

4640-46 UMBRIA ST & 149 WRIGHT ST

PHILADELPHIA, PA 19127



AVAILABLE FOR SALE OR LEASE

EXCLUSIVELY REPRESENTED BY

THE FLYNN COMPANY

Brendan Flynn | Michael Gallagher | Joseph Naselli

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Company

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WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



The Flynn Company is pleased to represent the availability of a truly one-of-a-kind commercial property with parking in the Manayunk section of Philadelphia; for sale or lease. 4640-46 Umbria St is a 15,090 SF converted boiler house which is now creative office and offers the loft-aesthetic that is highly attractive to employers and employees alike. The 1st floor is currently leased and the entirety of the 2nd floor is available. The available space boasts 12 glass-front offices, 2 professional recording studios, a large glass-front conference room as well as a bullpen and lounge areas; this is quasi-shared space as the 2nd floor is open to the 1st floor. There are also 4 private bathrooms. Additionally, the property is adjacent to the Manayunk Canal and Manayunk Bridge Trail so occupants can freely enjoy the multiple hiking/biking/running trails that are located right at the doorstep.

149 Wright St is a 17,680 SF lot behind the building that is comprised of approximately 40 striped parking spaces. Approximately 20 parking spaces can be made available for the 7,000 SF vacancy.

The property is being marketed for sale or lease and we can accommodate lease prospects in need of anywhere from a single office to the entire building. Regarding a sale, ownership can be flexible and would be amenable to leasing back space; we are open to a creative structure.

2ND FLOOR LEASE AVAILABILITY - 7,000 SF

- 12 glass-front private offices
- 2 professional recording studios
- Large conference room
- Bullpen and lounge areas
- 4 individual bathrooms
- Quasi-shared space; shared kitchen and entry
- Exposed timber beams and spiral ducts for loft aesthetic
- 20 on-site parking spaces

AREA AMENITIES

- Walking distance to Manayunk Train Station
- Situated at the trailhead for the Manayunk Bridge Trail which connects to the Cynwyd Heritage Trail
- Ten minute walk to Manayunk's Main Street which boasts award-winning restaurants, cafes, bars and boutiques

ZONING: 4640-46 UMBRIA STREET

ZONING | CMX-2

Intended to accommodate neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

There is one community commercial mixed use (CMX-3) and two Center City commercial mixed-use (CMX-4 and CMX-5) zoning districts. These zoning districts accommodate larger-scale commercial uses and retail. These zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology.

MAX OCCUPIED AREA

Lot: Intermediate 75%; Corner 80%

MIN SIDE YARD WIDTH

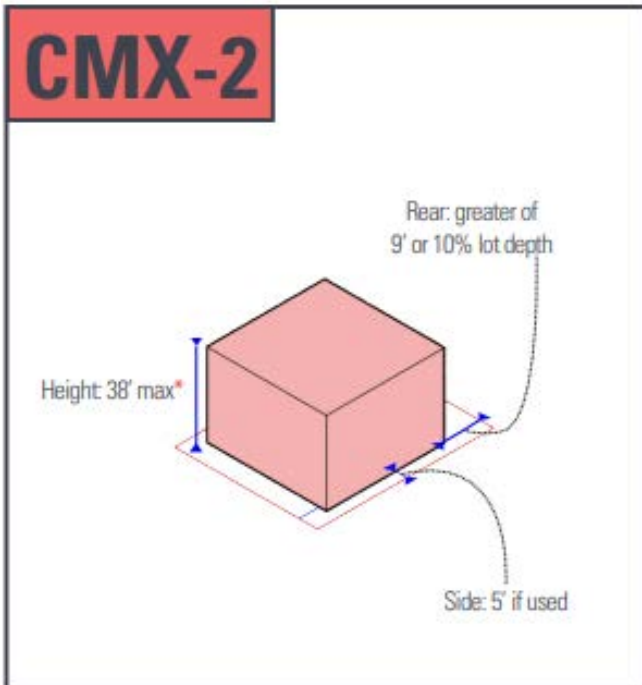
5 ft. if used

MIN REAR YARD DEPTH

The greater of 9 FT or 10% of depth

MAX FLOOR AREA RATIO

38 FT



Residential	Household Living (as noted below)	
	Single-family	Y[3]
	Two-family	Y[3]
	Multi-family	Y[2] [3]
Parks & Open Spaces	Group Living (except as noted below)	N
	Personal Care Home	S[3]
	Single-Room Residence	N
	Passive Recreation	Y
Public, Civic, and Institutional	Active Recreation	S
	Adult Care	Y
	Child Care (as noted below)	
	Family Child Care	Y
	Group Child Care	Y
	Child Care Center	Y
	Community Center	Y
	Educational Facilities	Y
	Fraternal Organization	Y
	Hospital	Y
Office	Libraries and Cultural Exhibits	Y
	Religious Assembly	Y
	Safety Services	Y
	Transit Station	S
	Utilities and Services, Basic	S
	Wireless Service Facility (as noted below)	
	Freestanding Tower	S
	Building or Tower-Mounted Antenna	Y
	Business and Professional	Y
	Medical, Dental, Health Practitioner (as noted below)	
Retail Sales	Sole Practitioner	Y
	Group Practitioner	S
	Government	Y
	Building Supplies and Equipment	Y
	Consumer Goods (except as noted below)	Y
	Drug Paraphernalia Sales	N
	Gun Shop	N
	Medical Marijuana Dispensary	Y
	Food, Beverages, and Groceries	Y
	Pets and Pet Supplies	Y
Commercial Services	Sundries, Pharmaceuticals, and Convenience Sales	Y
	Wearing Apparel and Accessories	Y
	Animal Services (except as noted below)	S
	Boarding and Other Services	N
	Assembly and Entertainment (except as noted below)	S
	Amusement Arcade	N
	Casino	N
	Nightclubs and Private Clubs	S
	Pool or Billiards Room	N
	Building Services	N
Vehicle and Vehicular Equipment Sales and Services	Business Support	Y
	Eating and Drinking Establishments (as noted below)	
	Prepared Food Shop	Y
	Take-Out Restaurant	S
	Sit Down Restaurant	Y
	Smoking Lounge	N
	Financial Services (except as noted below)	Y
	Personal Credit Establishment	N
	Funeral and Mortuary Services	Y
	Maintenance & Repair of Consumer Goods	Y
Wholesale, Distribution, Storage	Marina	N
	Parking, Non-Accessory (as noted below)	
	Surface Parking	S
	Structured Parking	S
	Personal Services (except as noted below)	Y
	Body Art Service	N
	Fortune Telling Service	N
	Radio, Television, and Recording Services	Y
	Visitor Accommodations	N
	Commissaries and Catering Services	Y
Industrial	Commercial Vehicle Sales and Rental	N
	Personal Vehicle Repair and Maintenance	N
	Personal Vehicle Sales and Rental	N
Urban Agriculture	Vehicle Fueling Station	N
	Vehicle Equipment and Supplies Sales and Rental	Y
	Moving and Storage Facilities	N
	Wholesale Sales and Distribution	N
	Artist Studios and Artisan Industrial	Y
	Research and Development	Y
	Community Garden	Y
	Market or Community-Supported Farm	Y

ZONING: 149 WRIGHT STREET

ZONING | RSA-5

Intended to accommodate attached and semi-detached houses on individual lots

There are five residential single-family attached (RSA) districts. RSA districts are intended to accommodate attached and semi-detached houses on individual lots, but can be applied to a mix of housing types. RSA-1 requires the largest lot size and setbacks. These minimum lot and setback requirements decrease for RSA-3 and RSA-5 districts.

MAX OCCUPIED AREA

Lot: Intermediate 75%; Corner 80%

MIN SIDE YARD WIDTH

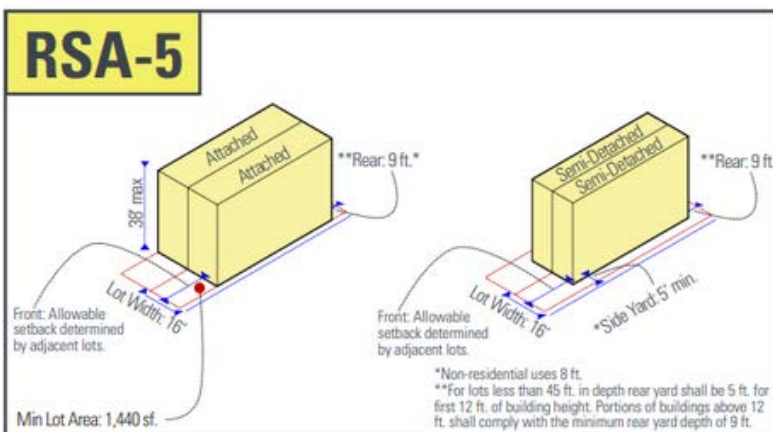
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MAX FLOOR AREA RATIO

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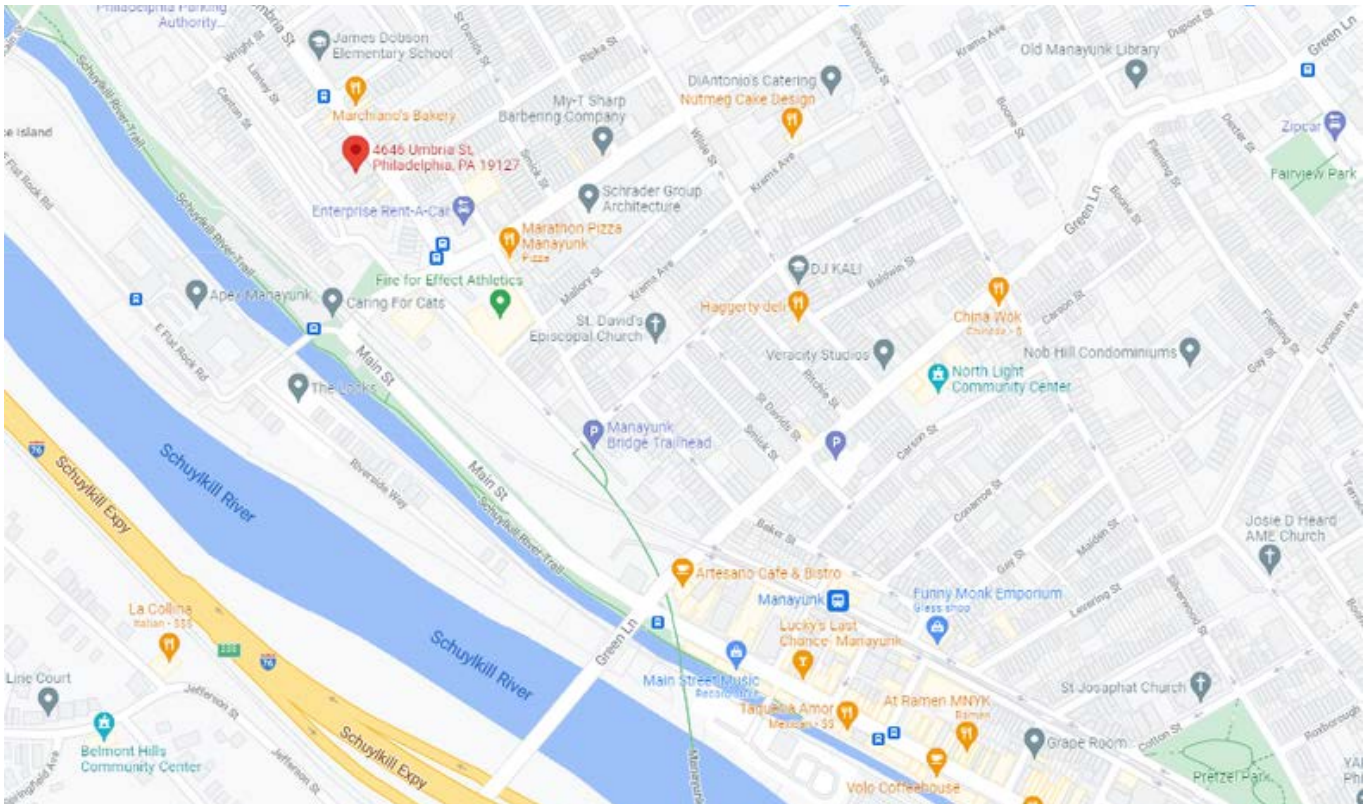


Residential Use Category	
Household Living (as noted below)	
Single-Family	Y
Two-Family	N
Multi-Family	N
Group Living (except as noted below)	S
Personal Care Home	S
Single-Room Residence	N
Parks and Open Spaces Use Category	
Passive Recreation	Y
Active Recreation	S
Public, Civic, and Institutional Use Category	
Adult Care	N
Child Care (as noted below)	
Family Child Care	Y
Group Child Care	S[2]
Child Care Center	N
Community Center	N
Educational Facilities	S[2]
Fraternal Organization	S[2]
Hospital	S[2]
Libraries and Cultural Exhibits	S[2]
Religious Assembly	Y[2]
Safety Services	Y[2]
Transit Station	Y[2]
Utilities and Services, Basic	S[2]
Wireless Service Facility	S
Office Use Category	
Business and Professional	N
Medical, Dental, Health Practitioner (as noted below)	
Sole Practitioner	N
Group Practitioner	N
Retail Sales Use Category	
Consumer Goods (except as noted below)	N
Drug Paraphernalia Sales	N
Gun Shop	N
Food, Beverages, and Groceries	N
Sundries, Pharmaceuticals, Convenience Sales	N
Wearing Apparel and Accessories	N
Commercial Services Use Category	
Business Support	N
Eating and Drinking Establishment	N
Personal Services	N
Visitor Accommodations	N
Commissaries and Catering Services	N
Urban Agriculture Use Category	
Community Garden	Y
Market or Community-Supported Farm	Y

4640-46 UMBRIA ST & 149 WRIGHT ST

7,000 SF OF CREATIVE OFFICE SPACE FOR LEASE

LOCATION

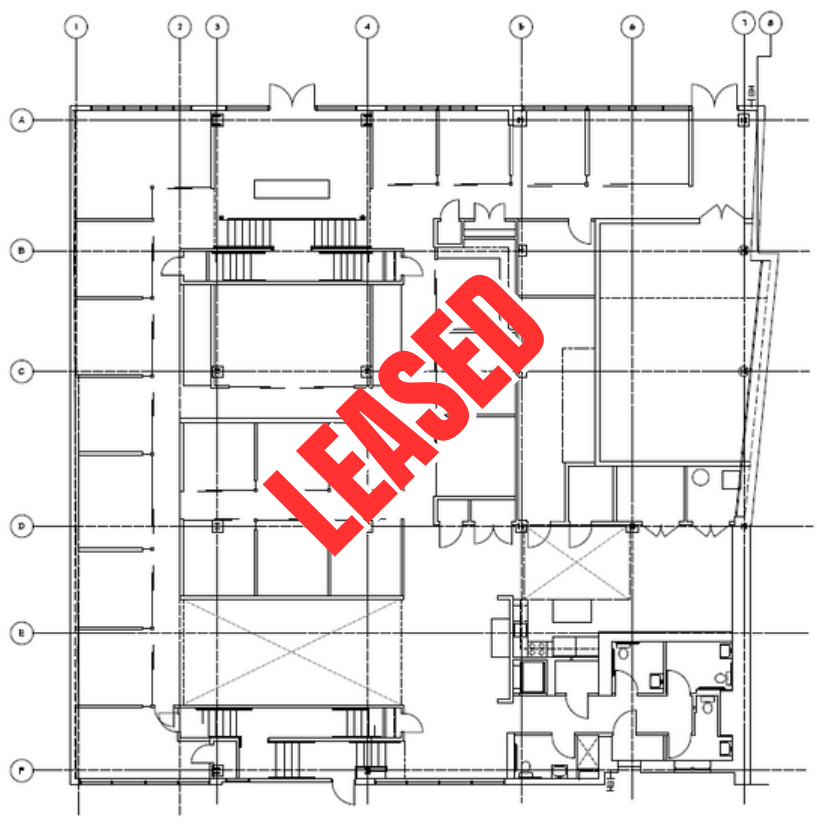


PROPERTY PHOTOS

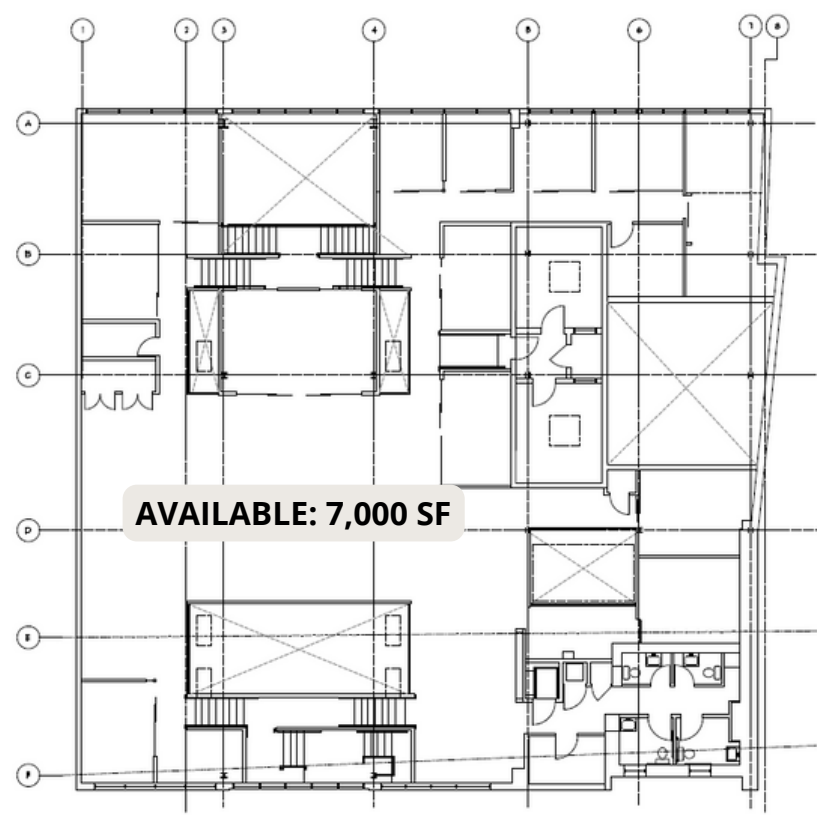


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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7,000 SF OF CREATIVE OFFICE SPACE FOR LEASE

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