



**BERKSHIRE
HATHAWAY**
Fox & Roach, REALTORS®
COMMERCIAL DIVISION

OFFERING MEMORANDUM
**EXCELLENT PHILADELPHIA
OFFICE & FLEX SPACE**
2708 COMMERCE WAY
PHILADELPHIA, PA 19154

Presented By:

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Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not any offer to lease the Property. The Owner/Landlord expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice.

The Owner/ Landlord shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner/Landlord executed and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner/Landlord, in Owner's sole discretion. By submitting an offer or Letter of Intent, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner/Landlord and Berkshire Hathaway Fox & Roach Realtors from any liability with respect thereto.

To the extent Owner/Landlord or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner/Landlord. Only a fully executed Real Estate Lease Agreement shall bind any spaces for lease and each prospective lessee proceeds at its own risk.

SECTION 1
THE PROPERTY



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	UPON REQUEST
BUILDING SIZE:	35,148 SF+/-
AVAILABLE SF:	300 - 22,309 SF+/-
LOT SIZE:	2.09 AC
YEAR BUILT:	1925
RENOVATED:	1999
ZONING:	I-1 - LIGHT INDUSTRIAL
PARKING:	67 Spaces
MARKET:	PHILADELPHIA

Property Overview

Berkshire Hathaway is pleased to present 22,309 square feet of modern and well-maintained turnkey office space and flex space located in the northeast section of Philadelphia. This freestanding building demonstrates excellence in design and construction with high-end, fine finishes throughout. The well multi level allocated floor plan offers approximately 14,461 square feet on the second level, 5,001 square feet on the third level, and 2,847 square feet on the fourth level. The current floor plans include multiple private offices, conference rooms, restrooms and kitchenettes throughout all of the levels. This property is in a highly accessible location that is within minutes of major commuter routes such as Route 1, Interstate 95, and the Pennsylvania Turnpike. On the bottom of the property overview section we are inputting:

Location Overview

Located on Commerce Way in Philadelphia, Pennsylvania. Visible and convenient location with easy access to Bucks County, Montgomery County, South and Central New Jersey, and New York City. Close proximity and commutable distance to Center City, Philadelphia.

PROPERTY DETAILS

LEASE RATE:

UPON REQUEST

LOCATION INFORMATION

STREET ADDRESS	2708 COMMERCE WAY
CITY, STATE, ZIP	PHILADELPHIA, PA 19154
COUNTY	PHILADELPHIA
MARKET	PHILADELPHIA
SUB-MARKET	NORTHEAST PHILADELPHIA
TOWNSHIP	PHILADELPHIA COUNTY
NEAREST HIGHWAY	INTERSTATE 95 (I-95)
NEAREST AIRPORT	TRENTON MERCER AIRPORT (TTN) - 17 MI. PHILADELPHIA INTERNATIONAL AIRPORT (PHL) - 27 MI.

UTILITIES & AMENITIES

CENTRAL HVAC	YES
ELEVATOR SERVED	YES

PROPERTY INFORMATION

PROPERTY TYPE	OFFICE & FLEX
ZONING	I-1 - LIGHT INDUSTRIAL
LOT SIZE	2.09 ACRES / 91,253 SF
APN #	883092050

BUILDING INFORMATION

BUILDING SIZE	35,148 SF
TENANCY	MULTIPLE
NUMBER OF FLOORS	4
YEAR BUILT	1925
YEAR LAST RENOVATED	1999
FREE STANDING	YES

PROPERTY HIGHLIGHTS

- Excellent professional office & flex built to suit spaces
- Up to 22,309 SF +/- available
- Elevator served
- Functional and flexible floor plan
- Recent property improvements and upgrades
- High-End Finishes Throughout
- Available for immediate occupancy
- Turn-key delivery possible
- Diverse platform of national, regional and local manufactures and retailers in close proximity.
- Densely populated demographic profile
- 24-hour access
- Ample parking
- Prime location in Northeast Philadelphia
- Positioned within moments of the Bucks County border
- Convenient and quick access to/from I-95, Route 1, and Pennsylvania Turnpike



EXTERIOR PHOTOS



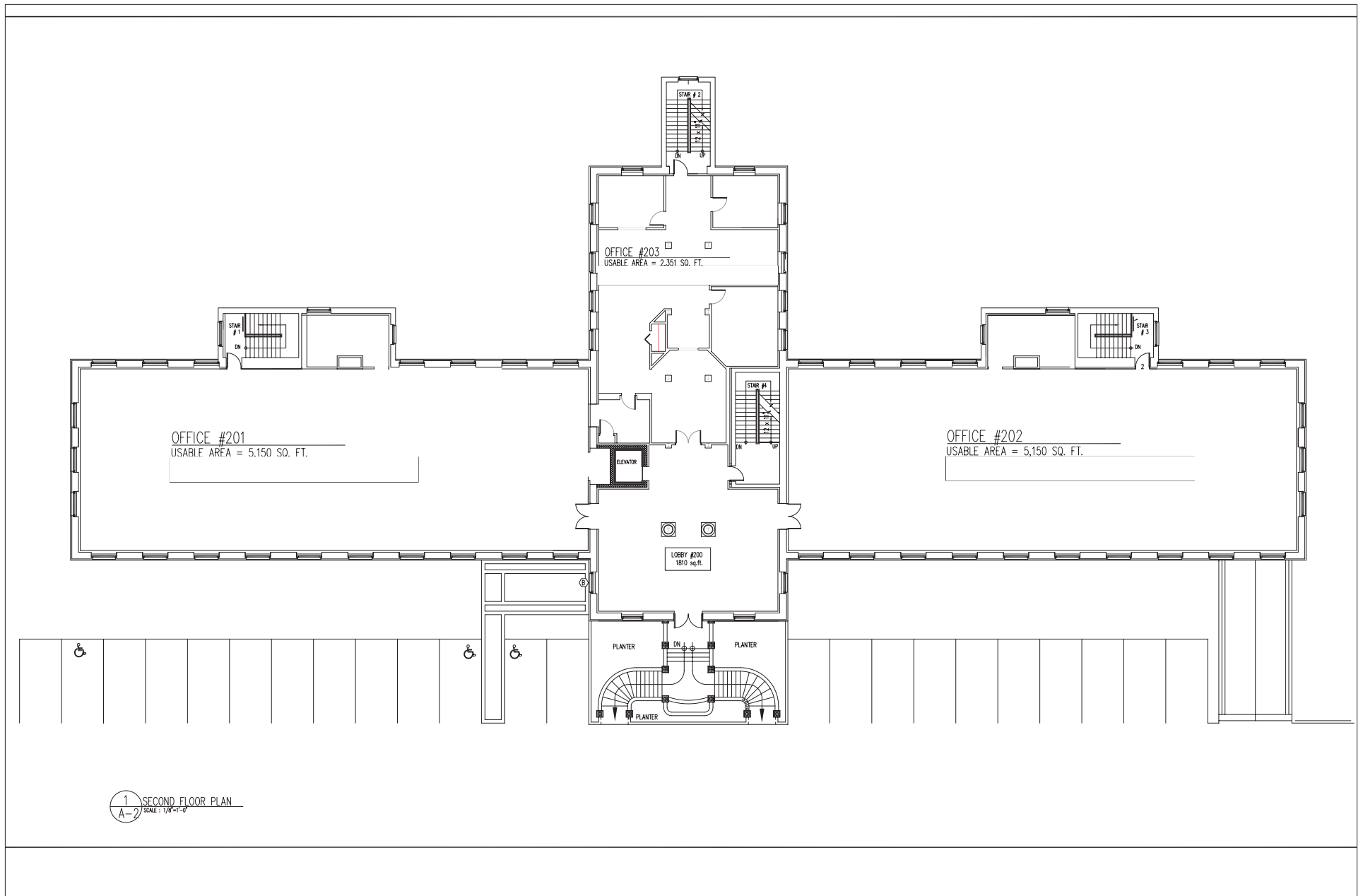
INTERIOR PHOTOS



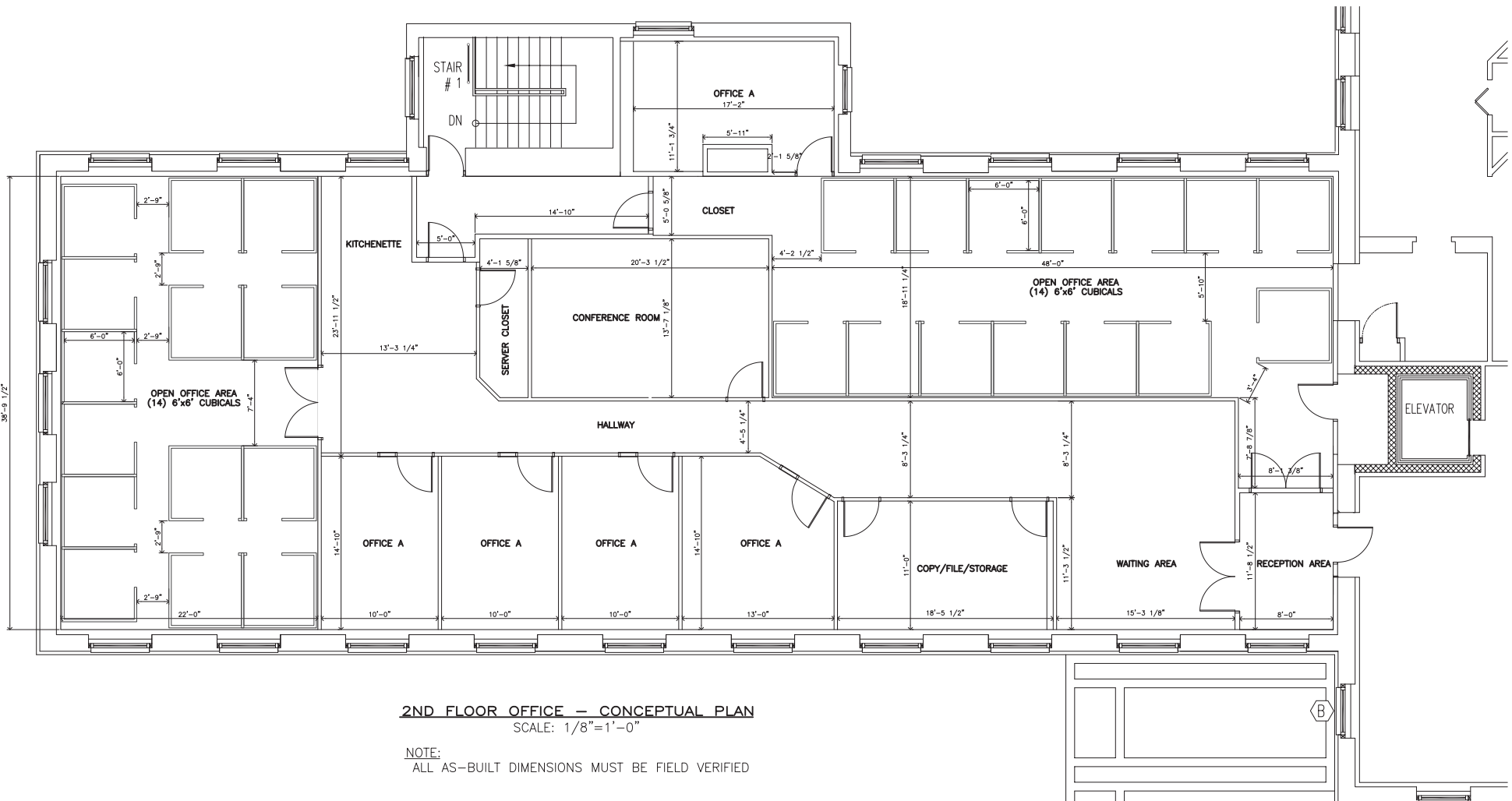
INTERIOR PHOTOS



FLOOR PLAN - SECOND LEVEL



FLOOR PLAN - SECOND LEVEL

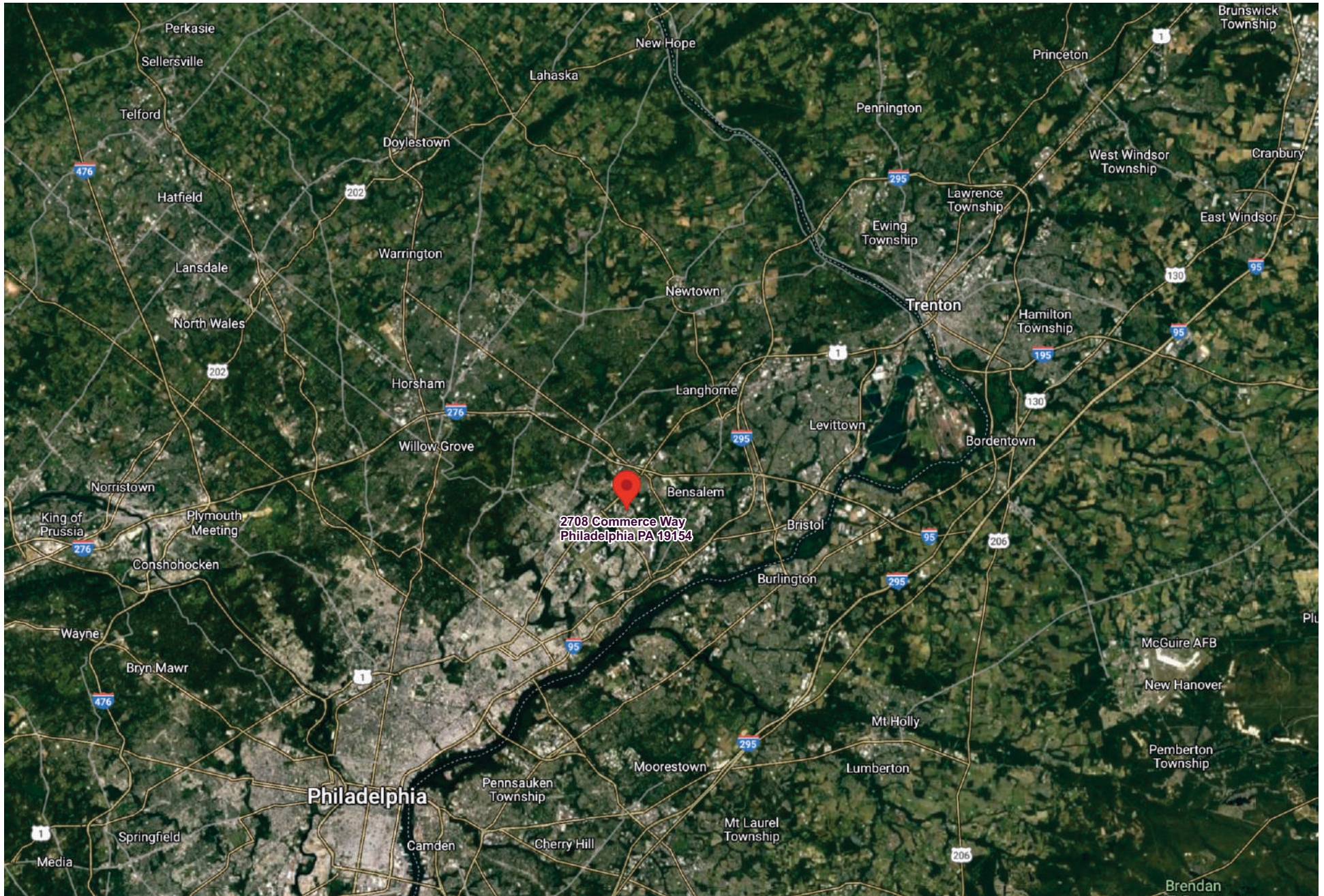




SECTION 2
THE LOCATION



REGIONAL MAP



LOCATION MAP





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