

GROUND FLOOR COMMERCIAL FLEX SPACE FOR LEASE



**SCOTTS MILLS
3510 SCOTTS LANE
PHILADELPHIA, PA 19129**

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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**The
Flynn
Company**

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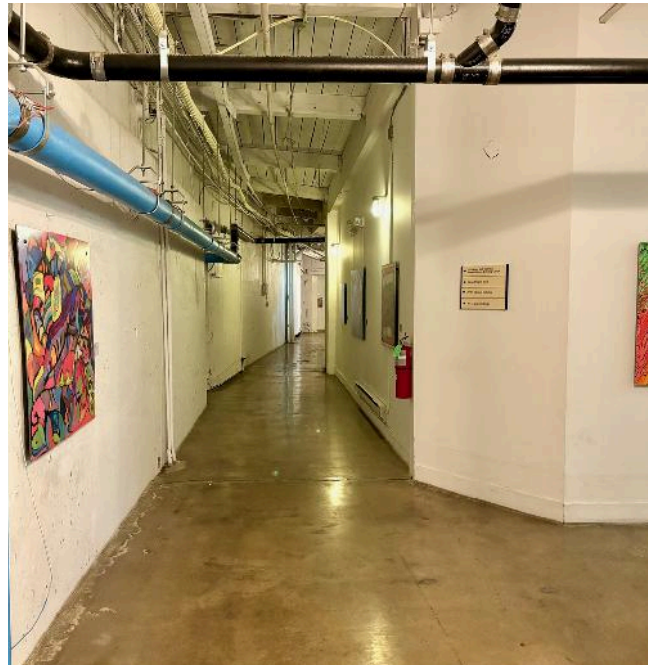
PROPERTY DESCRIPTION

The Flynn Company is pleased to announce the availability of a ground floor commercial space at the Scotts Mills complex in the East Falls neighborhood of Philadelphia. The 6,500 SF space is divisible to approximately 500 SF and is ideal for a wide array of commercial/flex/office uses. It offers a loading dock with a roll-up door directly into the space, HVAC and ample on-site parking. Formerly a 19th century textile mill, the building is defined by its vintage natural stone and brick accented exterior, exposed beam ceilings, concrete floors and interior walls rich in historic texture. Contact The Flynn Company to see how we can accommodate your small to medium size business.

Space Availability

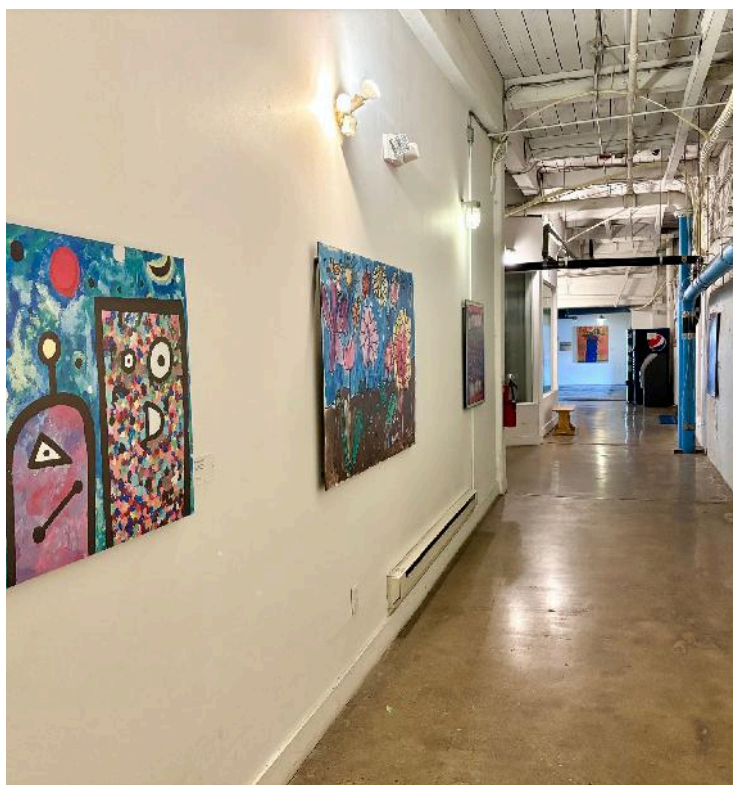
1st Floor: 6,500 SF

- Divisible to 500 SF

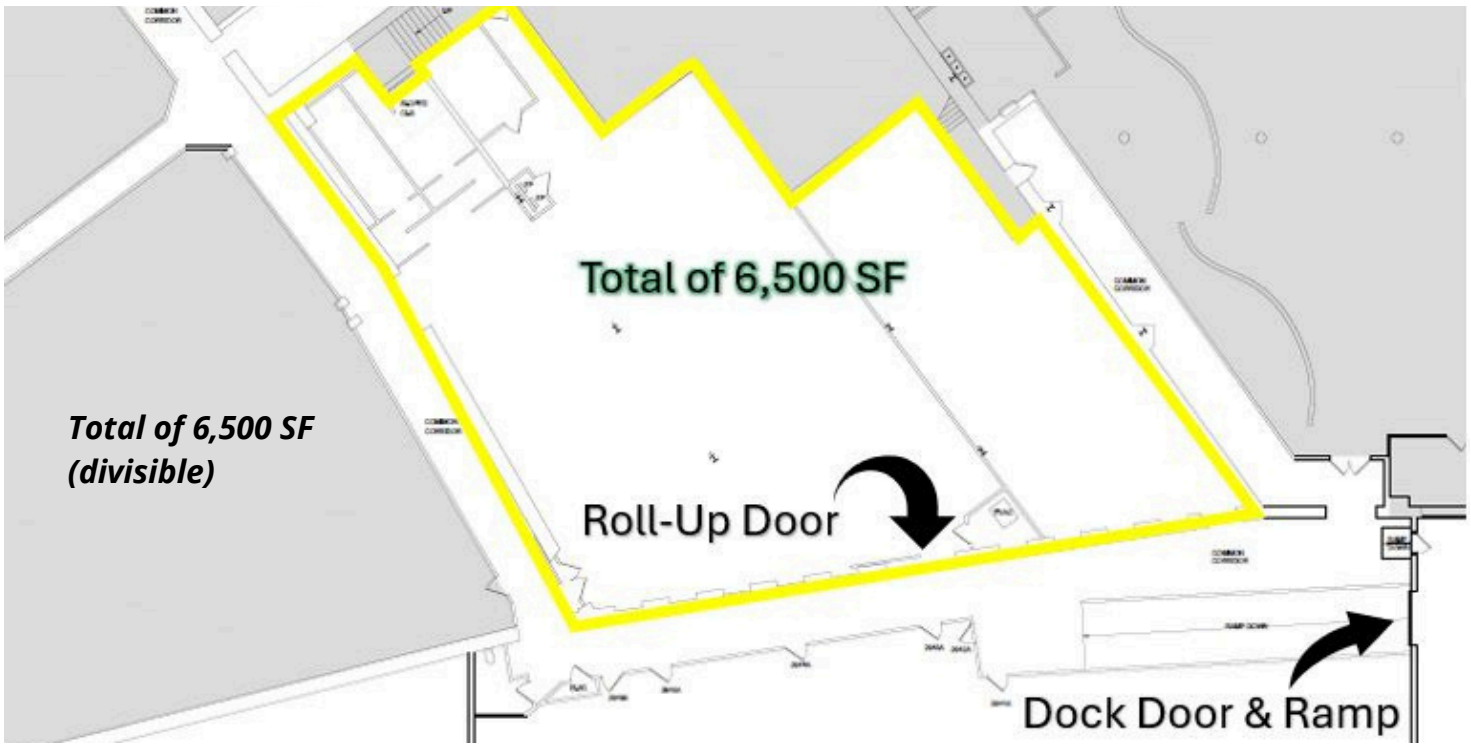


Scotts Mills is a unique, mixed-use community featuring loft-style apartments, artist studios and commercial space. It's conveniently located just off Rt. 1 and Kelly Drive; less than 5 miles from Center City Philadelphia.

PICTURES



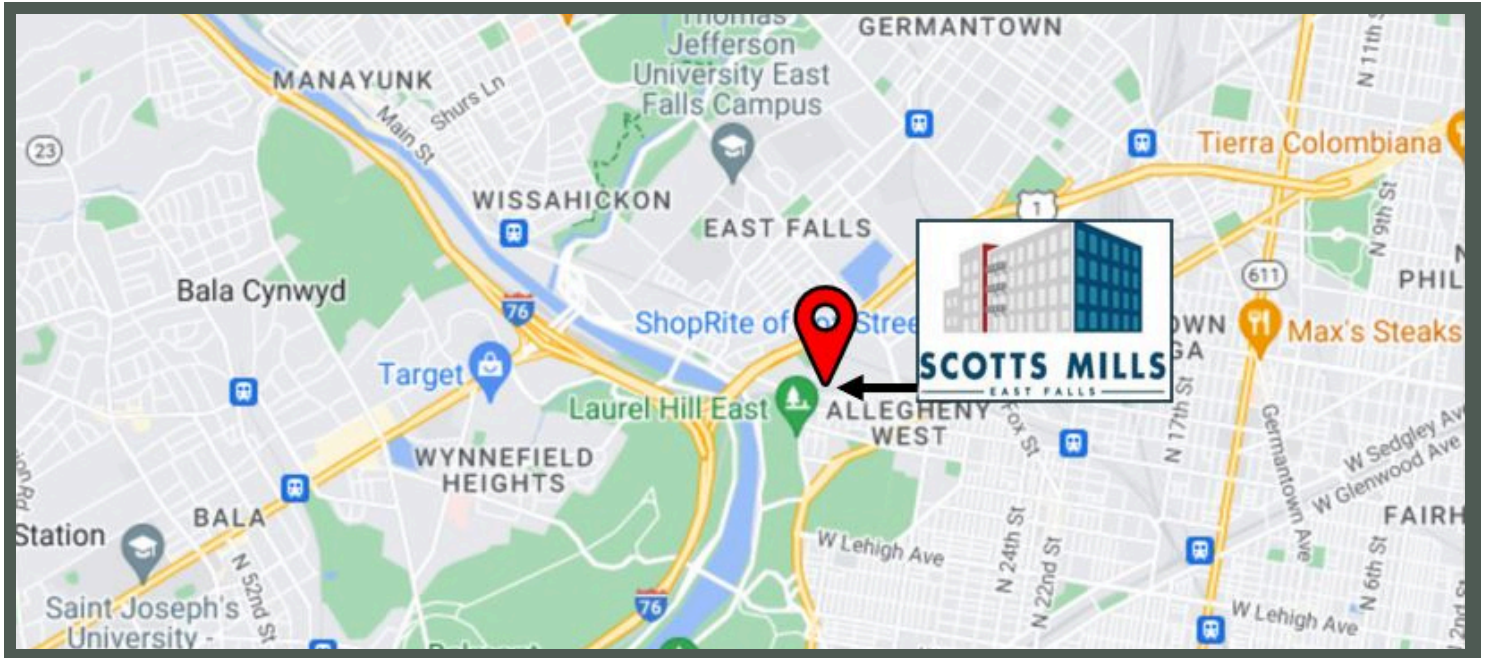
Floor Plan



Conceptual Plan



LOCATION



For More Information Please Contact:

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