

AVAILABLE FOR LEASE



**OCF REALTY
COMMERCIAL**
215.735.7368



1719 Washington Avenue 1st 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



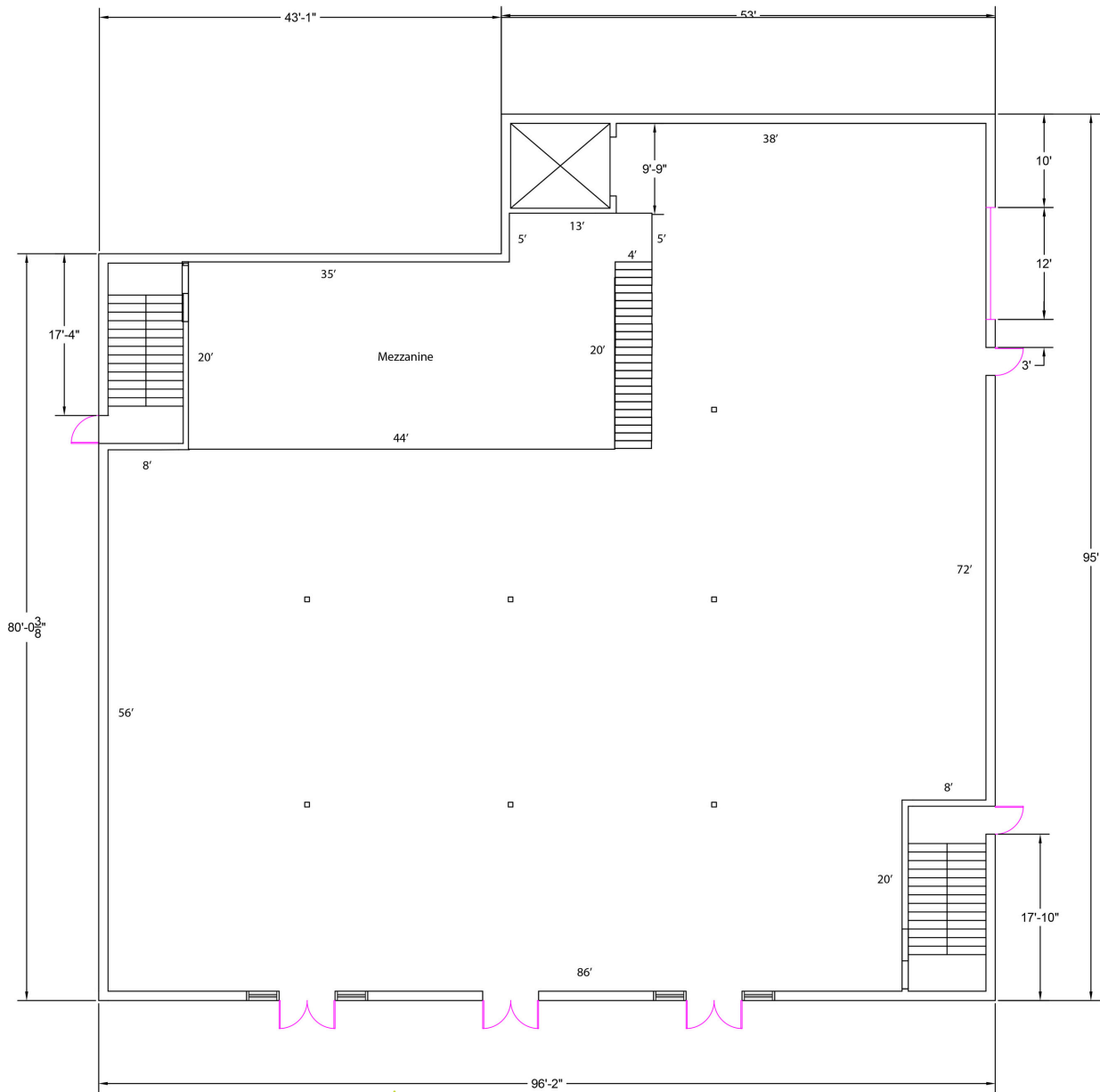
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\$25 psf



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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.