



## Retail, Office,service

231-233 N 12th St, Philadelphia, PA 19107



### Paul Cheng

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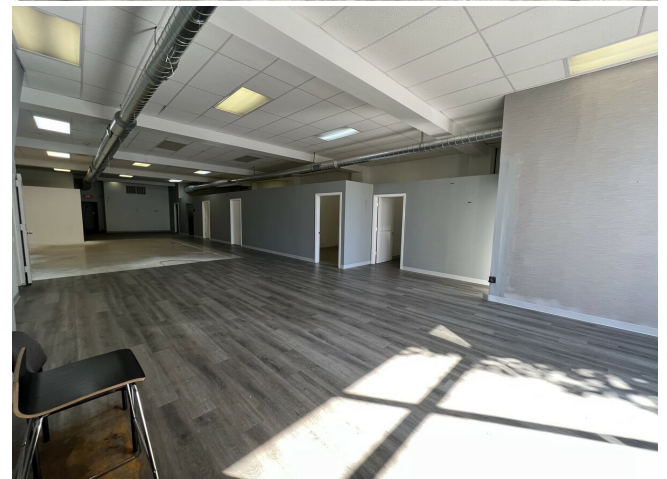


## Retail, Office, service

\$15.17 /SF/YR

Location! Daycares, Offices, Retail, Fitness, or built to suit your business. We have 1s floor 3400 sf available and can be leased separately with separate utilities. Enter into the common hallway with both separate entrances. To the right is a large open space with one private executed and offices along the right side and to the rear bathrooms to the back emergency door to the back and staircase to the basement. Conveniently located one block from PA Convention Center, Reading Termination, Chinatown, a Historical destination and the heart of Center City, has to offer fine dining and shopping. The tenant is responsible for all real estate tax, U + O, Insurance, and Refusal fee total montly \$1,444.43....

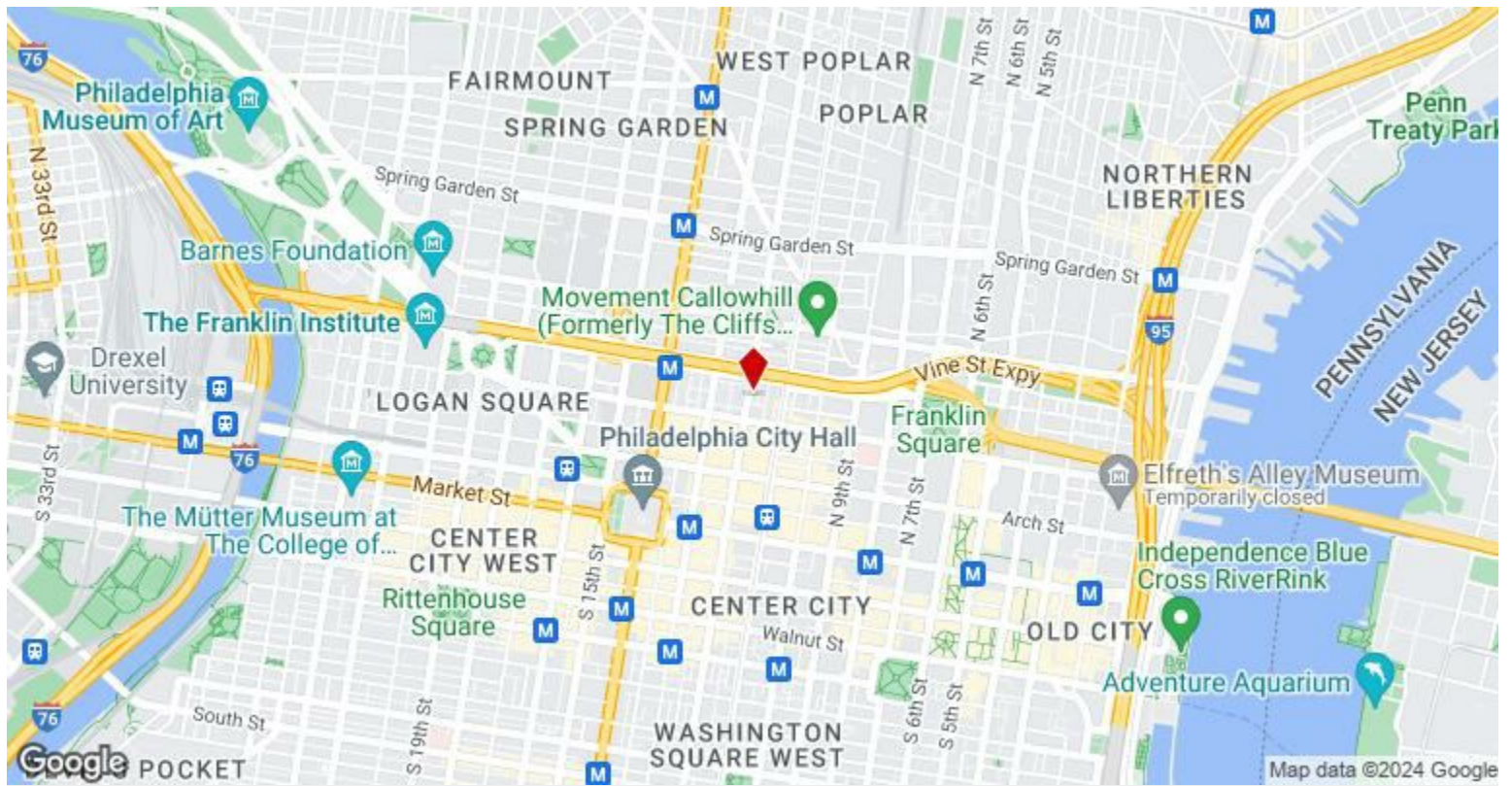
- Heavy daytime traffic



|                      |                        |
|----------------------|------------------------|
| Rental Rate:         | \$15.17 /SF/YR         |
| Property Type:       | Retail                 |
| Property Subtype:    | Day Care Center        |
| Gross Leasable Area: | 6,800 SF               |
| Year Built:          | 1927                   |
| Walk Score ®:        | 98 (Walker's Paradise) |
| Transit Score ®:     | 100 (Rider's Paradise) |
| Taxes:               | \$0.02 USD/SF/MO       |
| Operating Expenses:  | \$0.02 USD/SF/MO       |
| Rental Rate Mo:      | \$1.26 /SF/MO          |

**1st Floor**

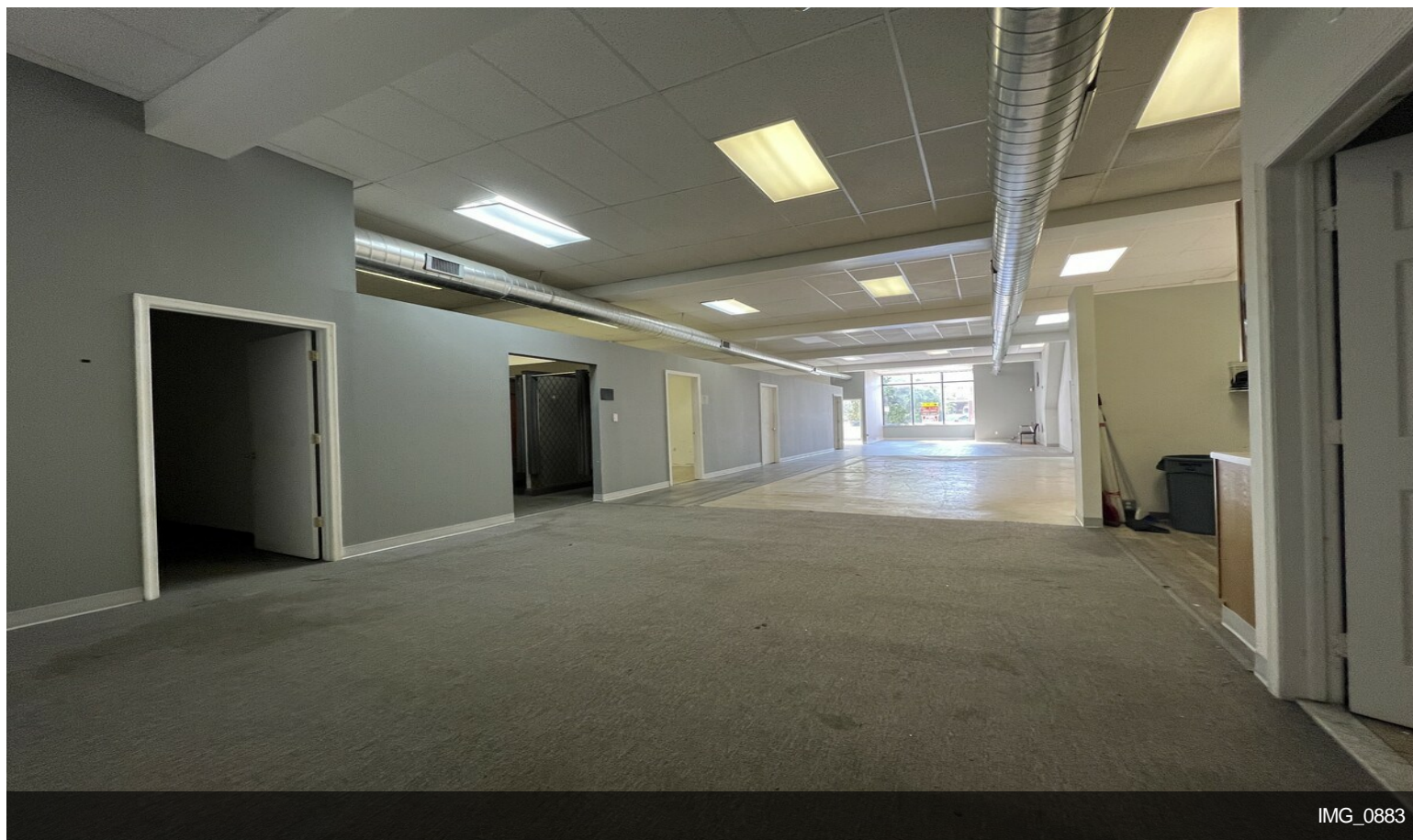
|                 |                  |
|-----------------|------------------|
| Space Available | 3,400 SF         |
| Rental Rate     | \$15.17 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Office/Retail    |
| Lease Term      | Negotiable       |



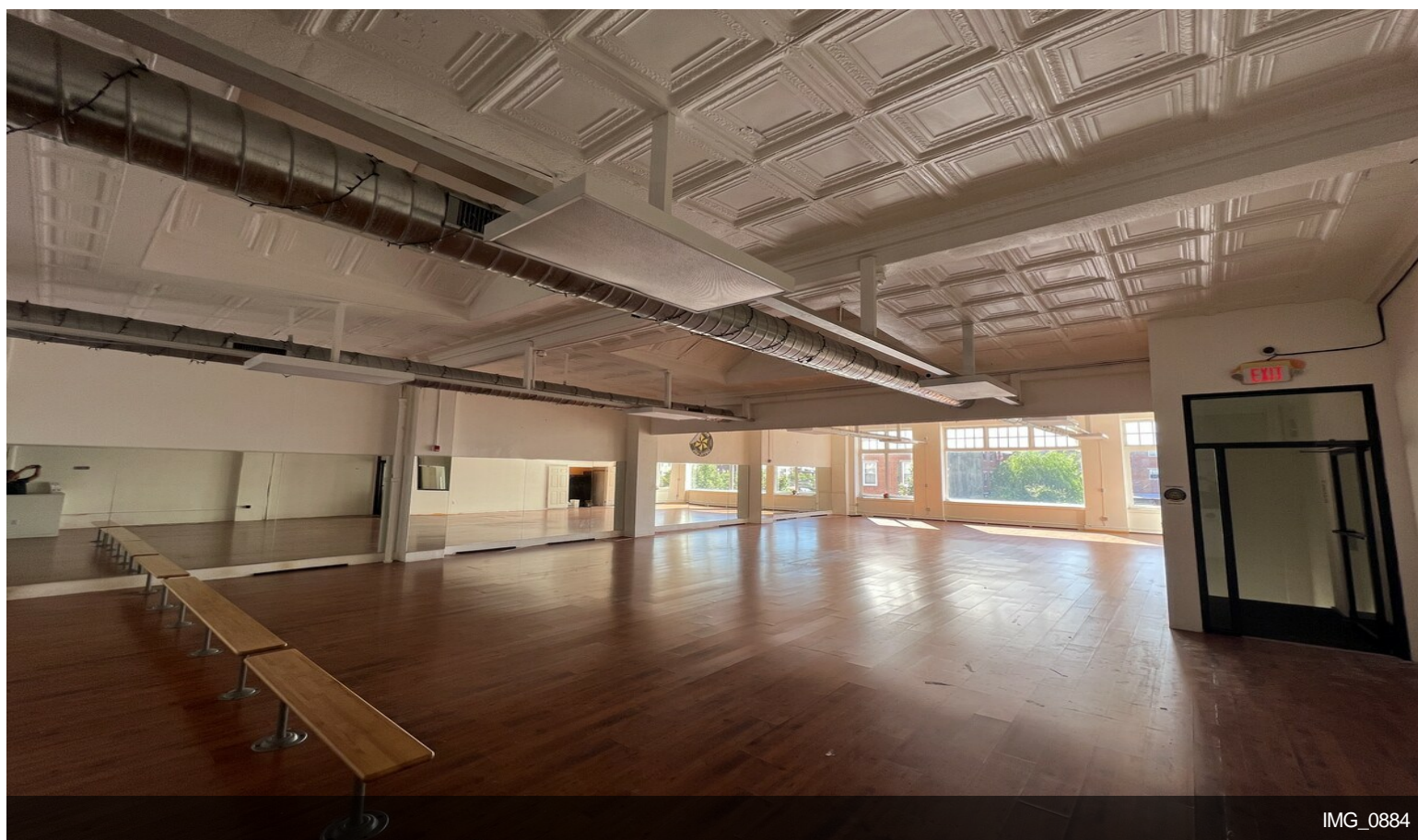
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# Property Photos

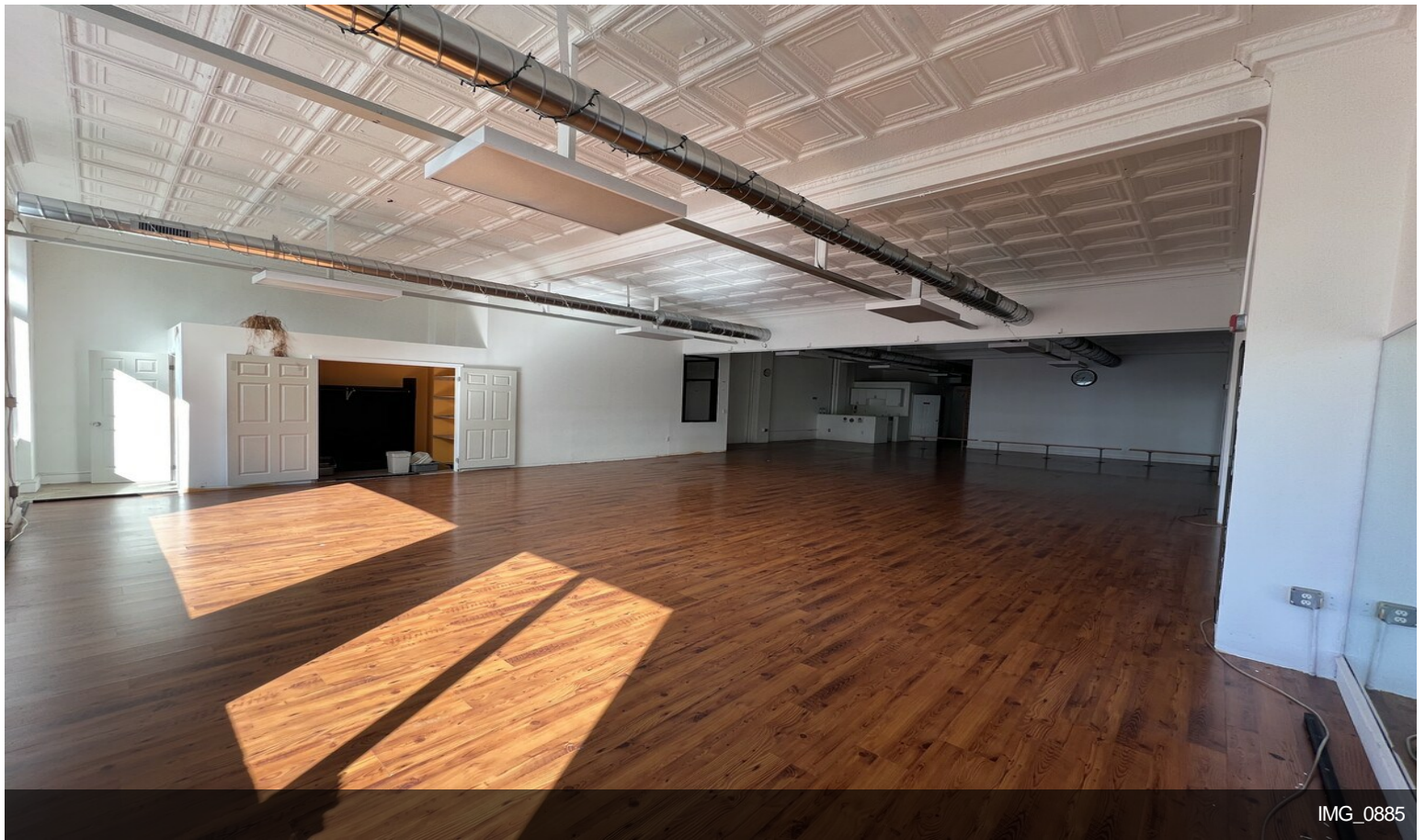


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# Property Photos



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