



Colliers

For Lease



# Office/Retail Condominium

## Contact us:

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### Colliers International

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## 1352 South Street C-1 Philadelphia, PA 19147

### Large Commercial Condominium at an Excellent Location

- Opportunity to enter outstanding market
- Ground floor of luxury 80-unit loft condominiums
- Large windows, high ceiling, natural light
- Indoor parking is available
- Steps to Broad Street and Avenue of the Arts
- Significant active area surrounded by renowned performance venues and flourishing business, residential and retail sectors
- Heavy daytime, evening, and weekend traffic

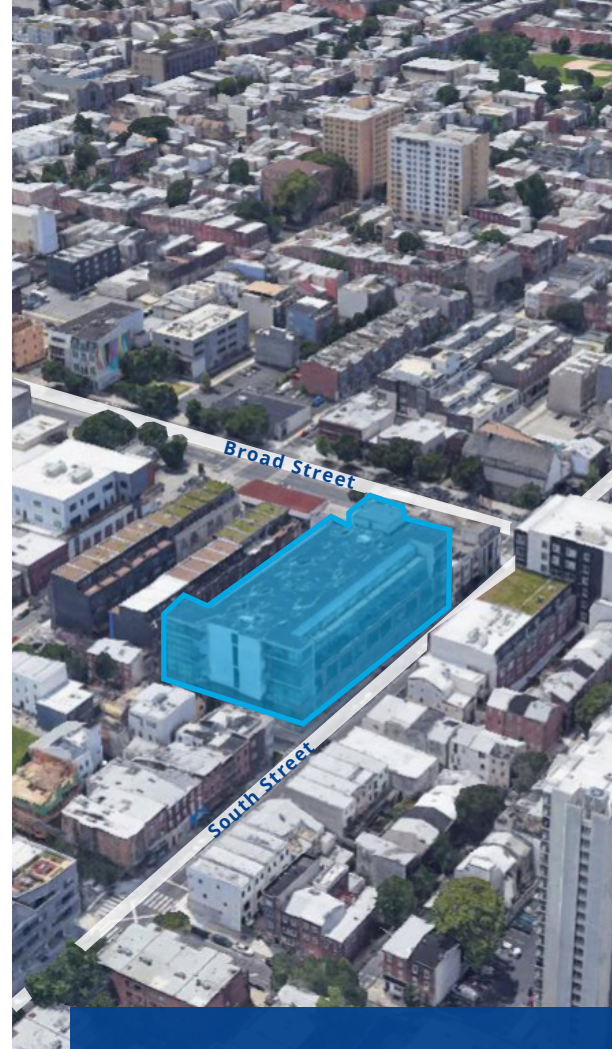
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Accelerating success.

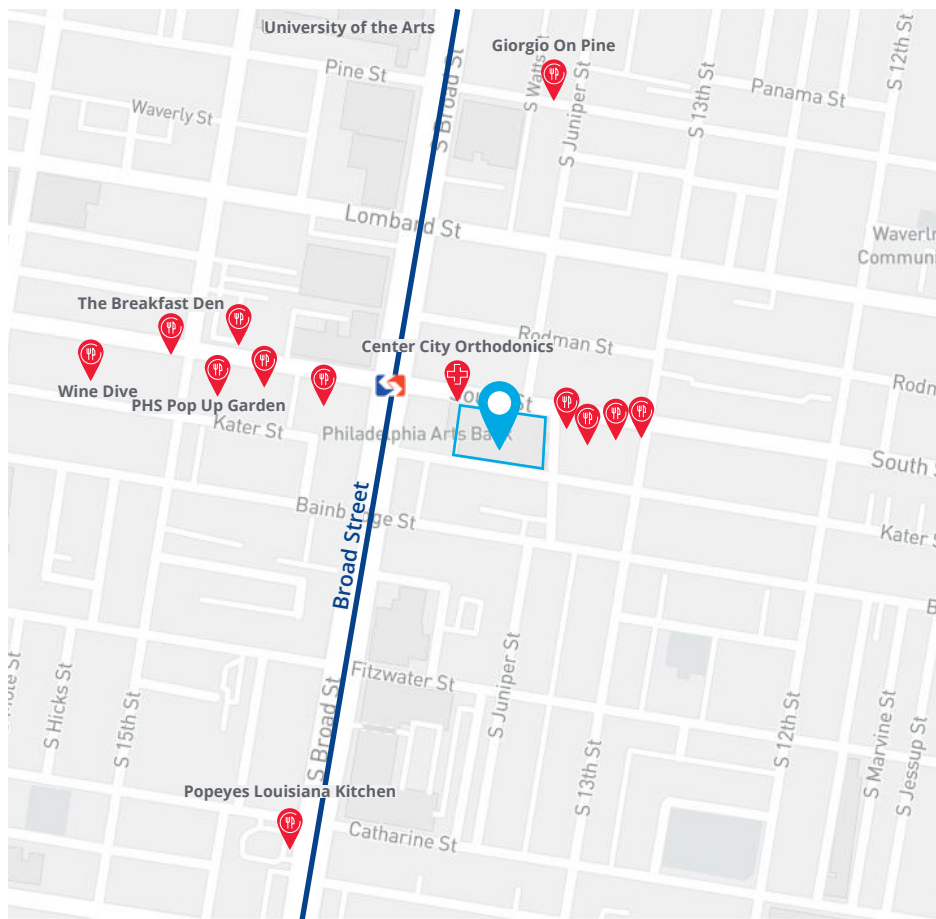
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## Specifications

|                 |   |
|-----------------|---|
| Address         | 1352 South Street C-1                       |
| Availability    | Immediate                                   |
| Ideal Uses      | Medical, Retail, Architect, Law, Tech, etc. |
| Frontage        | 55' full glass storefront on South Street   |
| OPA             | 888303359                                   |
| Building (SF)   | 3,149 SF                                    |
| Zoning          | CMX-2                                       |
| Tax (2020)      | \$12,187                                    |
| Condo Fee (mo.) | \$2,049                                     |
| Size            | 55' x 57.5'                                 |
| Ceiling Height  | 10'   |



## Map



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