

# THE CHOCOLATE FACTORY

2201 MARGARET STREET, PHILADELPHIA, PA 19137

THIRD FLOOR | 10,000 SQ FT | AVAILABLE FOR LEASE | SPRING 2025 DELIVERY

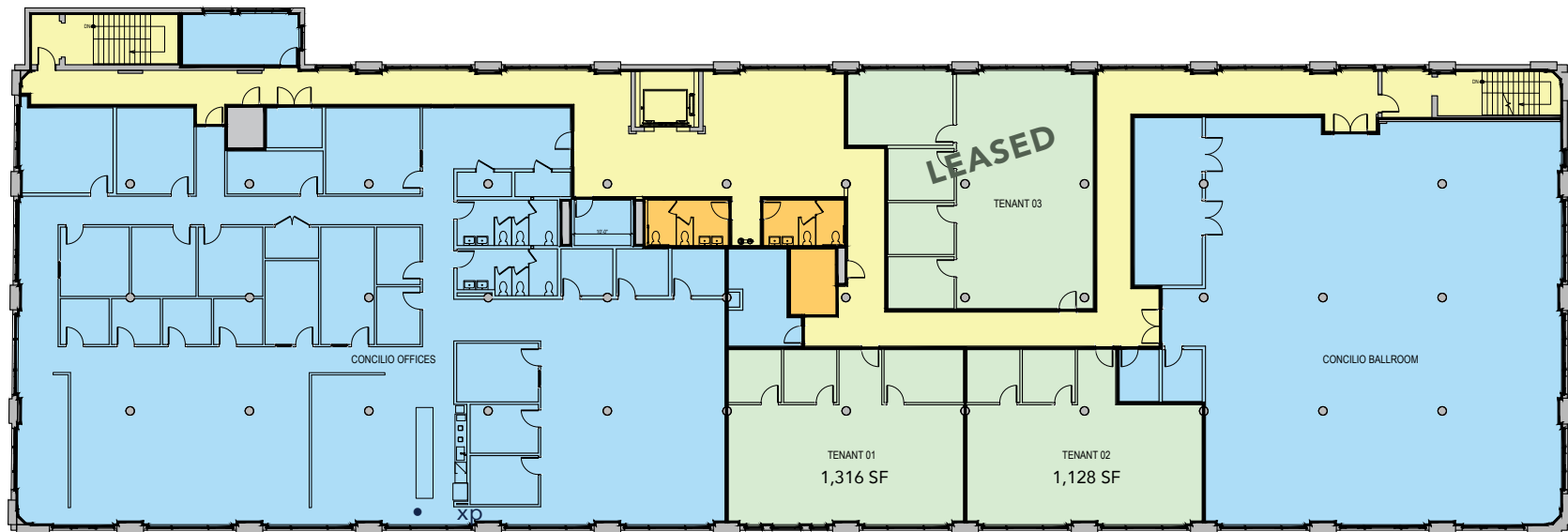


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## Availability Details:

- Two suites remain of: 1,128 SF and 1,316 SF
- 10,000 SF of Office space Divisible to 1,500 SF
- Join Concilio on the 3rd floor
- Tenant designed office suites
- Gated off-street parking available

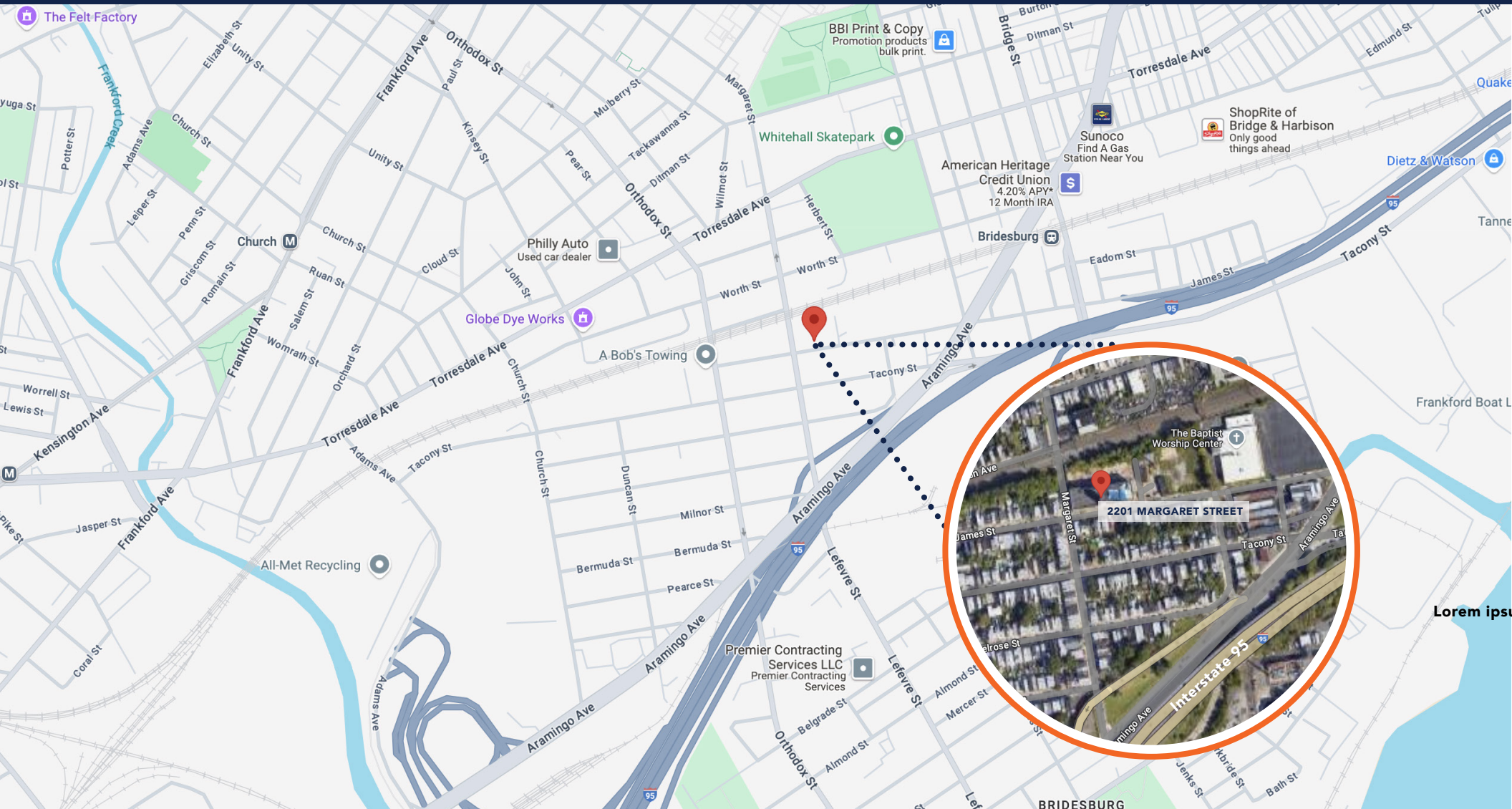
## Building Details:

- Newly Renovated 68,262 SF former Chocolate Factory
- Exposed 16' ceilings and modern factory windows
- Located within a Federal HUBZone
- Bridesburg location with convenient access to Route 95, Betsy Ross Bridge



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