

1821 WASHINGTON AVE

Graduate Hospital Philadelphia 19146



WAREHOUSE SPACE AVAILABILITY ON WASHINGTON AVENUE

\$15.00 PSF

- » 12,000SF warehouse space with additional office and showroom
- » Property features 2 drive in garage doors, and off-street parking for 5 cars
- » Ceiling heights 10' - 18'
- » Ideal use for warehouse, contractor storage, light manufacturing, Property sits along Market Street
- » Zoned ICMX
- » Located on the Washington Avenue commercial corridor, close to public transportation and with easy access to I-76, I-95 and Walt Whitman Bridge.



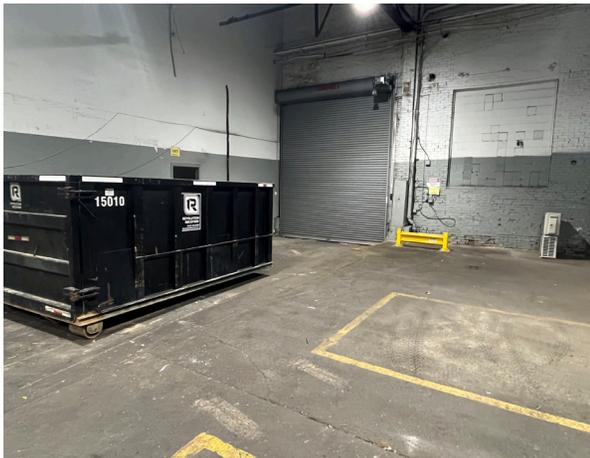
VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

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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Property Photos



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ICMX INDUSTRIAL COMMERCIAL MIXED-USE

ICMX

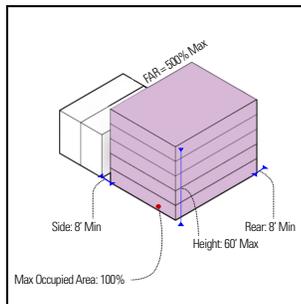
Table 14-701-4: Dimensional Standards for Industrial Districts



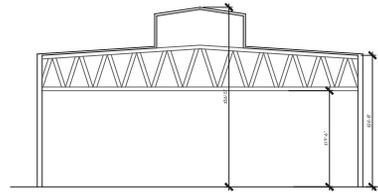
| | |
|-----------------------|-----------|
| Max. Occupied Area | 100% |
| Min. Front Yard Depth | 0 ft. [3] |
| Min. Side Yard Width | 8 ft. [3] |
| Min. Rear Yard Depth | 8 ft. [3] |
| Max. Height | 60 ft. |
| Max. Floor Area Ratio | 500% |

Table Note:

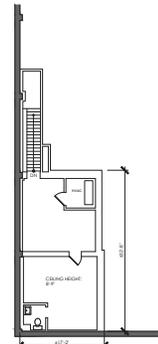
[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



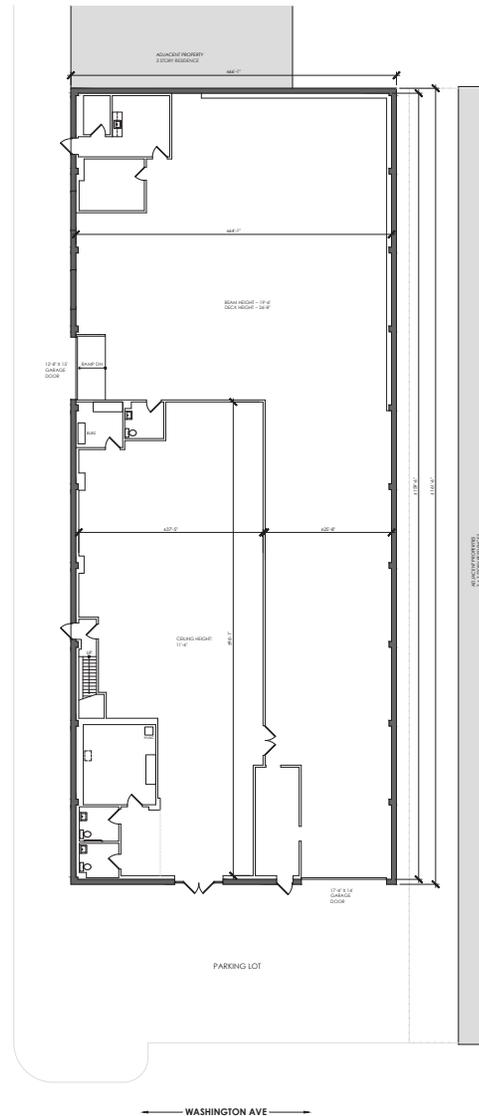
Floorplans



3 CURSORY SECTION
SCALE: 1/8" = 1'-0"



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



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Retail Map



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ABOUT THE NEIGHBORHOOD: Graduate Hospital

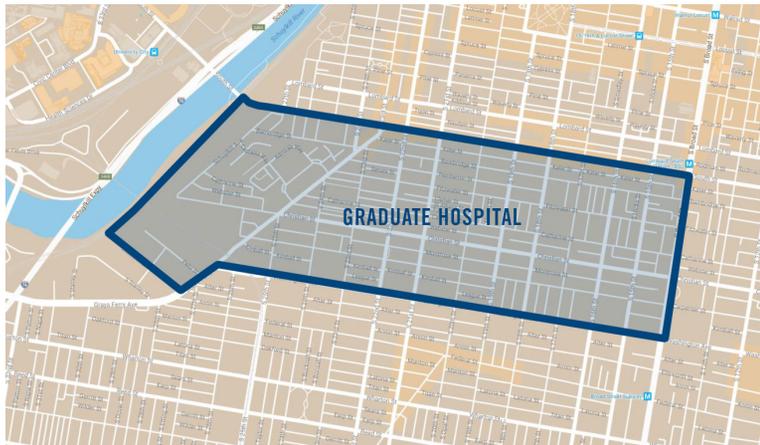
Though the large medical institution that gave this south-of-Center City swath its name is no longer in operation, Graduate Hospital has solidified a reputation independent of its common moniker.

South Street West is the neighborhood's main thoroughfare. It's clean, well-lit and extremely pedestrian-friendly thanks to a vibrant entrepreneurial energy coming from the neighborhood's restaurants, bars, cafes, shops and more.

The stretch of South Street east of Broad has long been considered a draw for out-of-towners, but Graduate Hospital's western half is on the serious come-up thanks to ambitious restaurateurs and shop owners.

Home to several of the city's best outdoor parks, landmarks, and attractions drawing thousands of revelers to the streets every year. Residents are big on traveling by foot — Graduate Hospital's walking proximity to Rittenhouse Square is a major perk — or on bicycles.

Characterized by a mix of single-family homes, new and old, and thriving places of worship, Graduate Hospital is a remarkably kid-friendly place (hence the stroller-filled sidewalks). It also distinctively possesses some of the best neighborhood bars in the area, from long-established institutions to gastropubby newcomers. An under-the-radar aspect of Graduate Hospital's personality is its handmade-arts scene, which draws wide acclaim.



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