



3111 W
ALLEGHENY AVE / PHL

This is an aerial architectural rendering of a large industrial or commercial building complex. The main building is a long, multi-story structure with a light-colored facade and numerous windows. It features a central section with a taller, more ornate facade. To the left, there's a long, low building with a corrugated metal roof. To the right, there's another large building with a flat roof and a tall smokestack in the background. The foreground shows a street with parked cars, trees, and a sidewalk. A red rectangular box with a white border contains the address '3111 W' in large white letters and 'ALLEGHENY AVE / PHL' in smaller white letters below it. The overall scene is set in a green, wooded area.

THE REYBURN

3111 W Allegheny Avenue / Philadelphia

MIXED-USE SITE - AVAILABLE FOR LEASE



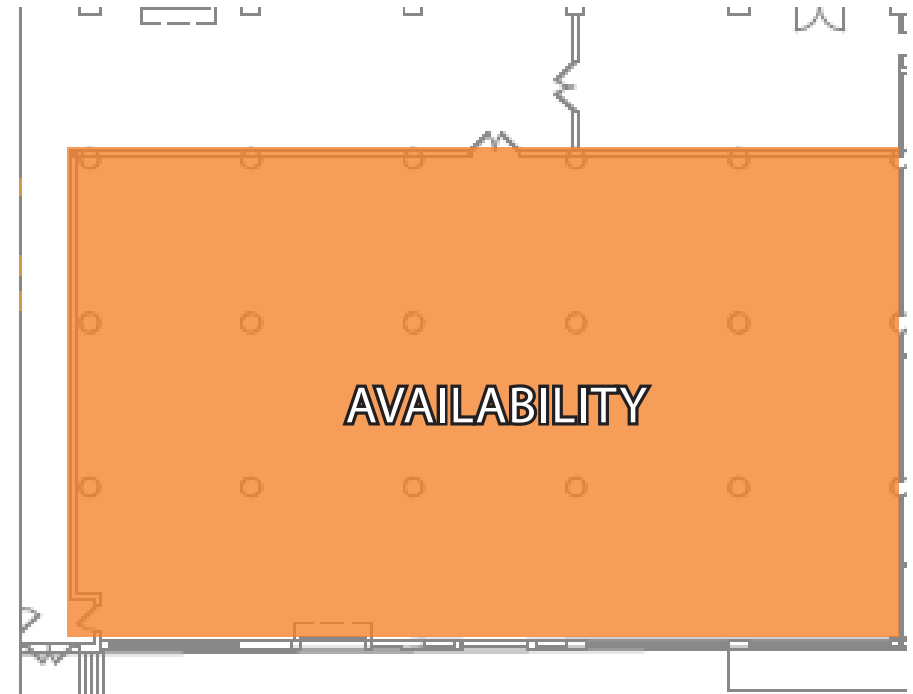
PROPERTY FACT SHEET

AVAILABLE SPACE:	6,742 RSF
PARKING SPACES:	400+
PARCEL SIZE:	14 ACRES
AMENITIES:	Secured-Gated & manned 24/7/365 164 Apartments upon completion
POWER:	TWO POWER FEEDS – REDUNDANT POWER

FLOOR PLAN

FEATURES:

- AVAILABLE SPACE: 6,742 SF
- CLEAR HEIGHT: 14' CLEAR
- LOADING: 1 ROLL UP DOOR
- ASKING RENT: \$11 NNN
- WORK-READY LOFTS
- WELL CAPITALIZED OWNER
- TI FOR CREDIT TENANTS
- CLASSIC BUILDING WITH MODERN INFRASTRUCTURE
- GET NYC STYLE CREATIVE OFFICE AT LESS PRICE PSF THAN CBD PHILLY
- EFFICIENT LAYOUTS





ALLEGHENY AVENUE STREETScape

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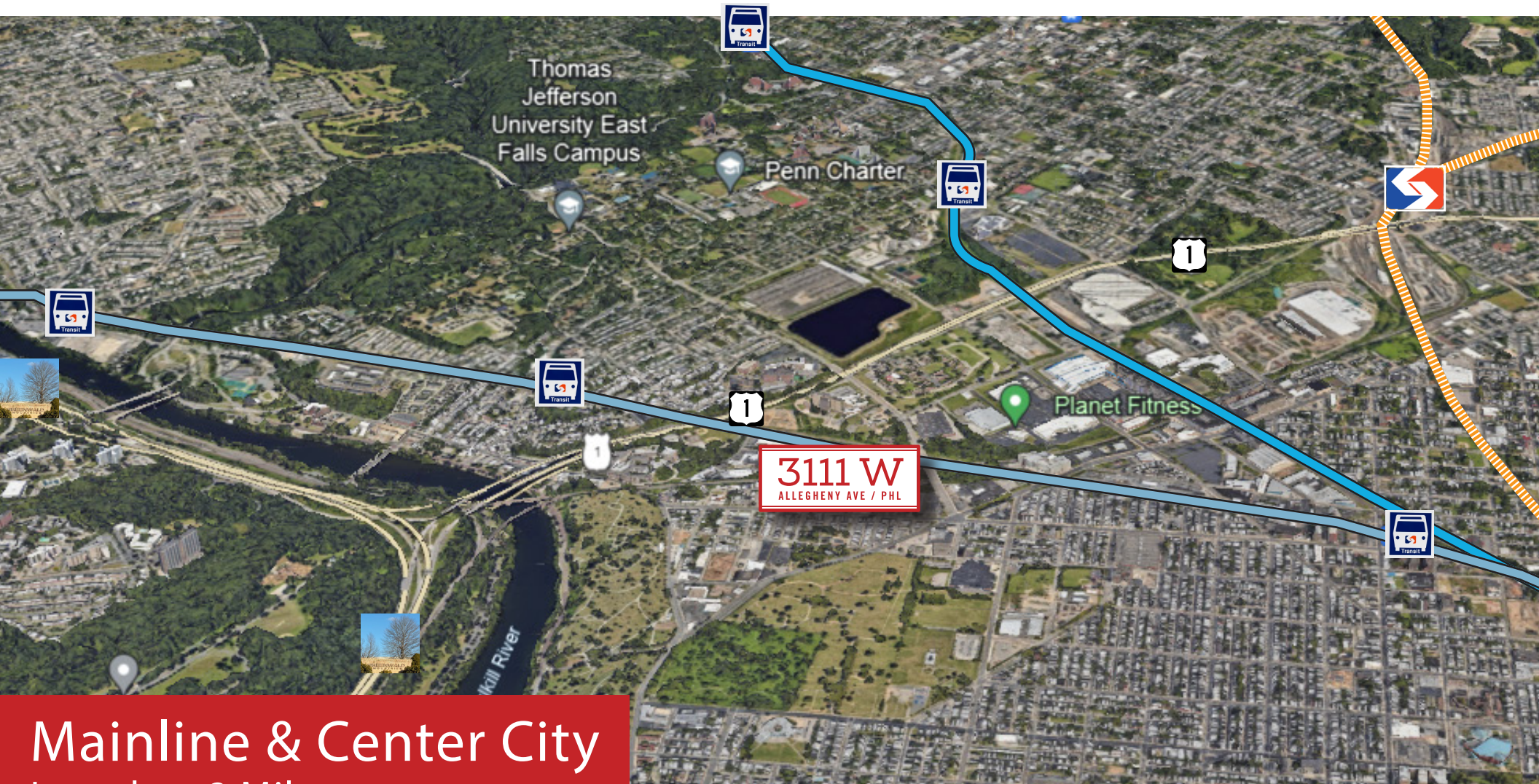
CREATIVE STYLE LOFT

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SITE AMENITIES

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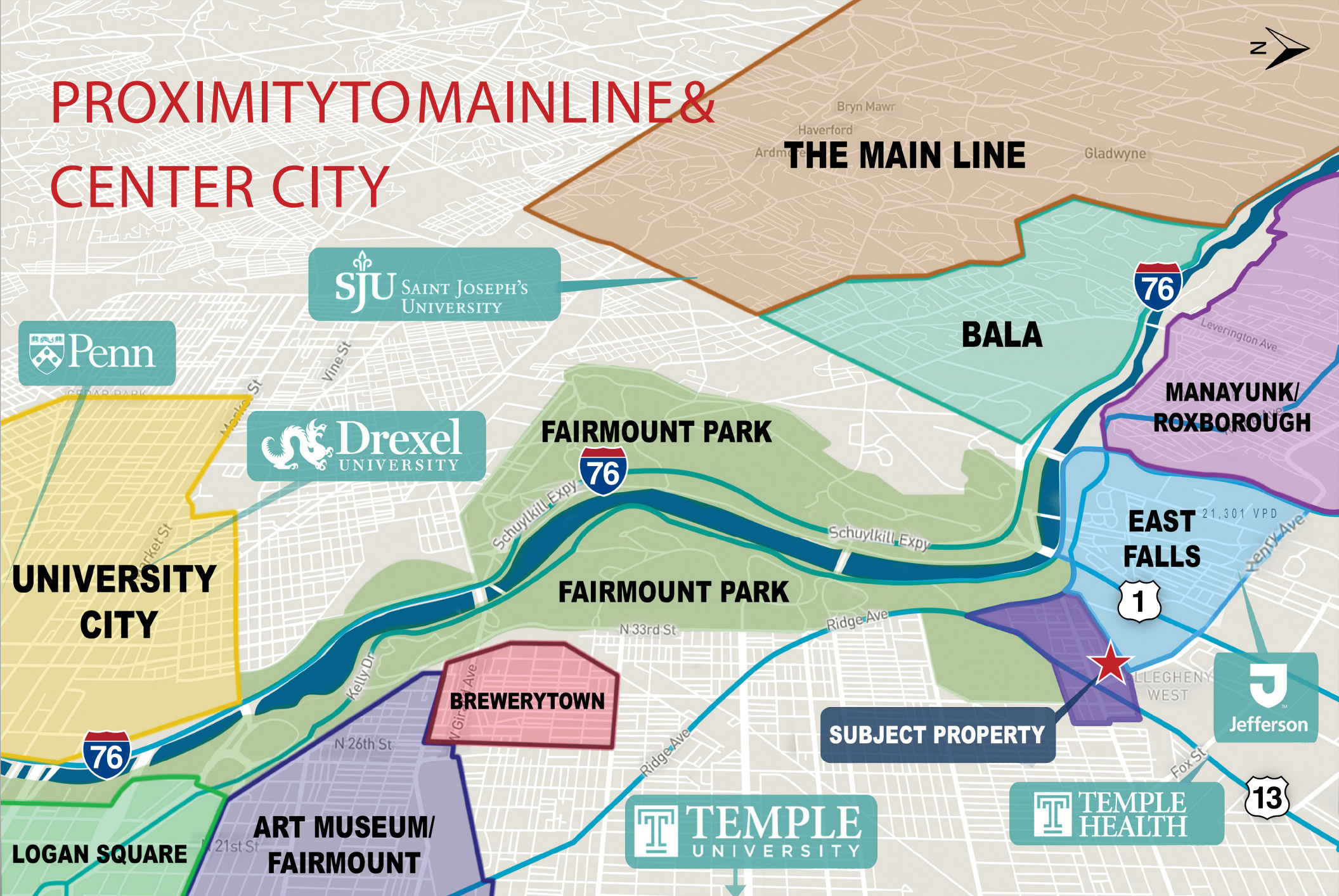


Mainline & Center City
Less than 2 Miles

NEARBY TRANSPORTATION

3111 W
ALLEGHENY AVE / PHL

PROXIMITY TO MAINLINE & CENTER CITY







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