

GROUND FLOOR COMMERCIAL FLEX SPACE FOR LEASE



SCOTTS MILLS 3510 SCOTTS LANE PHILADELPHIA, PA 19129

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
215-561-6565 X 152

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
215-561-6565 X 151

JOSEPH NASELLI
JNASELLI@FLYNNCO.COM
215-561-6565 X 155

The
Flynn
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY DESCRIPTION

The Flynn Company is pleased to announce the availability of a ground floor commercial space at the Scotts Mills complex in the East Falls neighborhood of Philadelphia. The 21,025 SF space was previously occupied as an event venue space, however, it is ideal for a wide array of commercial/flex/office uses. It offers high ceilings, load-in and load-out flexibility and ample on-site parking. Formerly a 19th century textile mill, the building is defined by its vintage natural stone and brick accented exterior, exposed beam ceilings, concrete floors and interior walls rich in historic texture. Oversized floor to ceiling wrought iron framed windows and striking columns create an expansive lofty interior flooded with natural light.

PROPERTY DETAILS

Property Name:	Scotts Mills
Property Address:	3510 Scotts Lane, Philadelphia, PA 19129
On-site Parking:	Yes
Loading:	3 access points
Event Spaces:	1-3
Capacity:	750
Seated:	500
Outdoor:	No
Hospitality Suite 1:	Dressing room, Green room, Bridal party retreat
Hospitality Suite 2:	Sitting room, TV lounge, Groomsmen retreat
Sprinkler:	Yes
Available:	August 2024
ADA:	Yes
Air Conditioning:	Yes
Bathrooms:	Men's and Women's

Space Availabilities

1st Floor: 21,025 SF

- Former Event Venue Space
- \$13.00 per SF + Electric

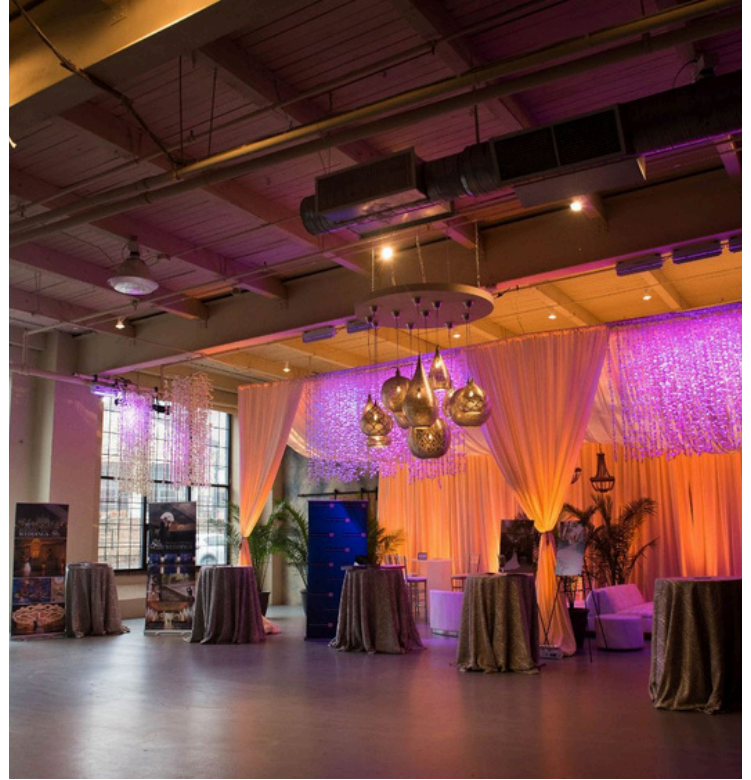
1st Floor: 6,500 SF

- (Divisible to 4,500 SF)
- Interior Space
- \$10.00 per SF + Electric

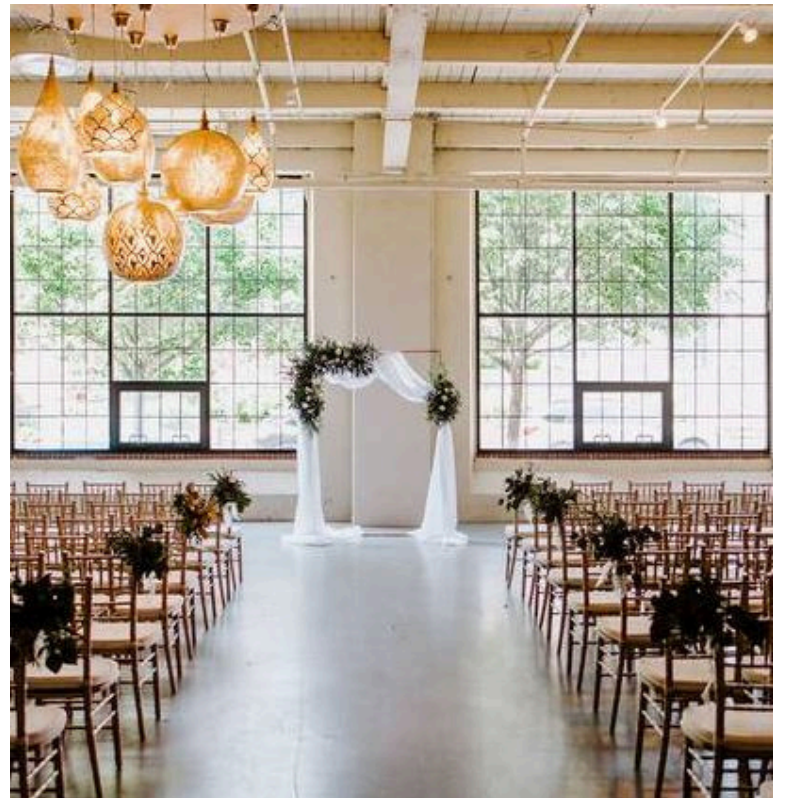
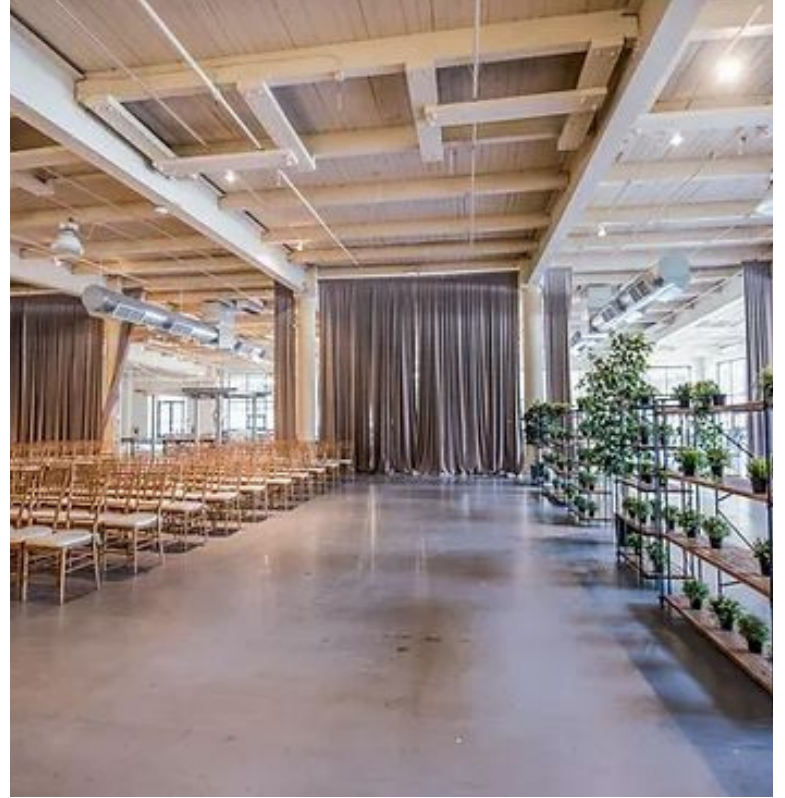


Scotts Mills is a unique, mixed-use community featuring loft-style apartments, artist studios and commercial space. It's conveniently located just off Rt. 1 and Kelly Drive; less than 5 miles from Center City Philadelphia.

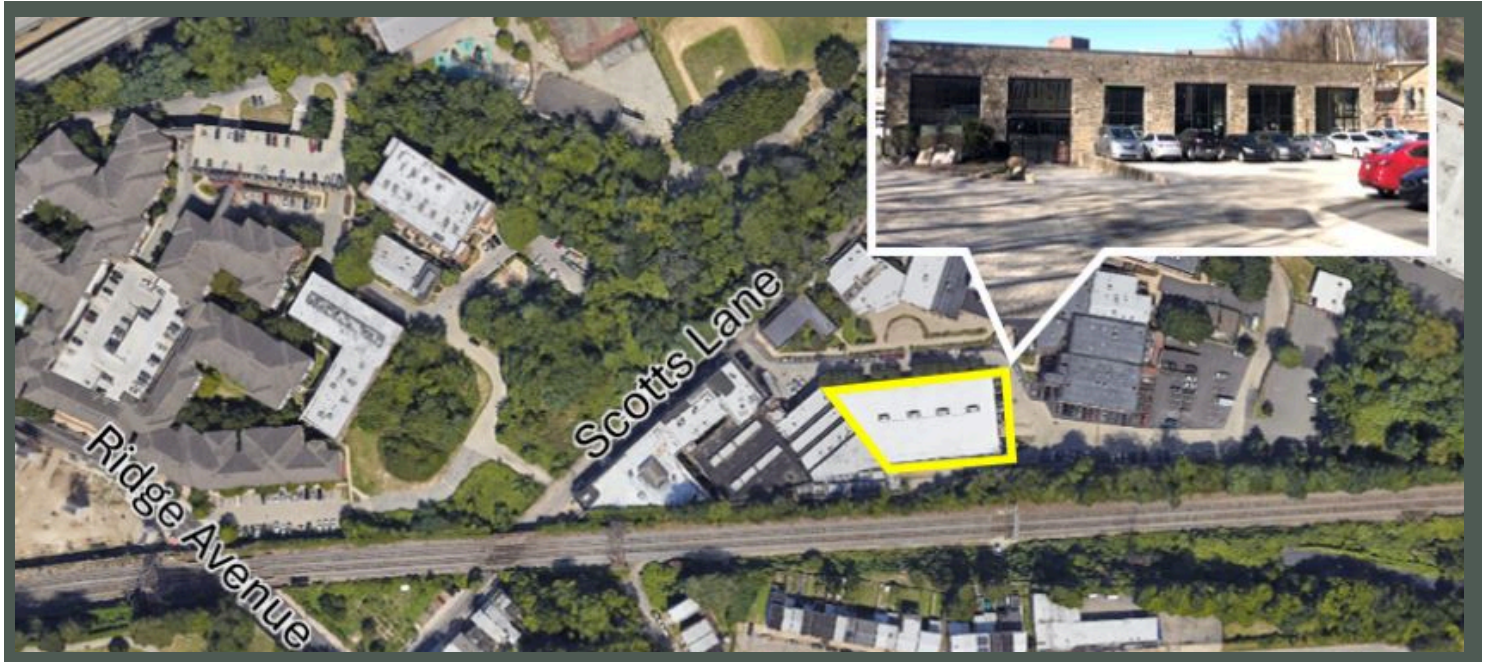
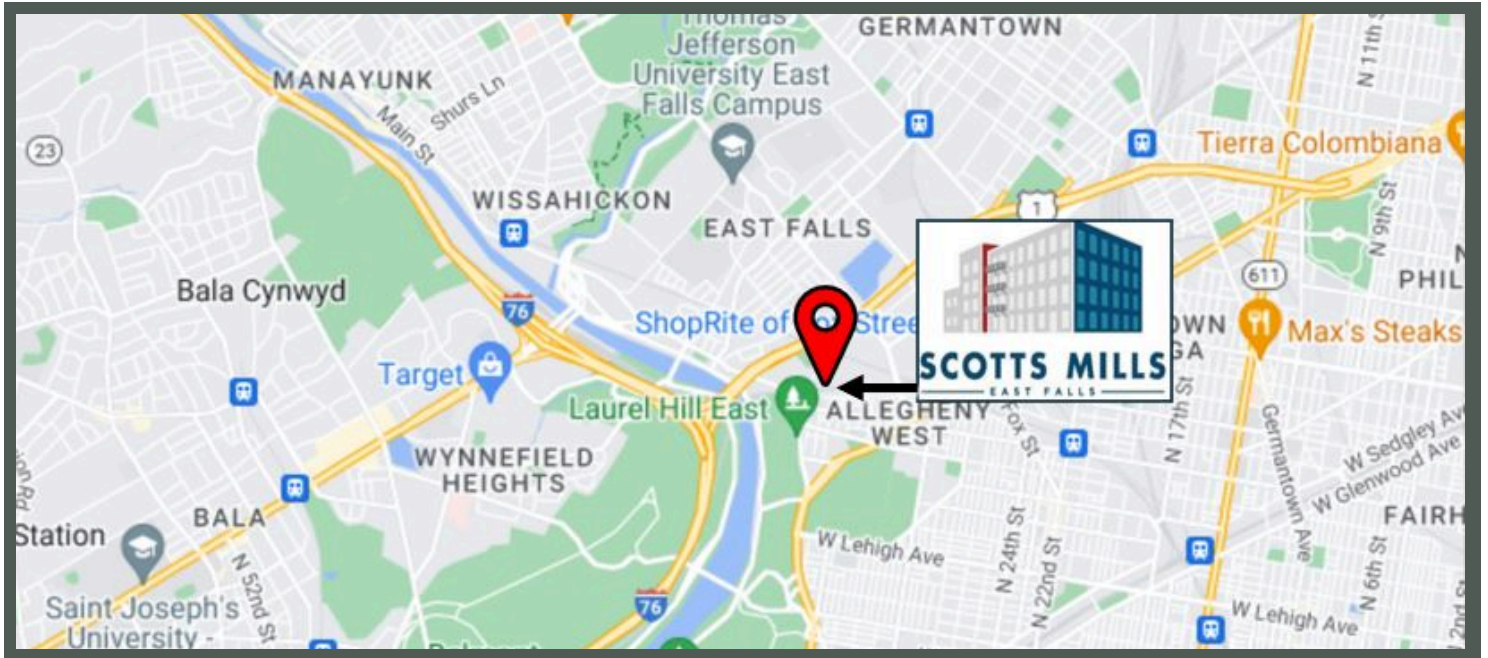
PICTURES



PICTURES



LOCATION



For More Information Please Contact:

BRENDAN FLYNN

BFLYNN@FLYNNCO.COM

215-561-6565 X 152

MICHAEL GALLAGHER

MGALLAGHER@FLYNNCO.COM

215-561-6565 X 151

JOSEPH NASELLI

JNASELLI@FLYNNCO.COM

215-561-6565 X 155