



Exclusively Represented by:
BlackLabel KW

Address:
1732 S Broad St, Philadelphia, PA 19145

Location:
Philadelphia, PA, Philadelphia County



OVERVIEW

BlackLabel KW is now offering a prime commercial space with group medical zoning for lease at Broad and 17th in South Philly. Owner will build out the space for tenant's use, minimum 5 year lease. This first floor space offers exceptional visibility and is located on a high traffic corner with 30ft frontage and approximately 3500sqft of space. The second floor is currently occupied by a thriving general dental practice, with opportunity for a heavy flow of referrals to a specialty dental practice on the first floor. The office features separate entrances, ensuring privacy and convenience for both patients and staff. Separate utilities, except for water, allowing for independent control and management. With 9-foot ceilings, the office exudes a sense of openness and creates a welcoming atmosphere for visitors. The space is equipped with central air conditioning, ensuring optimal comfort for patients throughout their visits. Property has been approved for group medical use, making it an ideal setting for medical practices seeking a professional quality new construction environment.

PRICING

- Asking Price: \$7,500/month

KEY HIGHLIGHTS

- Rent includes additional storage space, full maintenance, and taxes
- 5 year least 6% total rent for commission split with buyers agent if there is one
- 3500 sqft owner will custom outfit space for tenant
- Prime candidate would be specialty dental practice - **Lots of potential referral business!**
- Philadelphia Dental on Floor 2 - 60-80 patients per day.



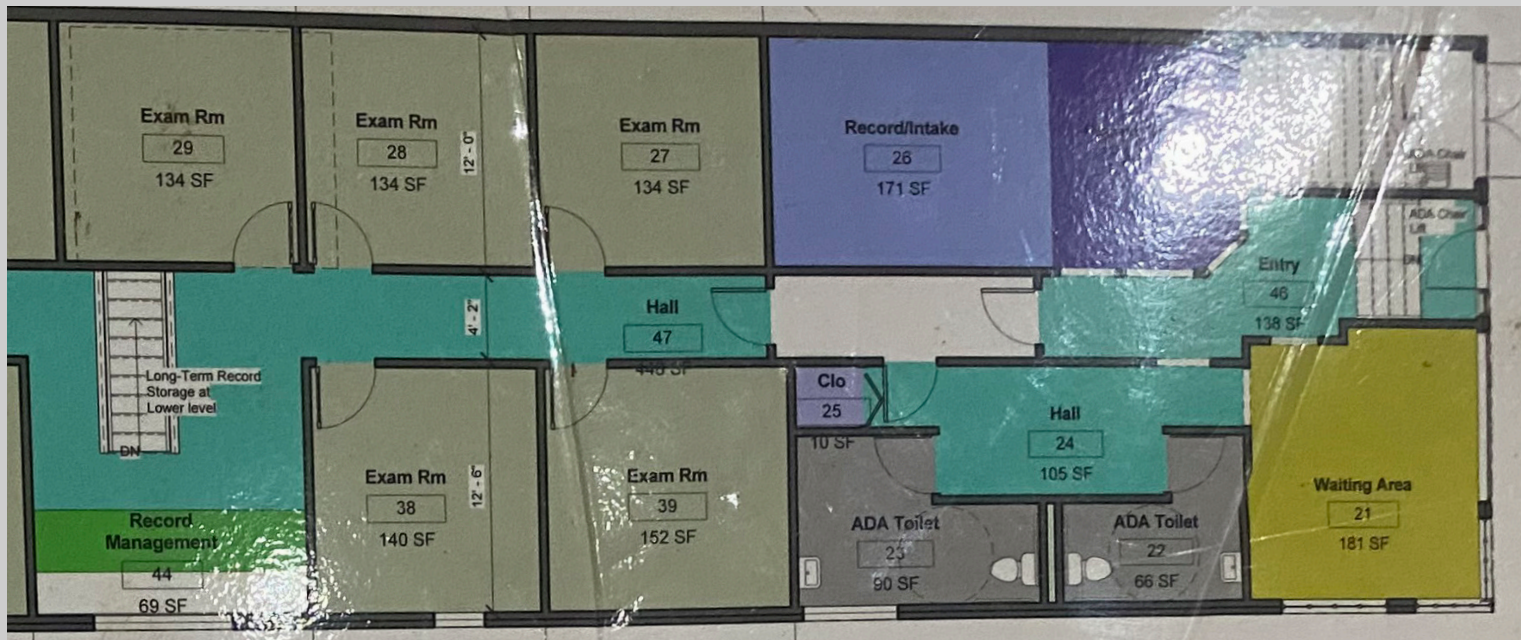
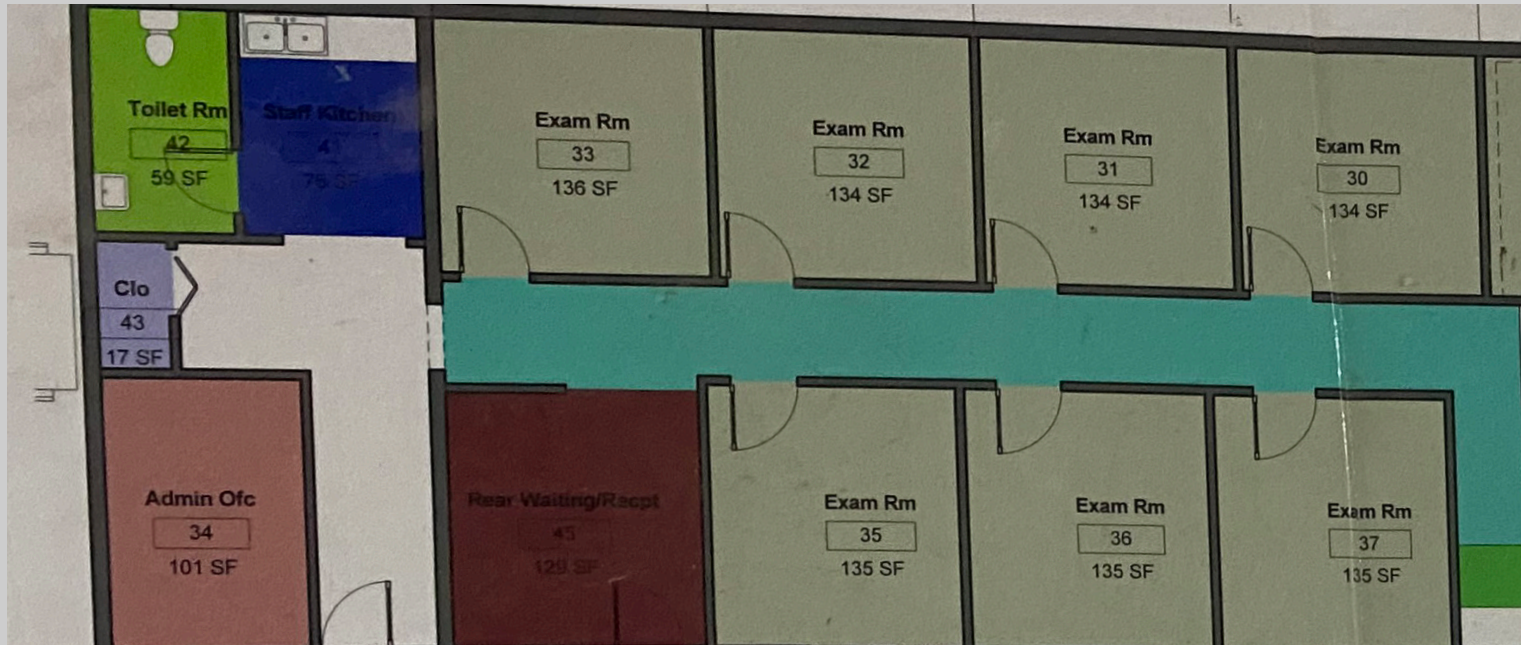
SITE PLANS



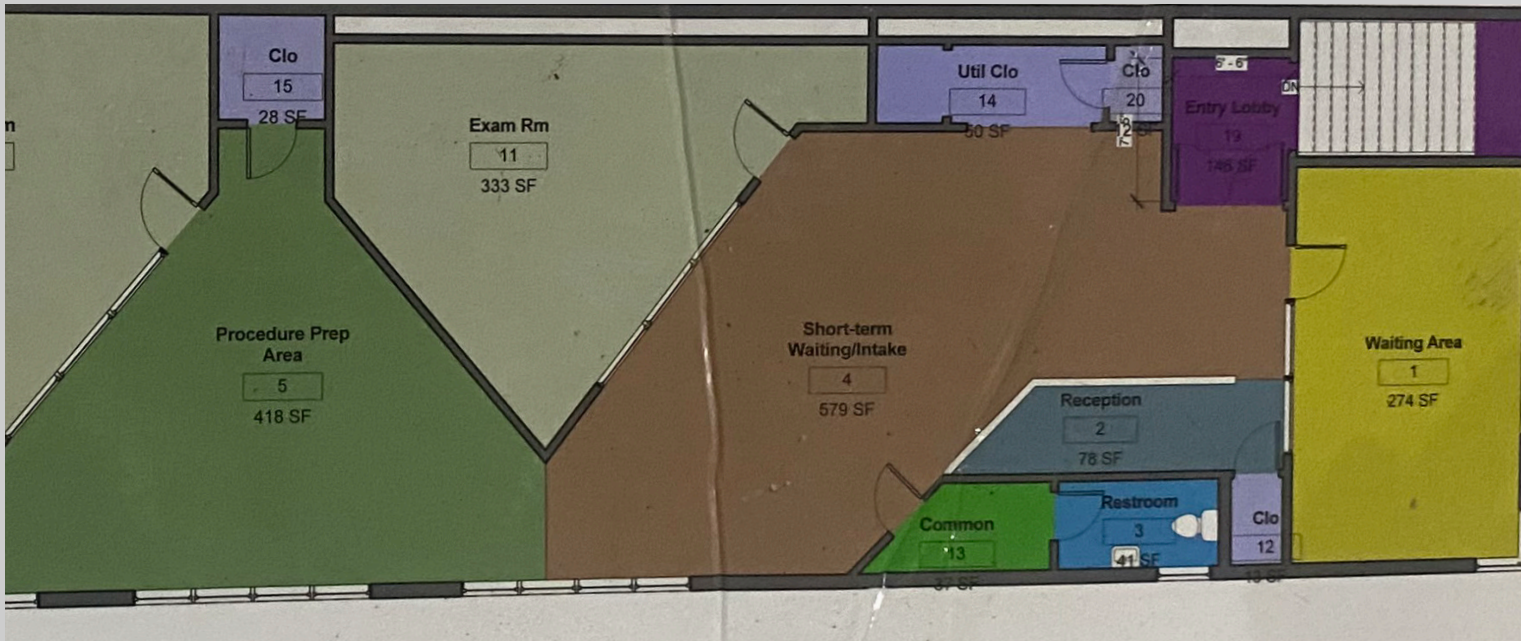
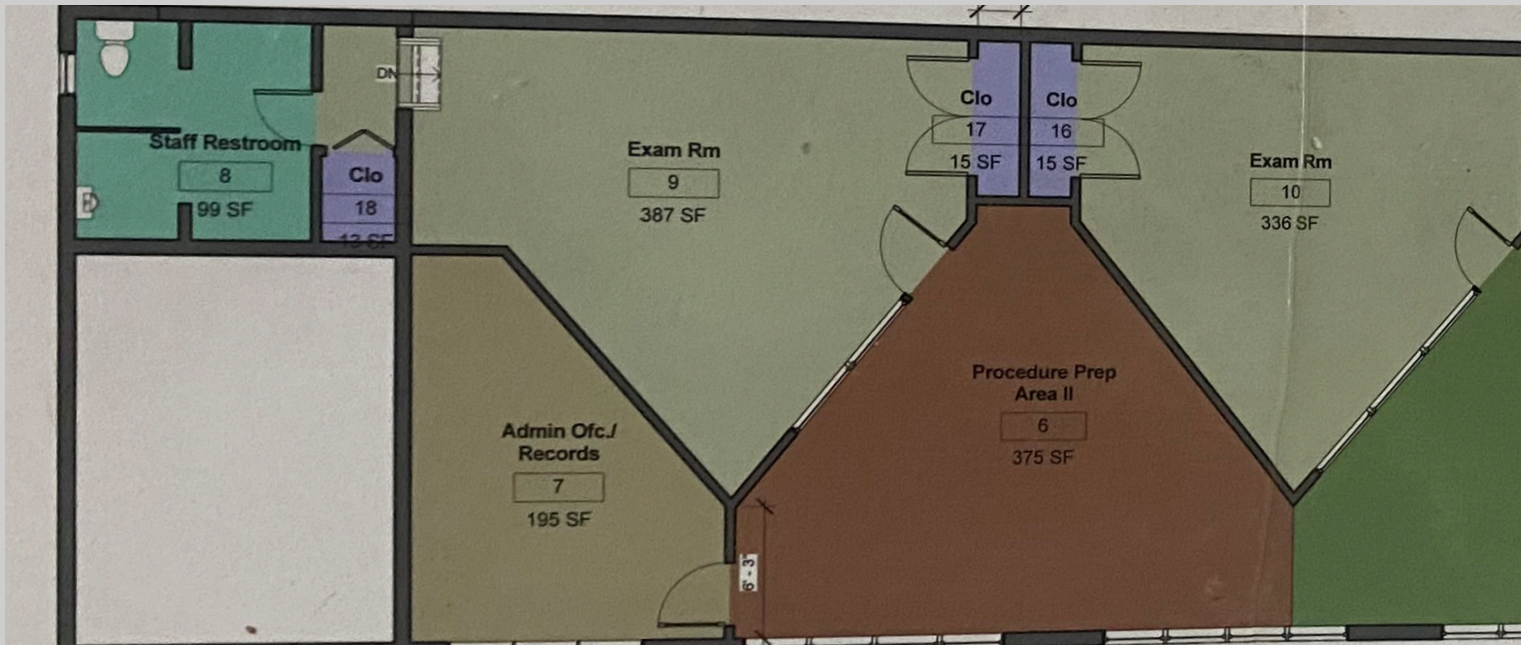
SITE PLANS



1ST FLOOR PLAN



2ND FLOOR PLAN



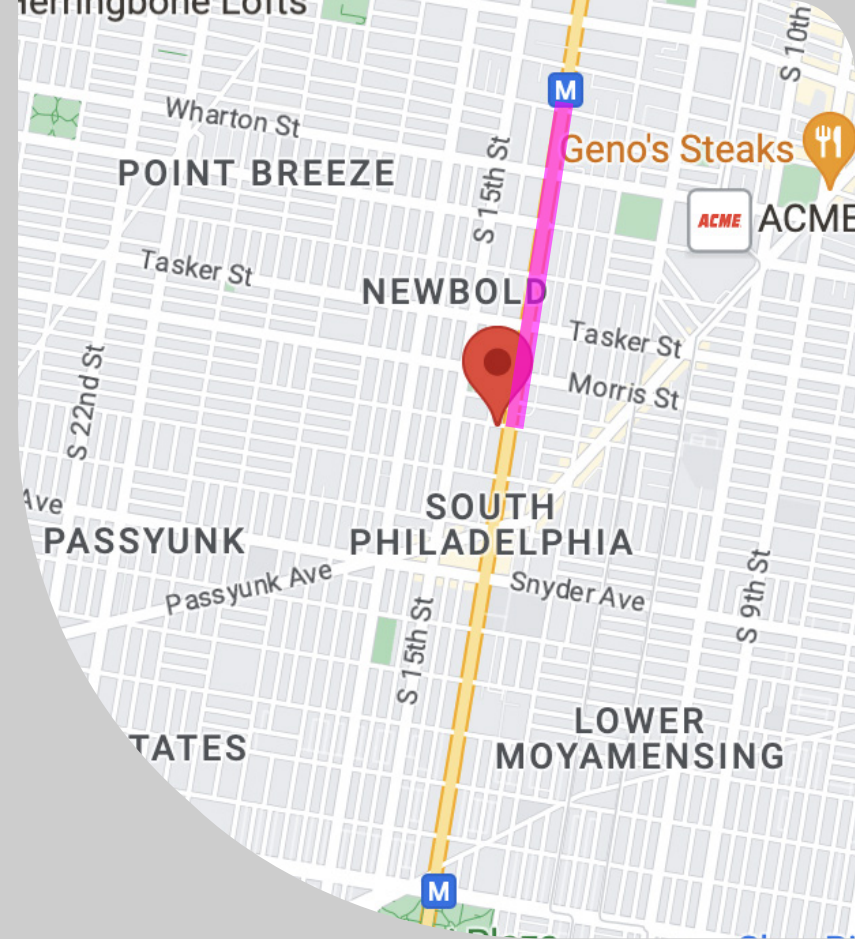
LOCATION

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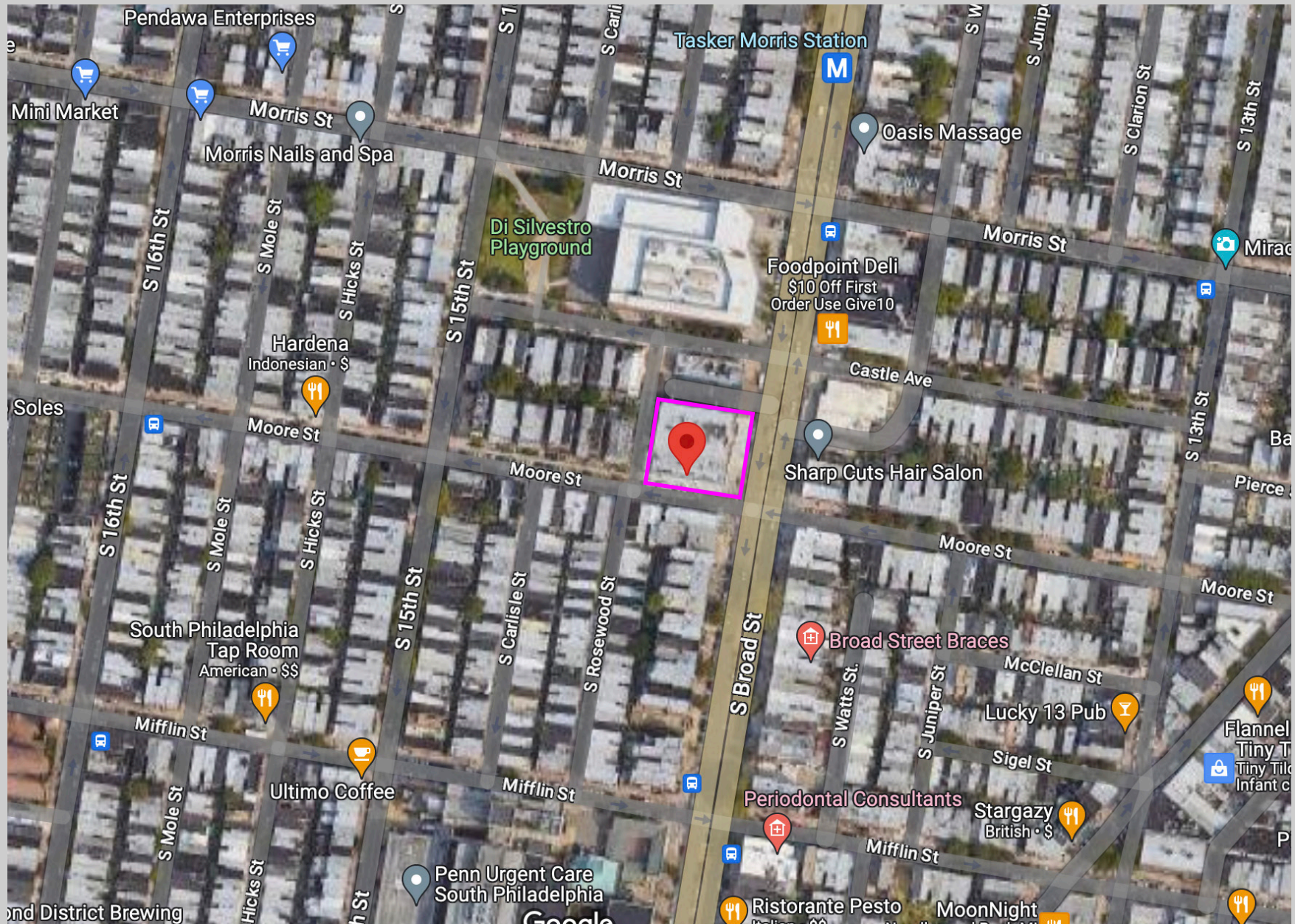
- 400ft to Tasker-Morris Station for the Broad Street Line
- 1.8 miles to City Hall Station for the Market Frankford Line
- 2 miles to 8th Street Station for the NJ PATCO Line
- 2.1 miles to Citizens Bank Park and Lincoln Financial Field
- 2.2 miles to Jefferson Hospital
- 14.4 miles to Philadelphia International Airport

HIGHLIGHTS

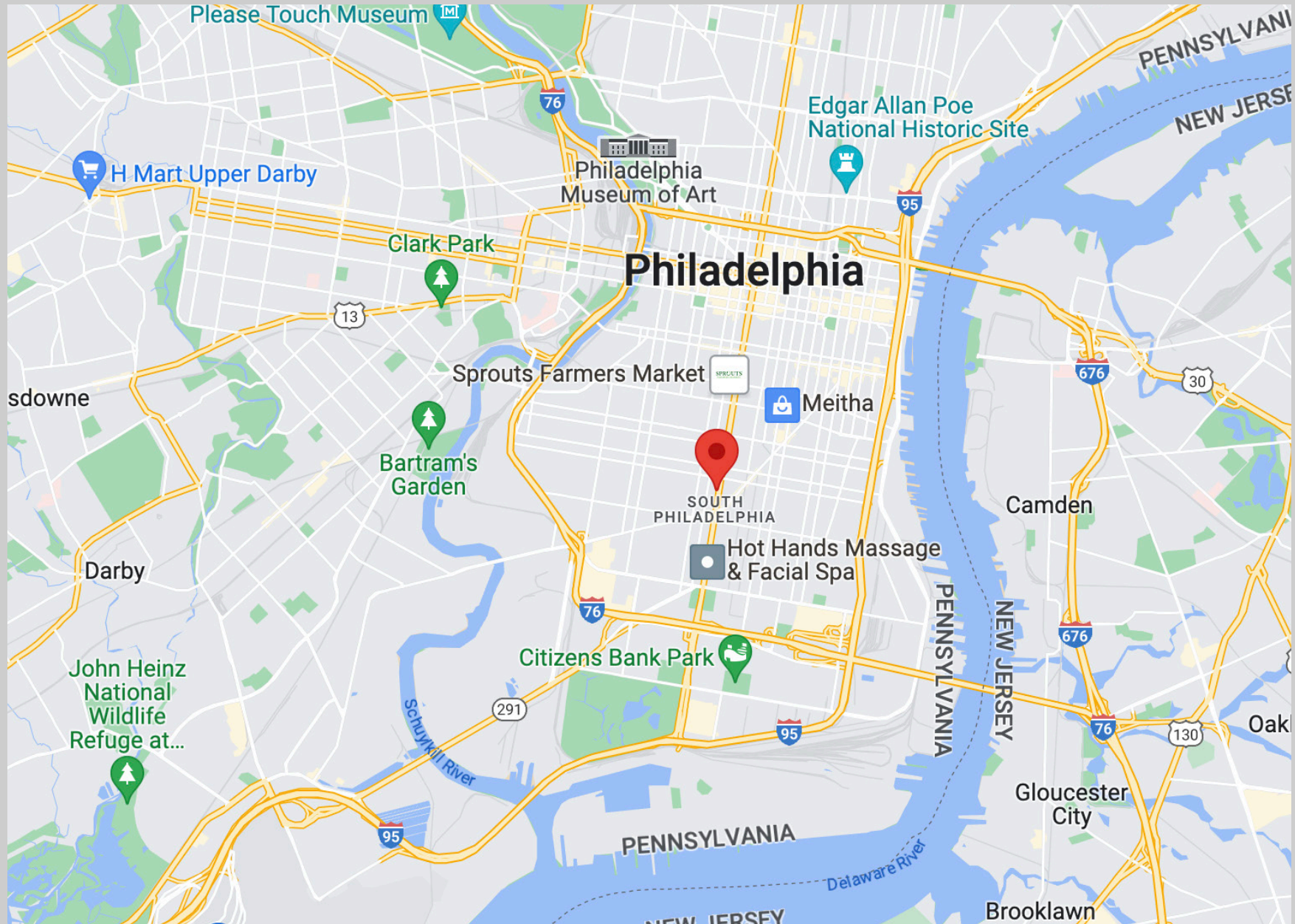
- Located right along the Broad Street Line
- Local businesses include Broad Street Braces and Philadelphia Eye Associates located just steps away from the building

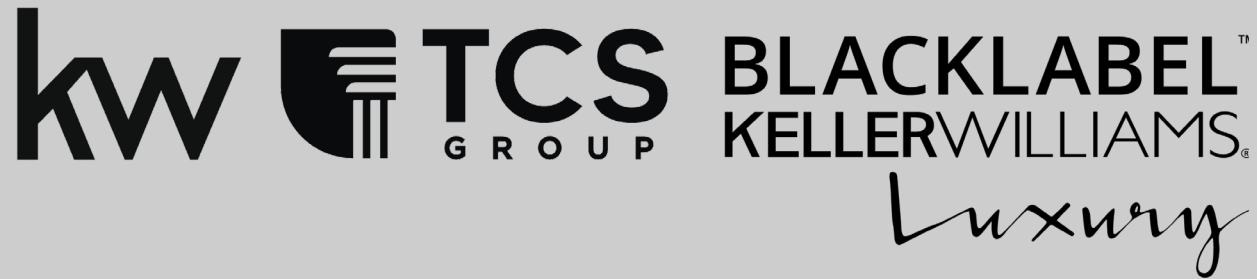


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For more information, contact us.

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