

OFFERING MEMORANDUM

Center City Philadelphia Medical Office Condominium

207 N BROAD STREET

Philadelphia, PA 19107

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	6,300 SF±
LOT SIZE:	0.092 AC±
YEAR BUILT:	1939
ZONING:	CMX4
MARKET:	Philadelphia
SUBMARKET:	Market Street East

PROPERTY OVERVIEW

Exceptional opportunity to lease a first-floor medical office condo in the heart of Philadelphia, Pennsylvania. This 6,300 SF, two-level suite is ideally situated between Race Street and the Vine Street Expressway, with close proximity to City Hall, the Convention Center, Reading Terminal Market, and other major attractions. The property is zoned CMX-4 (Center City Commercial Mixed-Use), allowing for a wide range of permitted commercial and retail uses by right. The versatile floor plan provides a convenient, turn-key medical setup. Convenient parking is available in the adjacent public parking lot.

LOCATION OVERVIEW

Situated in Philadelphia, the largest city in the state and the 6th most populous U.S. city. Philadelphia is an economic and cultural anchor of the Greater Philadelphia region, which ranks as one of the top three metropolitan areas in the Northeast. This diverse business community, with its strong international connections, has one of the largest concentrations of health resources complimented by a multitude of life science, financial services, and informational technology services. Five Fortune 1000 companies have their headquarters in the City of Philadelphia. The property is conveniently located on SEPTA's Broad Street Line, which provides excellent accessibility throughout the City with a stop at Suburban Station, one of Philadelphia's main transportation hubs. Easy access to New Jersey, New York and Washington, D.C.

PROPERTY DETAILS

LEASE PRICE	\$22.50 /SF/YR (MG)
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AVAILABLE SF	6,300 SF±
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LOCATION INFORMATION

STREET ADDRESS	207 N Broad Street
CITY, STATE, ZIP	Philadelphia, PA 19107
COUNTY	Philadelphia
MARKET	Philadelphia
SUB-MARKET	Market Street East
CROSS-STREETS	Race Street
TOWNSHIP	City of Philadelphia
SIDE OF THE STREET	Northeast
NEAREST HIGHWAY	Vine Street Expy, I-676 & I-95
NEAREST AIRPORT	PHL- Philadelphia International [11 Mi.]

PARKING & TRANSPORTATION

PARKING TYPE	Surface
ADDITIONAL PARKING	Off Street, Public Parking

PROPERTY INFORMATION

ZONING	CMX4 - Community and Center City Commercial Mixed-Use District
PROPERTY SUBTYPE	Medical
APN #	883023600
CONDO FEE	\$1,870 Annually

BUILDING INFORMATION

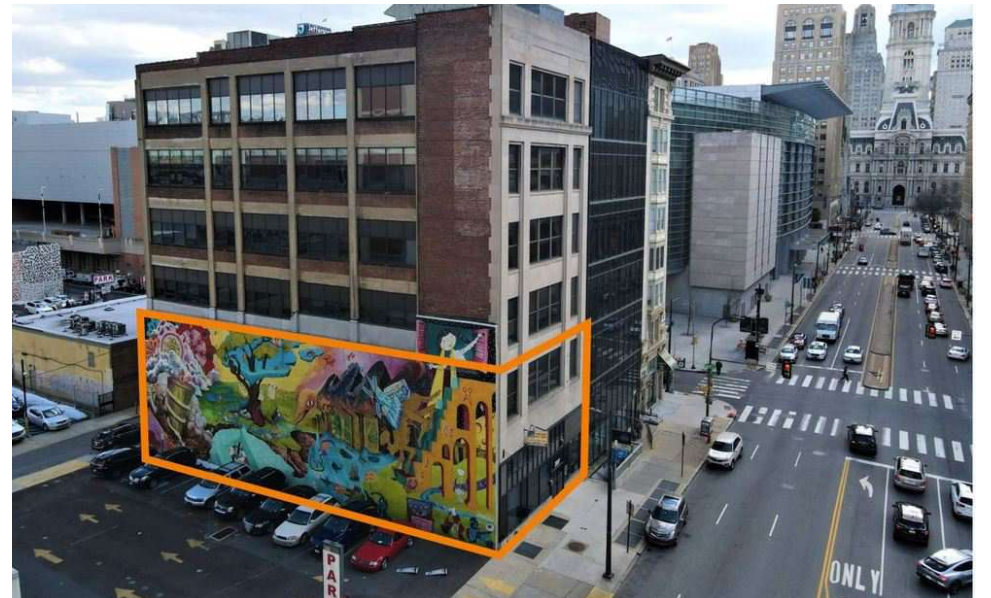
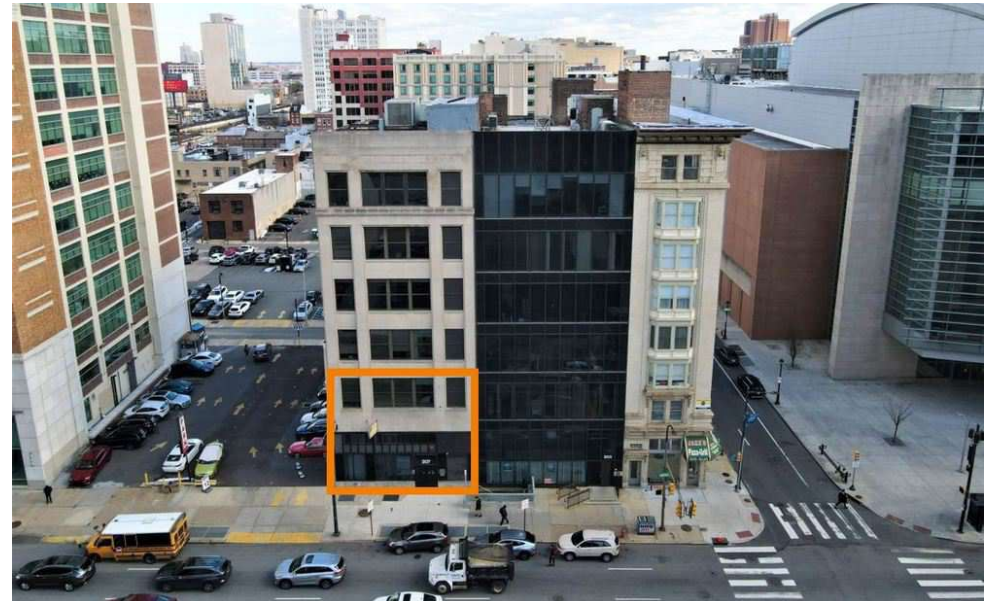
BUILDING SIZE	6,300 SF±
NUMBER OF FLOORS	2
YEAR BUILT	1939
CONSTRUCTION STATUS	Existing
FOUNDATION	12' Slab to Slab
MEZZANINE	Yes

UTILITIES & AMENITIES

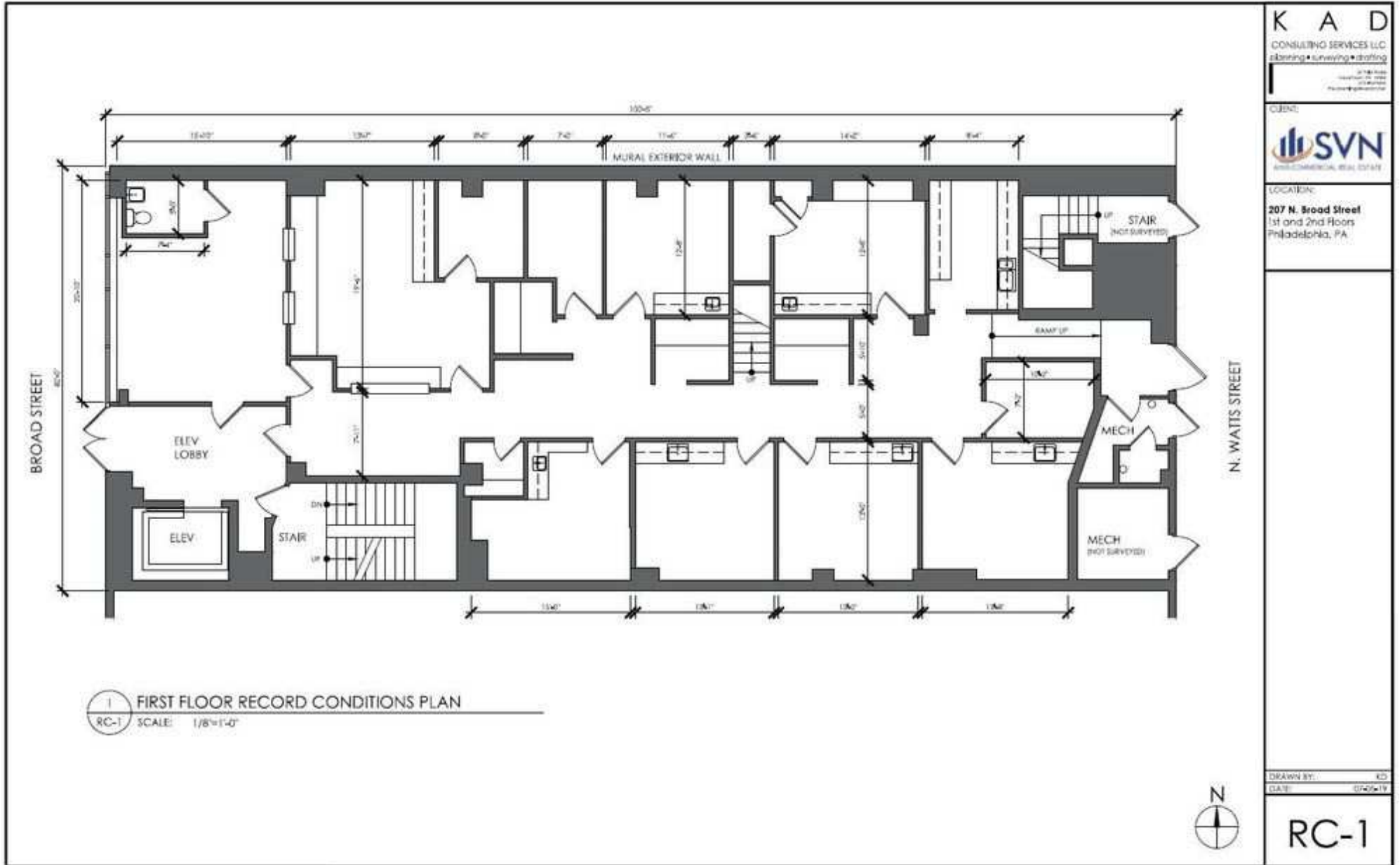
ELEVATORS	Yes
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes

PROPERTY HIGHLIGHTS

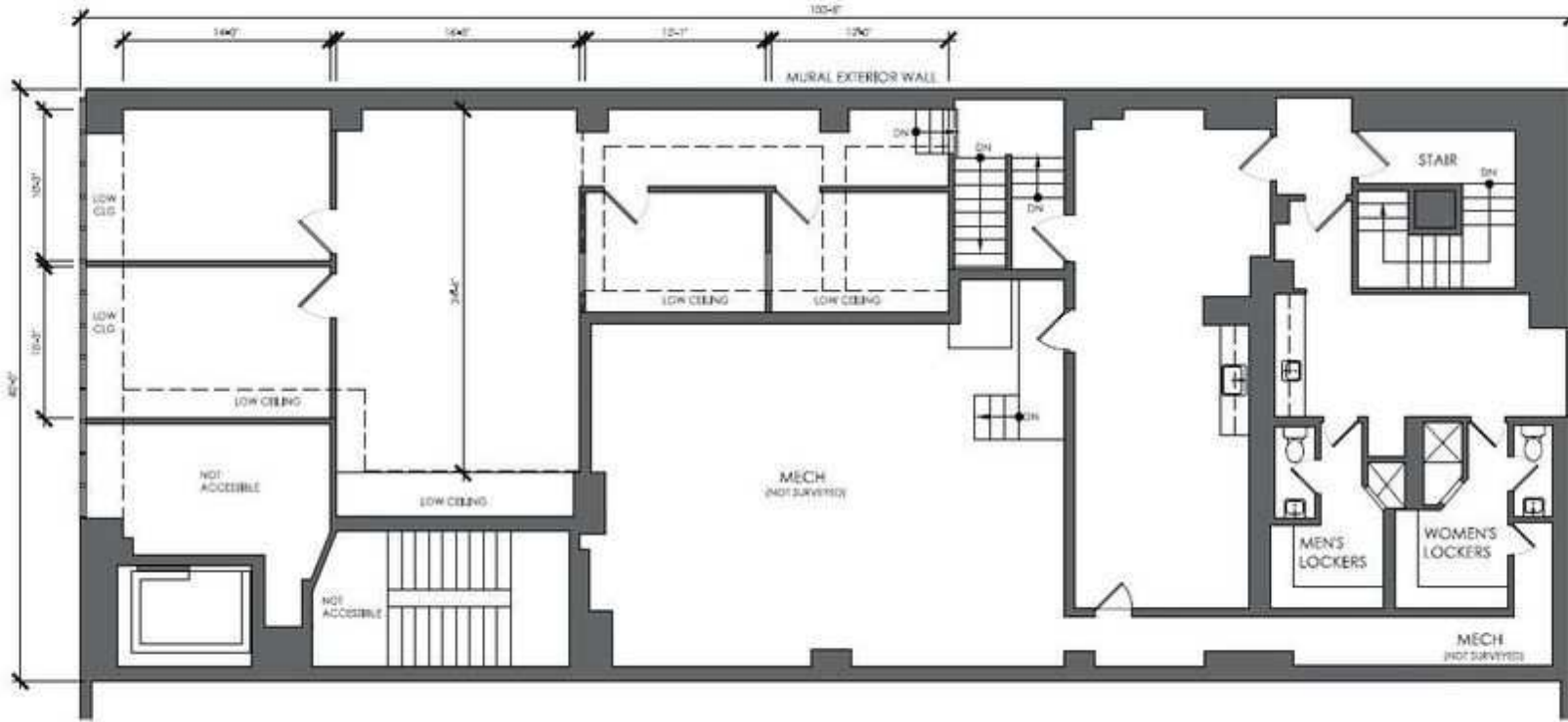
- Medical / Office / Retail Opportunity
- Ownership: Condo - Fee Simple
- Approximately 6,300 SF
- Current use: medical
- 1st floor location
- Convenient to parking
- All public transportation nearby
- Amenities rich location
- Highly visible & accessible
- Located in the Central City neighborhood of Philadelphia
- Minutes from Reading Terminal Market, Philadelphia City Hall, Pennsylvania Conventional Center and Pennsylvania Academy of the Fine Arts
- Close to Philadelphia Marriott Downtown, restaurants & amenities
- Convenient Access to I-676 (Vine Street Expressway) & I-95



FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR RECORD CONDITIONS PLAN
 RC-2 SCALE: 1/8"=1'-0"



K A D
 CONSULTING SERVICES LLC
 planning • surveying • drafting
 617-888-1100
 1000 N. 17th Street
 Philadelphia, PA 19102

CLIENT:

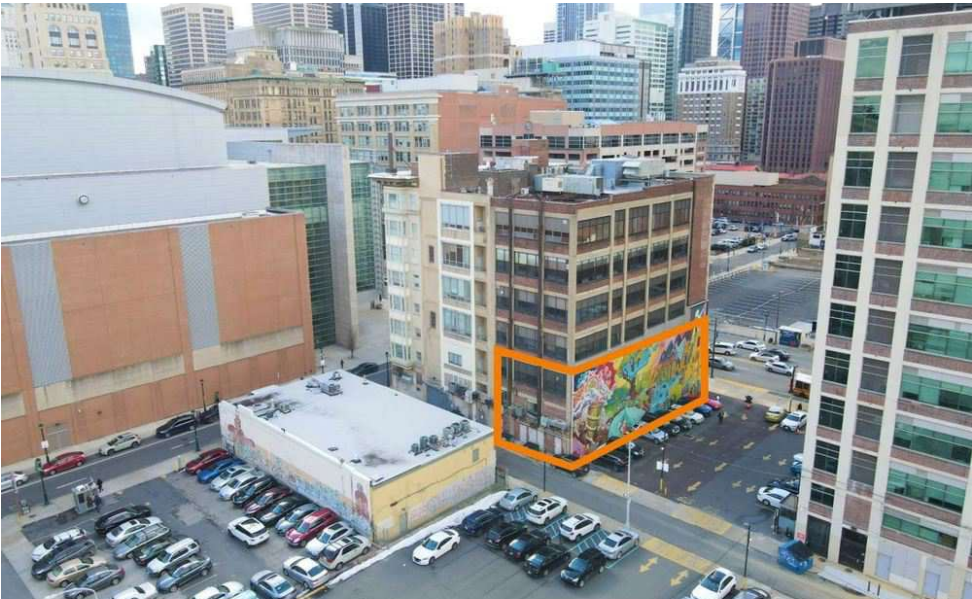
 SVN
 AHIA COMMERCIAL REAL ESTATE

LOCATION:
 207 N. Broad Street
 1st and 2nd Floors
 Philadelphia, PA

DRAWN BY: KDJ
 DATE: 07/05/19

RC-2

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



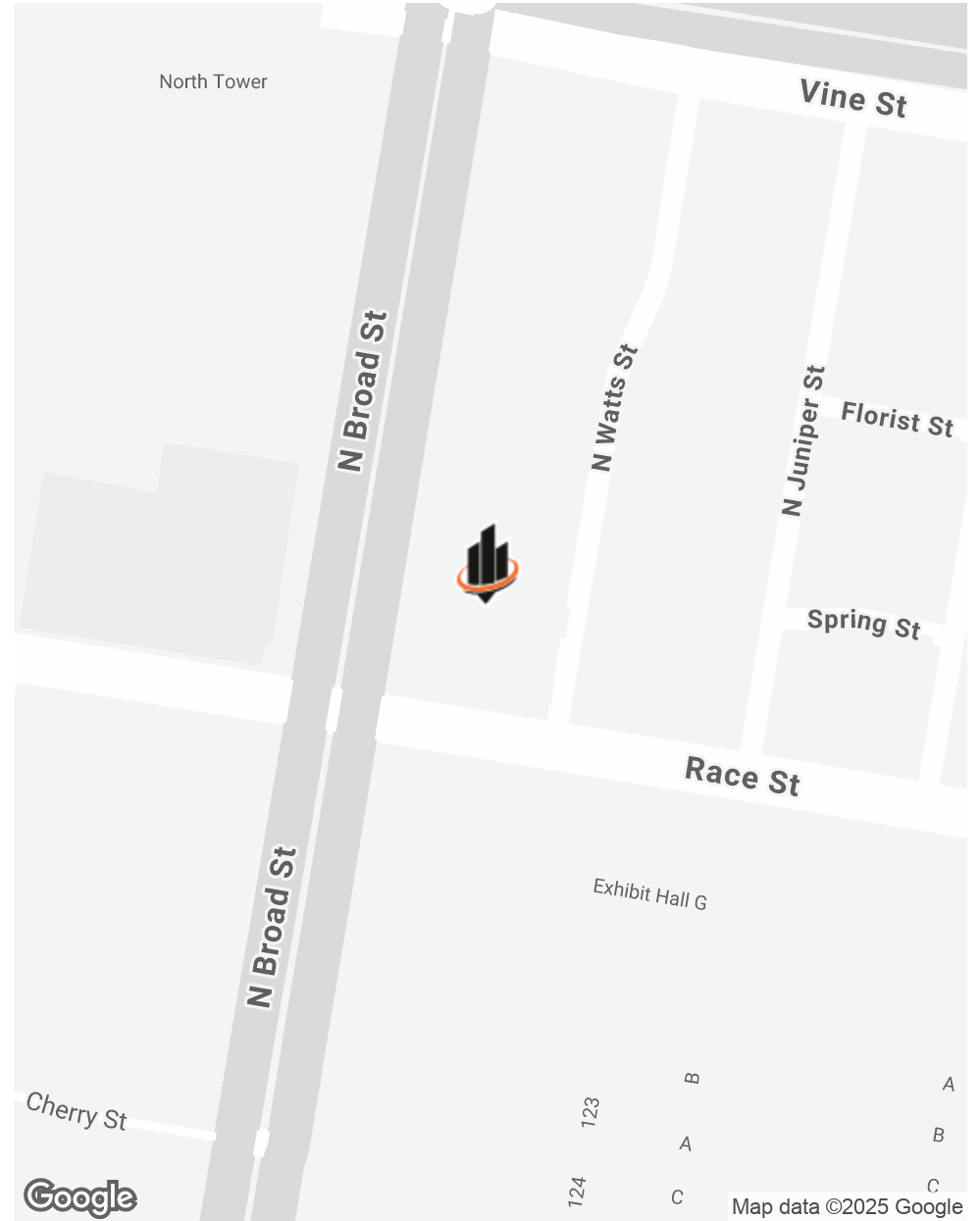
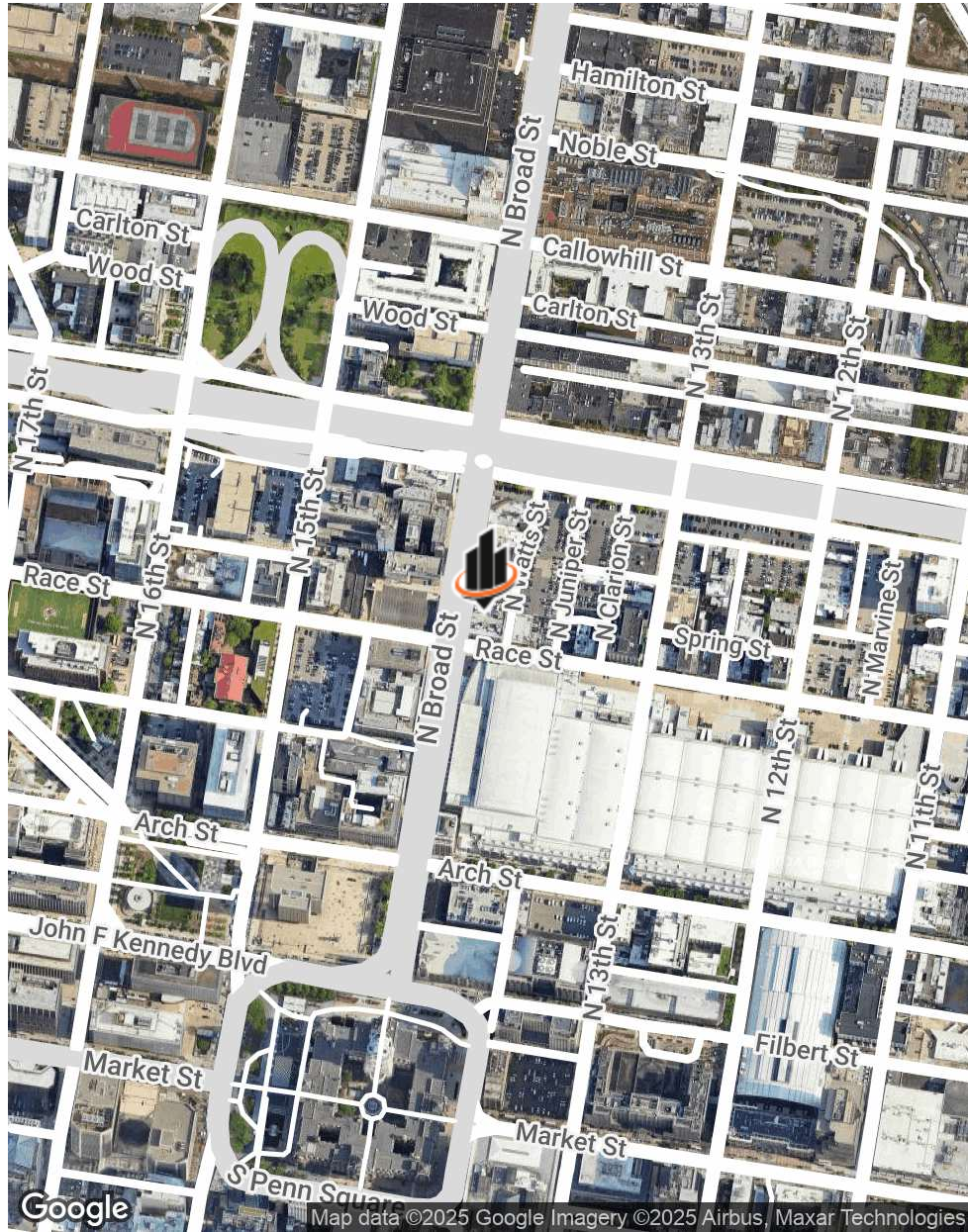


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,273	65,334	137,293
AVERAGE AGE	37.9	35.2	34.5
AVERAGE AGE (MALE)	37.7	36.1	35.1
AVERAGE AGE (FEMALE)	37.2	34.0	33.7

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,170	37,588	73,566
# OF PERSONS PER HH	1.8	1.7	1.9
AVERAGE HH INCOME	\$68,302	\$76,308	\$80,212
AVERAGE HOUSE VALUE	\$257,211	\$363,793	\$409,179

2020 American Community Survey (ACS)





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