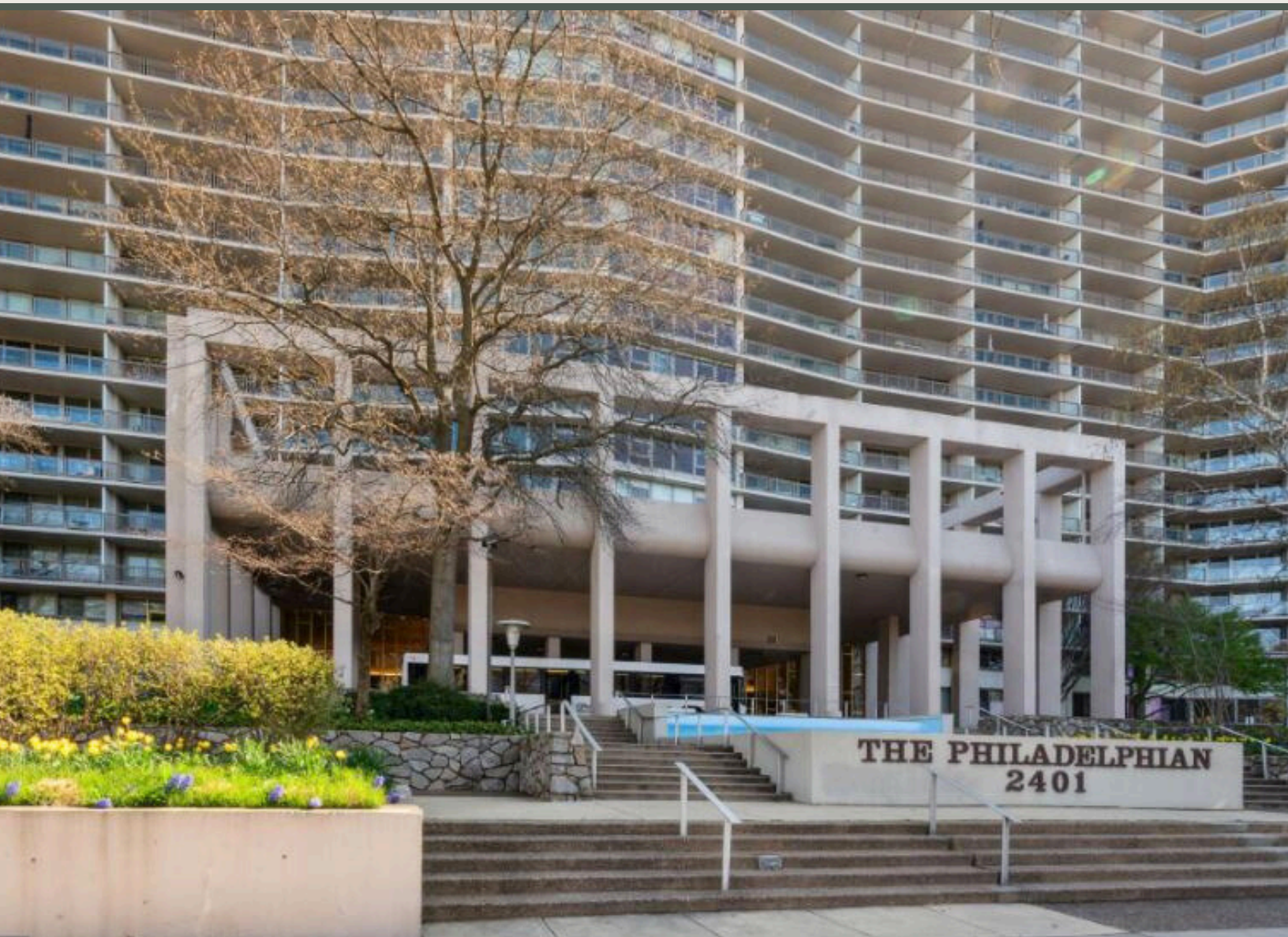


COMMERCIAL CONDO AVAILABLE FOR SALE



2401 PENNSYLVANIA AVENUE Philadelphia, PA 19130

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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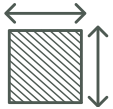
THE FLYNN COMPANY

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

FEATURES



Commercial condo on the ground floor of The Philadelphian luxury apartment building



4 Interconnected commercial units totaling 2,715 SF; currently occupied by law firm

- Unit 1C47: 801 SF
- Unit 1C48: 726 SF
- Unit 1C49: 579 SF
- Unit 1C50: 609 SF



7 offices, conference room, 2 bathrooms, kitchenette, reception and administrative space



Can be delivered vacant



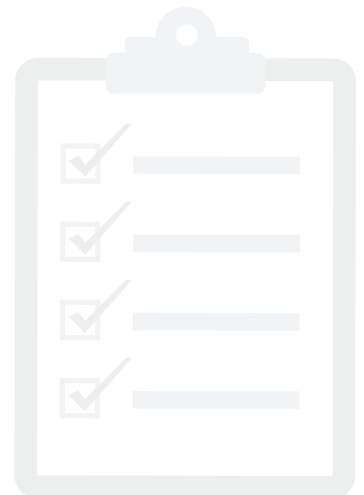
Daily shuttle bus available for quick access to Center City



24-hour doorman and on-site management



Conveniently located adjacent to the Philadelphia Museum of Art

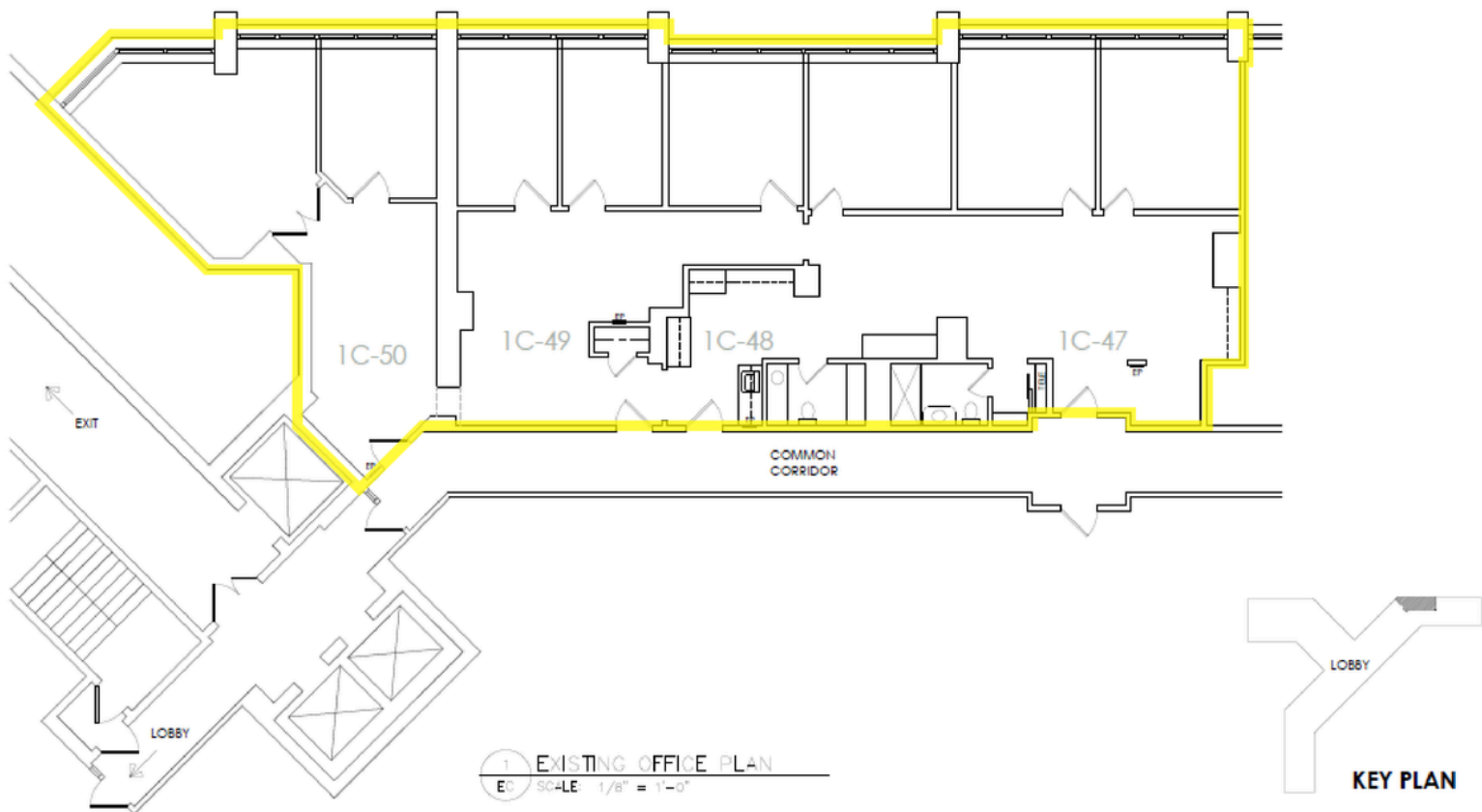


PHOTOS

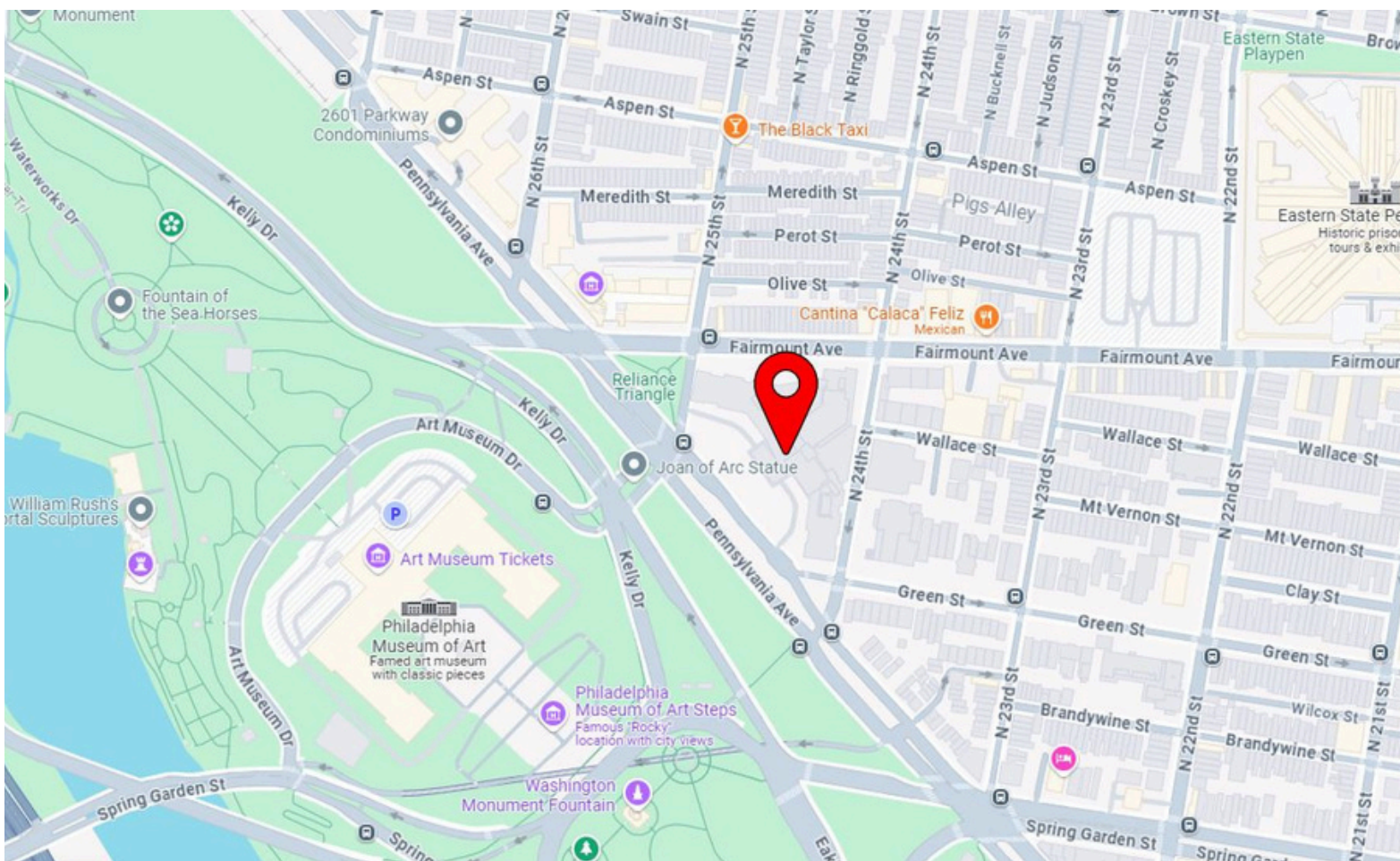


FLOOR PLAN

Not to scale, for marketing purposes only



LOCATION



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