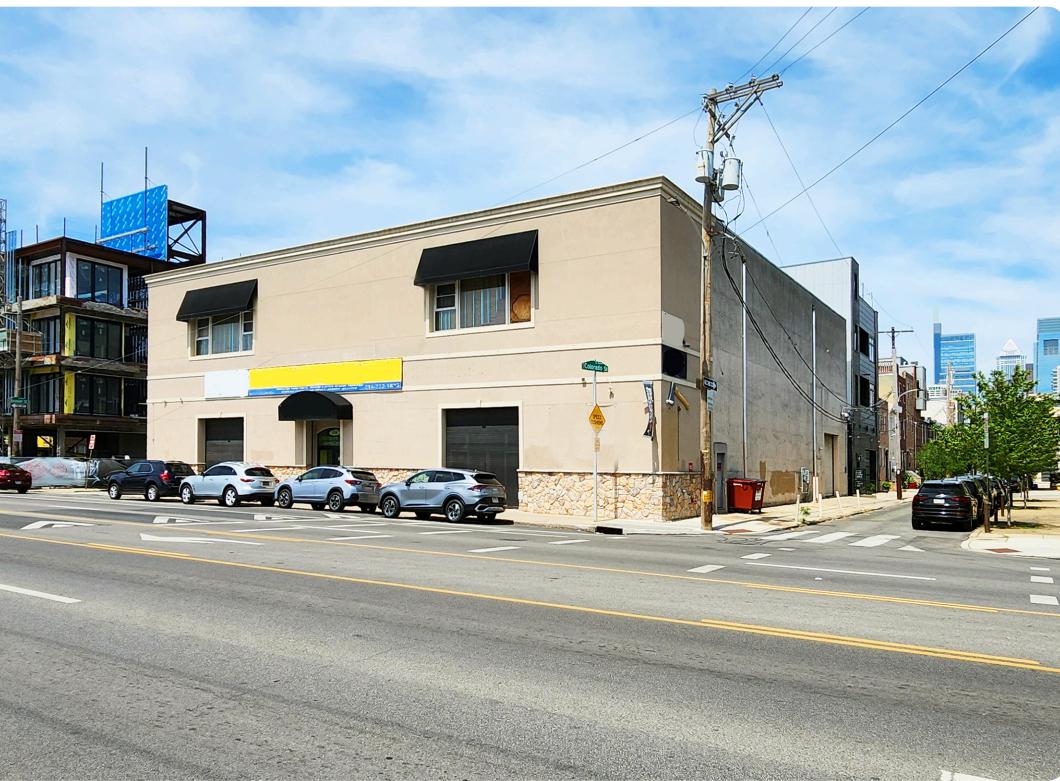


# AVAILABLE FOR LEASE



OCF REALTY  
COMMERCIAL  
215.735.7368



**1719 Washington Avenue 1<sup>st</sup> Floor  
Philadelphia, PA 19146**

**8,600 Square Feet**

**Welcome to Washington Avenue! The expansive first floor of this great building on Washington Avenue is available for lease for the first time in many years!**

**This unique 8,600 square foot space, formerly a daycare center, features a drive-in overhead door, two large multi-seat bathrooms, a 600 square foot mezzanine, central HVAC, and 20 FOOT CEILINGS!**

**Now's the time to bring your business to this rapidly changing commercial corridor, where hundreds of units of housing are just finishing construction, with more to come!**

## FEATURES

- HIGH TRAFFIC COMMERCIAL CORRIDOR
- RARELY AVAILABLE
- OVERHEAD DRIVE-IN DOOR
- 20 FOOT CEILINGS
- CENTRAL HVAC
- OPEN TO A VARIETY OF USES



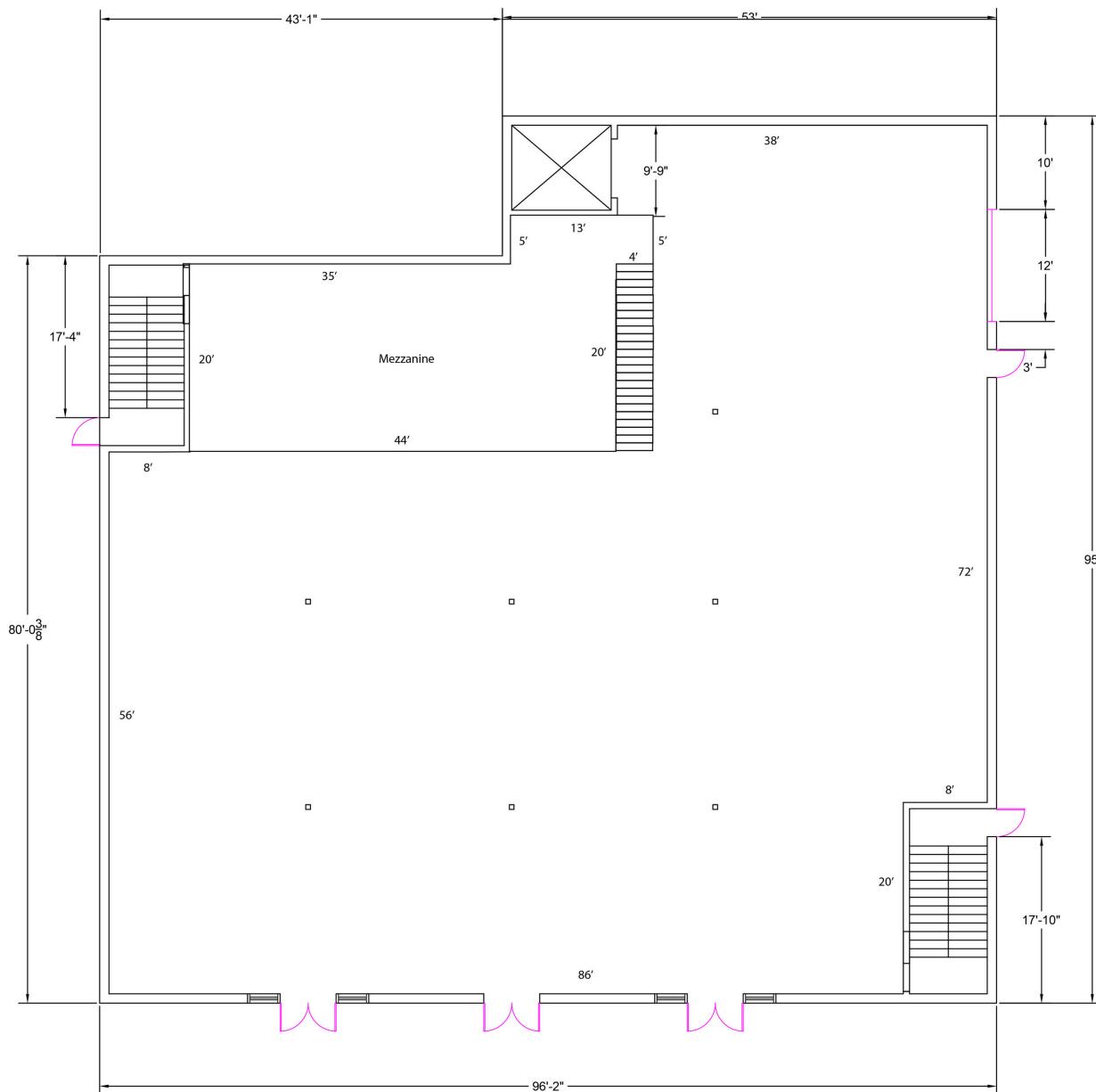
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**\$25 psf**



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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: THESE PLANS ARE FOR PRELIMINARY PLANNING PURPOSES ONLY. TENANTS SHOULD CONDUCT THEIR OWN SURVEY PRIOR TO THE START OF CONSTRUCTION DRAWINGS.