

Lease - Loft, Office Space & Suites

2233 W. Allegheny Avenue, Philadelphia, PA 19132

Info:

- 22,000 +/- Sq. Ft. Available
 - 4th Floor: 14,000 Sq. Ft.
 - 3rd Floor: 8,000 Sq. Ft.
- Rent: \$18.00 + Electric & Cleaning
- RE Tax: \$7,550.00, Ins.: \$3,425.00
- Signature Building Status
- Sprinklered & ADA Complaint
- On site parking
- Move in office suites various sizes
- Zoned: I2 Industrial/Mixed-Use

Area:

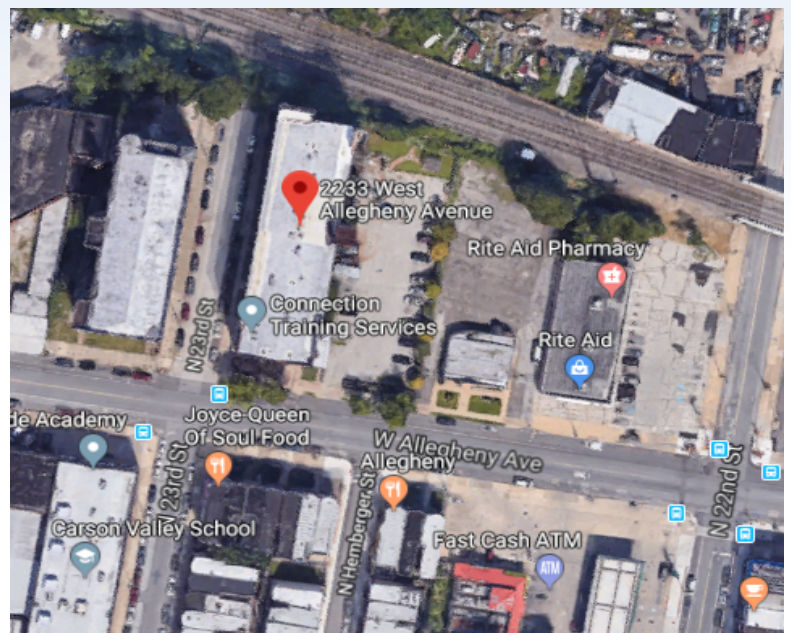
- Allegheny & 22nd Street West
Commercial Corridor

Location:

- Located in the heart of the
Allegheny West Empowerment
Zone

Public Transportation:

- Allegheny Station
- Bus Routes: 60, 33,



[For additional info visit website!](#)

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Demographics

	1 Mile	3 Miles
Population	50,006	419,264
Households	19,717	160,886
Average Age	38.00	35.20
Median HH Income	\$25,446	\$29,542
Daytime Employees	23,254	137,698
Population Growth '16-21	↑ 4.0%	↑ 3.2%
Household Growth '16-21	↑ 3.9%	↑ 3.3%

Traffic Counts

Collection St	Cross St	Traffic Vol
W Lippincott St	N Hemberger St E	979
Fox St	W Hilton St NW	12,070
N 22 nd St	W Allegheny Ave S	7,786
W Allegheny Ave	N Bambrey St W	9,088
N 21 st St	W Madison St S	1,984

