



VACANT OFFICE PROPERTY BY I-76: OWNER-USER / INVESTOR OPPORTUNITY

(OFFICE, MEDICAL, EDUCATION, DATA CENTER USES, ETC.)

1800 S 32nd St, Philadelphia, PA

**Approx. 31,716 SF on 1.85 Acres
Available For Sale**



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PROPERTY DESCRIPTION

1800 S 32nd Street, a traditional three-story office building spans approximately 31,716 square feet. Situated adjacent to the I-76 Schuylkill Expressway, access to the property is gained through a secured front gate on Vare Avenue. It previously served as the administrative offices for the Philadelphia Housing Authority ("PHA").

Strategically located, the property benefits from its proximity to the busy highway, which sees a daily traffic flow of over 95,000 vehicles. Additionally, Vare Avenue itself attracts over 6,400 vehicles each day. Despite the amount of vehicles, the property boasts excellent sound insulation with dense glass glazing, ensuring that the noise from outside traffic remains imperceptible within its walls.

The building is fully equipped with fire protection measures, including sprinklers throughout, with mechanical systems located in the basement. Two elevators are present within the property, complemented by two fire-protected stairwells positioned at opposite ends of the building.

The triangular site upon which the property sits provides approximately 69 painted parking spaces—a unique feature that distinguishes it within the area.

1800 S 32ND STREET

Building Class:	Class B Office
RBA:	Approx. 31,716 SF
Land Acreage:	1.85 Acres
Zoning:	RM-1, Residential Multi-Family
Parking:	69 Spaces; 2.18 per 1,000 SF
Proximity:	Philadelphia Intl. Airport - 7 mi Center City Philadelphia - 3.6 mi Philadelphia Navy Yard - 4.8 mi University City Philadelphia - 1.7 mi

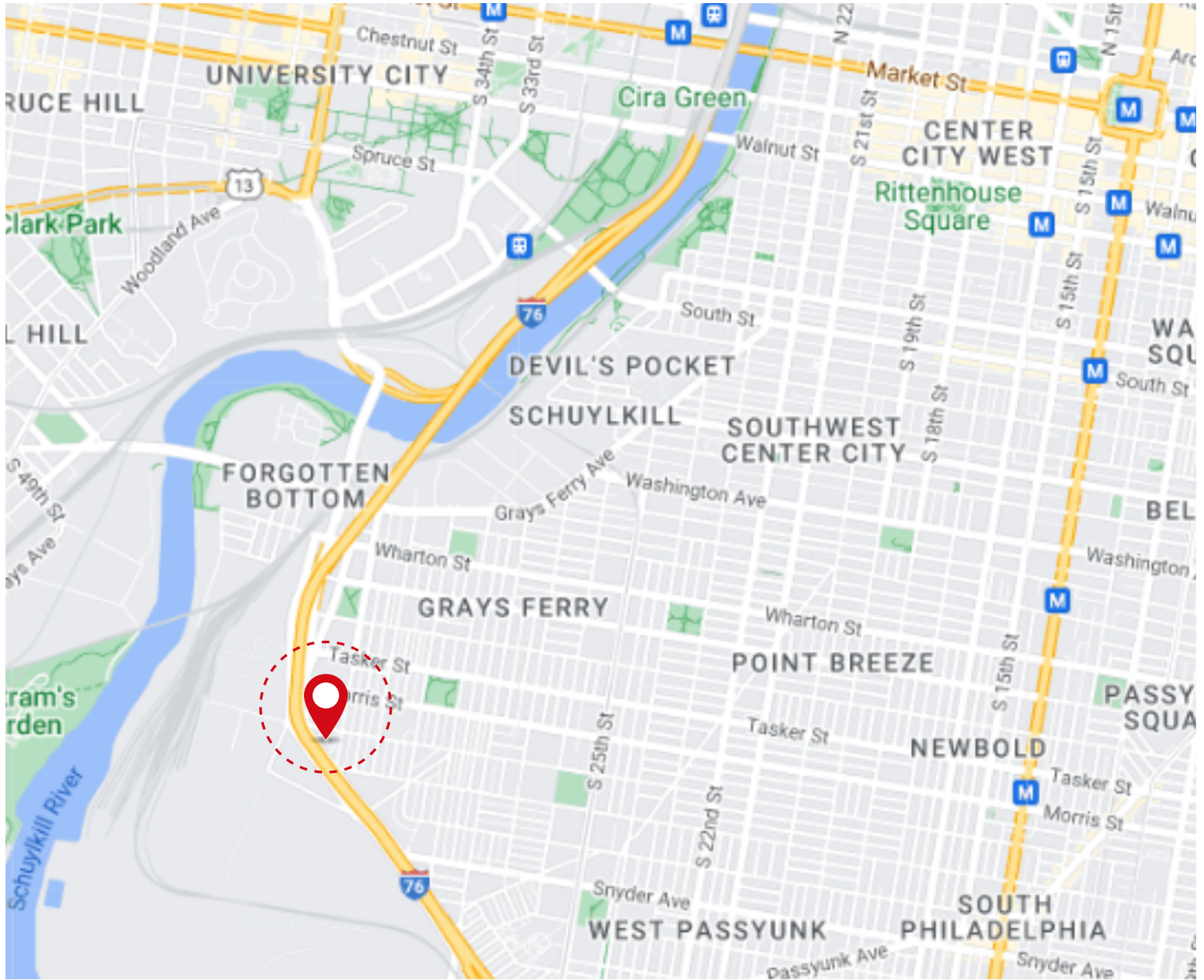
SALE PRICE

\$7,000,000.00

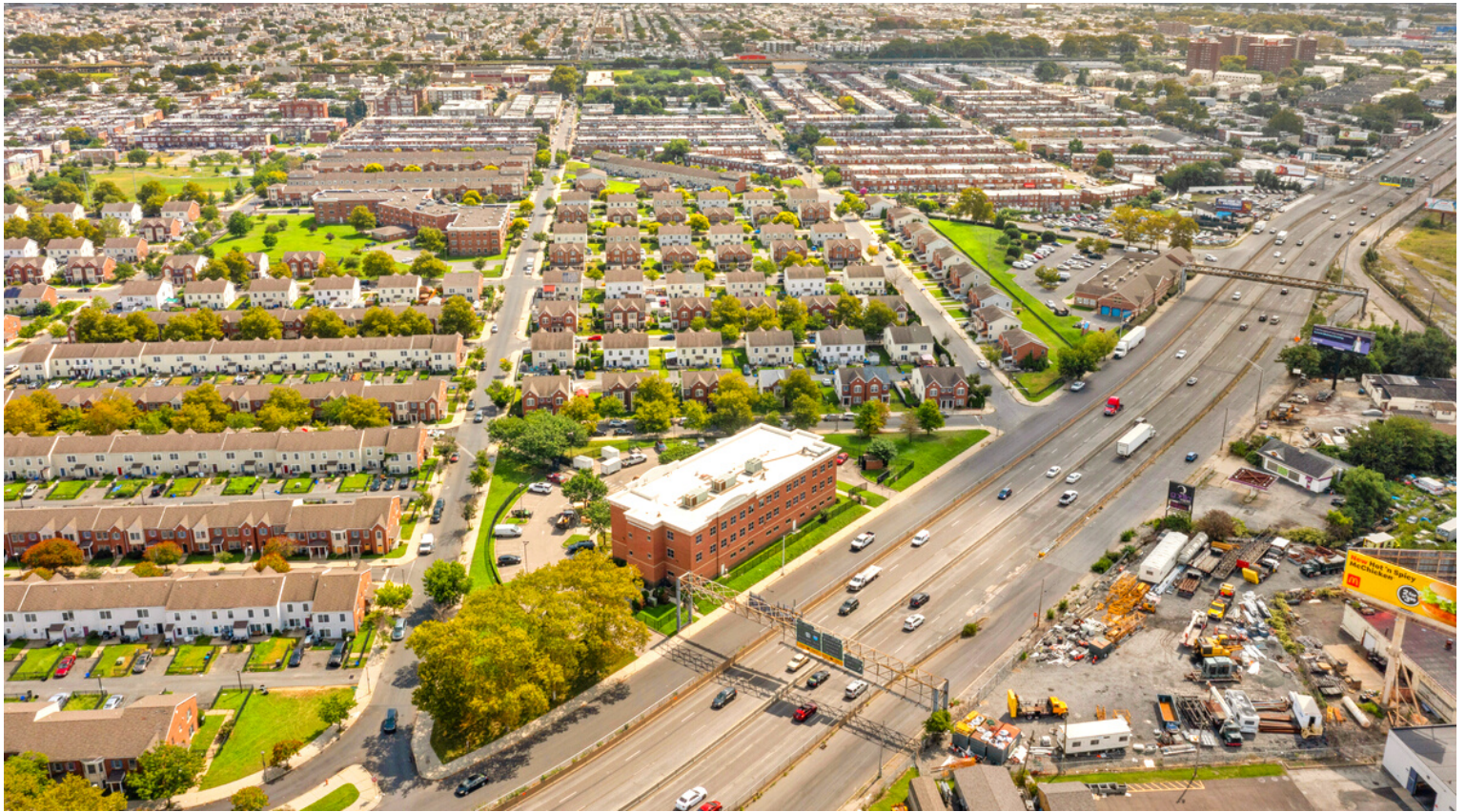
Sold As-Is, Where-Is

Note: Seller is a tax-exempt entity. Purchaser must pay all taxes on the sale of this property.

LOCATION MAP



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS

