

# **PROPERTY INFORMATION PACKAGE**

**MUTUAL**  
**REAL ESTATE**  
**CORPORATION**



**FOR SALE**

**PROPERTY ADDRESS**  
**1315-37 Windrim Avenue**  
**Philadelphia, PA**

**Contact:**  
**Louis J. Syrkus, President**  
**Mutual Real Estate Corporation**  
**1077 Rydal Road**  
**Suite 303**  
**Rydal, Pennsylvania 19046**  
**(215) 784-9100 • FAX (215) 784-9540**

## **SUMMARY OF PERTINENT INFORMATION**

Property Type:	Single Tenant NNN leased medical services office building
Location:	1315-37 Windrim Avenue
County:	Philadelphia
State:	Pennsylvania
Use:	100% net leased to Warren E. Smith Health Centers
Lot Size:	± 182'10" x 127'
Building Size:	± 36,000 square feet
Year Built:	1950, renovated in 1967, 2000, and 2015.
Description:	Two-Story Office Facility
Construction:	The property consists of former warehouse flex building converted to office and program space. The general construction of the building is steel reinforced construction utilizing brick and concrete block, a flat, slightly pitched, built up roof (2024) over concrete roof deck. The building foundations consist of reinforced concrete footings supporting concrete block foundation walls below grade.

Ceiling Height:	<u>First Floor</u> <u>+ 14' under beam</u> <u>+ 12' under acoustical tile ceiling</u> <u>Second Floor</u> <u>+ 20' under beam</u>
H.V.A.C.:	Reznor gas-fired radiant heaters throughout first floor. Two 75-ton roof-mounted forced-air HVAC systems. Each unit is divided into 7 zones for air/heat distribution for the second floor.
Sprinkler:	Wet system throughout.
Building Layout:	<p>Ground level consists of +/-18,000 square feet of open meeting areas, private office areas and group treatment rooms. Enter through main entrance to lobby area, providing access to second floor via elevator and stairway.</p> <p>The remainder of the first floor has a locker room with lavatory facilities. There is also access to two covered tailgates to the dock area in front of the building.</p> <p>Second floor consists of +/- 18,000 square feet of office. There are 16 individual and executive offices, multiple treatment rooms, 2 conference rooms, a kitchen, a men's and women's lavatory /locker room, and an executive washroom.</p>

Alarm System:	Sonitrol System with the following features; monitoring detection, sound detection, window wiring, magnetic door monitors, and Wells Fargo monitors sprinkler system.
Loading:	2 interior tailgates with electric powered exterior and interior doors. Drive-in ramp to second floor.
Electric:	200 amp – 3 phase & single phase
Water/Sewer:	Public
Assessment:	\$927,500 (2025)
Real Estate Tax:	\$12,983 (2025)
OPA No.:	884884500
Plot/Lot #:	128N230143
Zone:	CMX2 (Neighborhood Commercial Mixed Use-2)
Age:	+/- 75 years

Miscellaneous: The property has been under a long-term lease with significant renewal periods of five (5) years each with well-established non-profit medical services company (“tenant”) under contract with the city of Philadelphia and the commonwealth of Pennsylvania provide medical services within a general area of the subject property. The tenant is currently operating under a new five (5) year lease term contract that began earlier this year. Please contact agent for additional questions regarding the current lease.

The property is conveniently located within minutes of Jefferson (Einstein) Medical Hospital; Walking distance to Septa Bus, and subway train access via north broad street. Temple University Hospital is located within a ten minute drive from the property.

Capitalization Rate: 10%

Sale Price: Please Contact Agent.

## BUILDING EXTERIOR



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



## FRONT ENTRANCE



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## RECEPTION AREA



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## GENERAL ACTIVITIES AREA 1<sup>st</sup> FLOOR



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## WAITING AREA FOR GENERAL SERVICES OFFICE



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## STAFF OFFICES



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## COMMUNITY MEETING ROOM



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## CONSULTATION ROOM



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## LOCKER/RESTROOMS 1<sup>st</sup> FLOOR



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## RECEPTION AREA 2<sup>nd</sup> FLOOR



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## EXECUTIVE OFFICES 2<sup>nd</sup> FLOOR



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## STAFF OFFICES 2<sup>nd</sup> FLOOR



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## CONFERENCE ROOM



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## MEDICAL OFFICE



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## PRIVATE PATIENT CONSULTATION ROOMS



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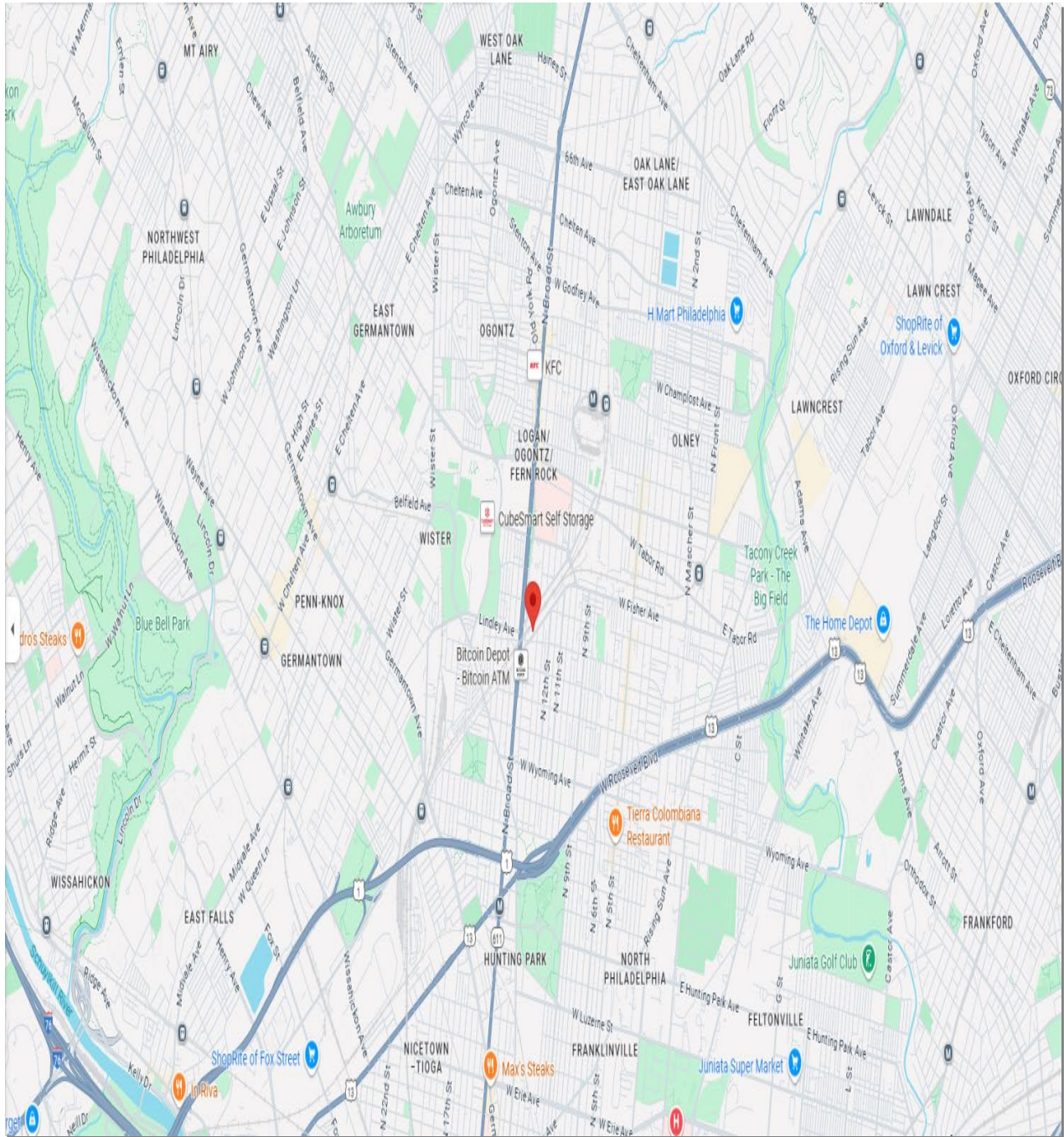
## AERIAL VIEW



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## LOCAL MAP



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