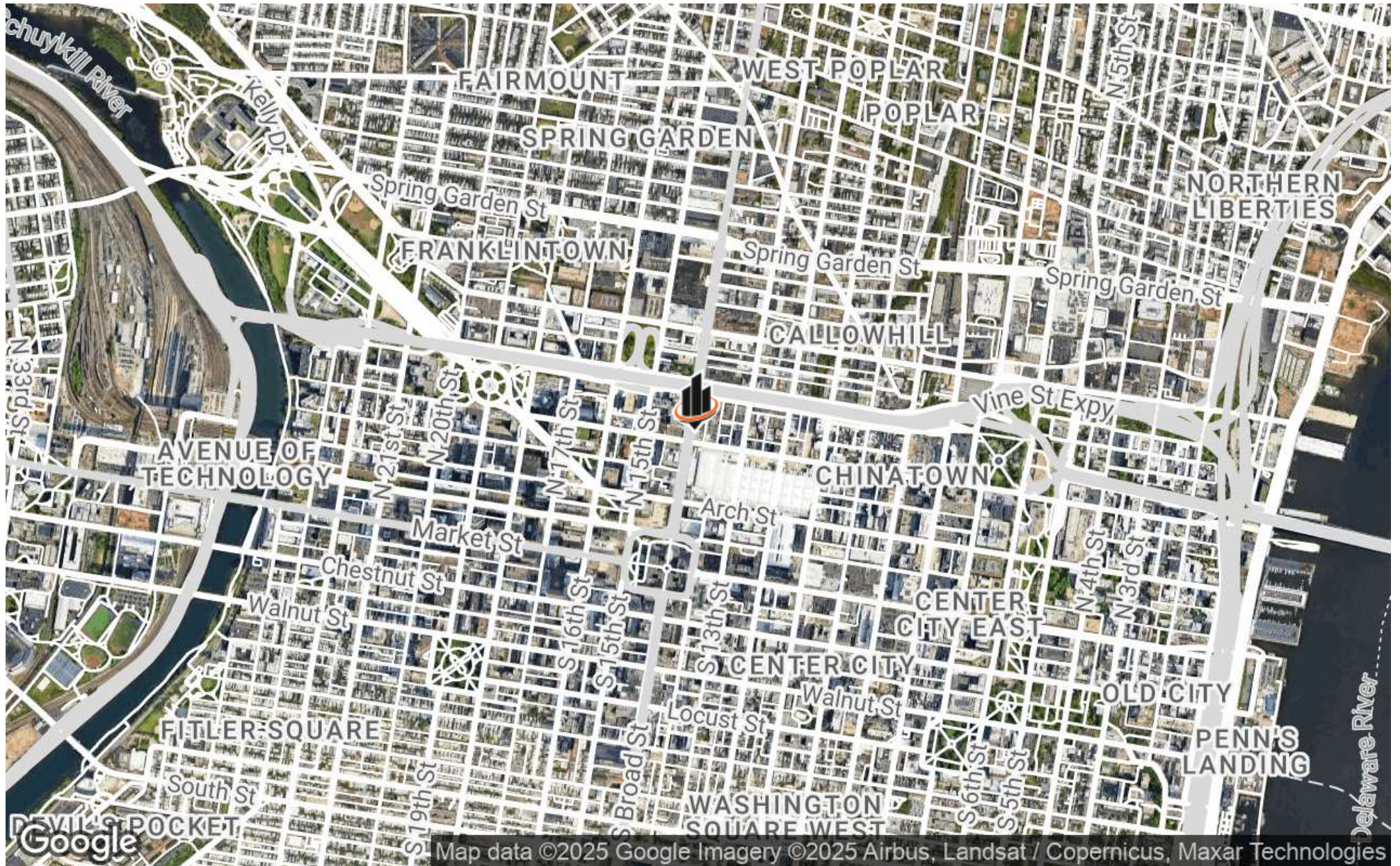




**SECTION 2**  
**The Location**

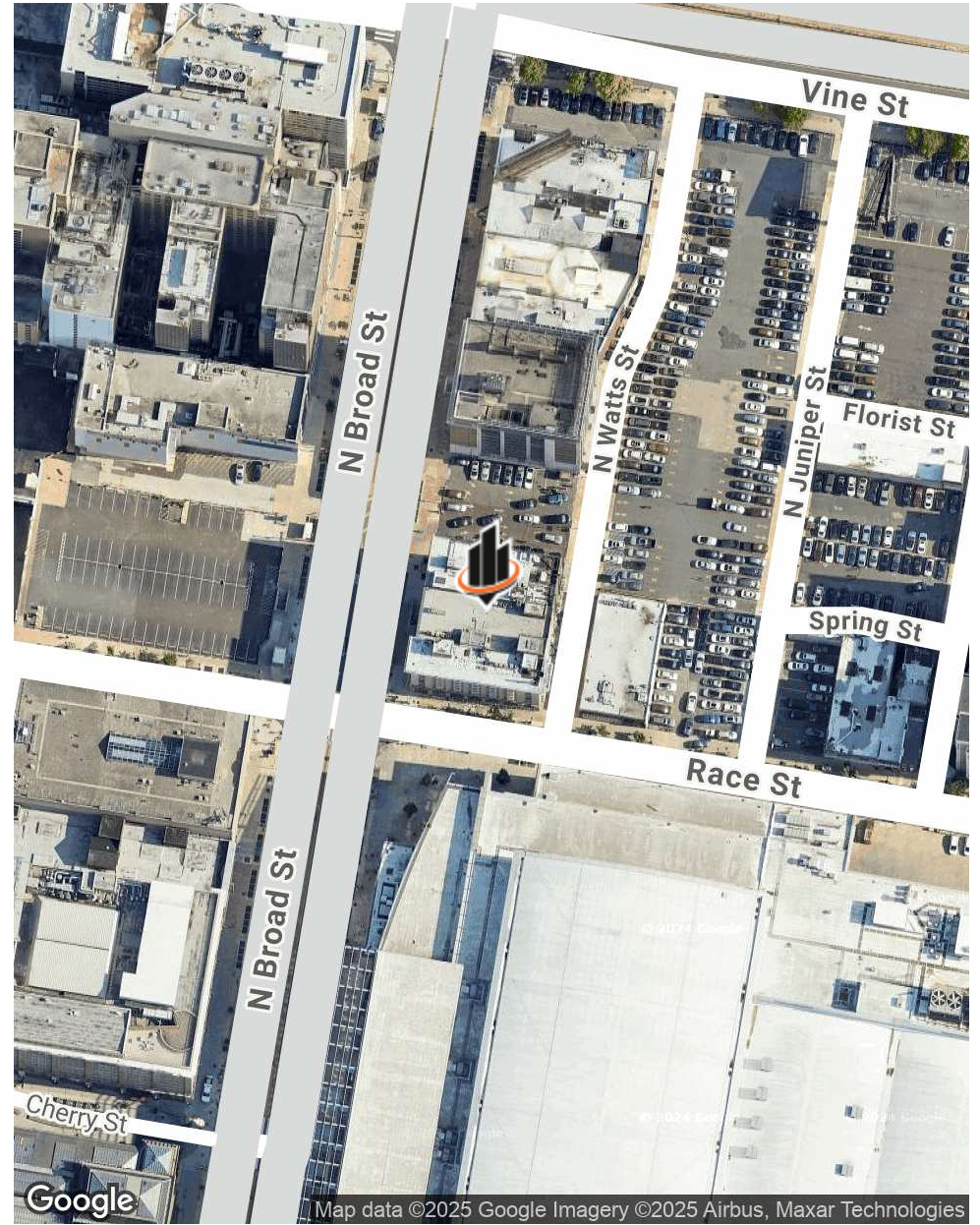
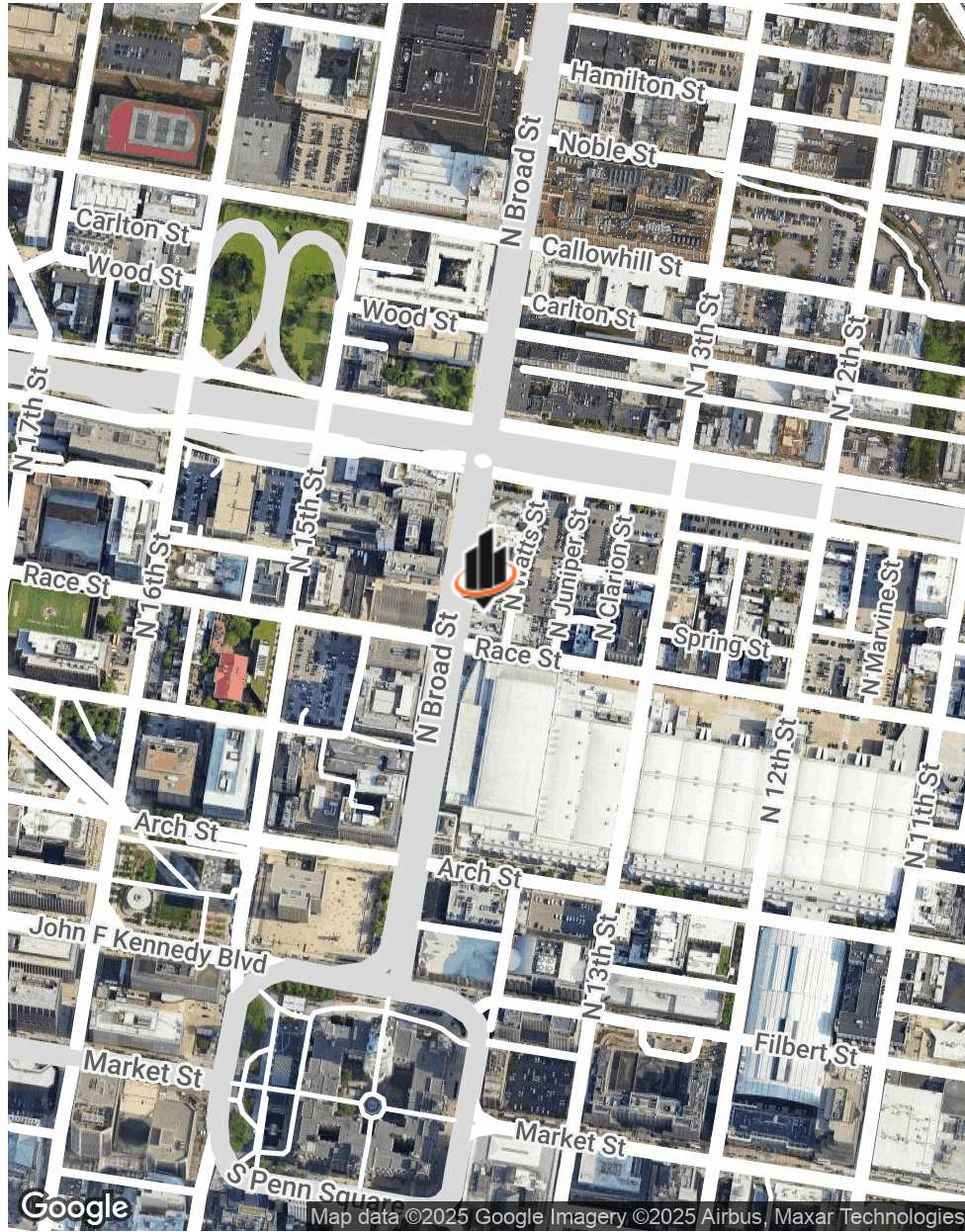


REGIONAL MAP





# LOCATION MAP







SECTION 3  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,273	65,334	137,293
AVERAGE AGE	37.9	35.2	34.5
AVERAGE AGE (MALE)	37.7	36.1	35.1
AVERAGE AGE (FEMALE)	37.2	34.0	33.7

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,170	37,588	73,566
# OF PERSONS PER HH	1.8	1.7	1.9
AVERAGE HH INCOME	\$68,302	\$76,308	\$80,212
AVERAGE HOUSE VALUE	\$257,211	\$363,793	\$409,179

2020 American Community Survey (ACS)







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