

CORPORATE REALTY

Partners & Co., Inc.

G. Kevin Smith

Partner

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2300-04

W. ALLEGHENY AVE.

PHILADELPHIA, PA 19132

**MOVE IN
OFFICE SPACE
AVAILABLE**

FOR LEASE

2300-04

W. ALLEGHENY AVE.
PHILADELPHIA, PA 19132

SPACE FACTS

AREA: 2,269-4,794 RENTABLE SF

RENT PRICE: \$18.00/SF + NNN

NNN: \$1.50/SF

ZONED: I2 WITH OFFICE VARIANCE

PROPERTY FACTS

SIGNATURE BUILDING STATUS

SPRINKLERED AND ADA COMPLIANT

MOVE IN READY

AREA

LOWER NORTHWEST PHILADELPHIA

ALLEGHENY WEST COMMERCIAL CORRIDOR

LOCATION

LOCATED IN THE HEART OF THE ALLEGHENY WEST EMPOWERMENT ZONE

ENTRANCE ON GROUND LEVEL OF LIPPINCOTT STREET



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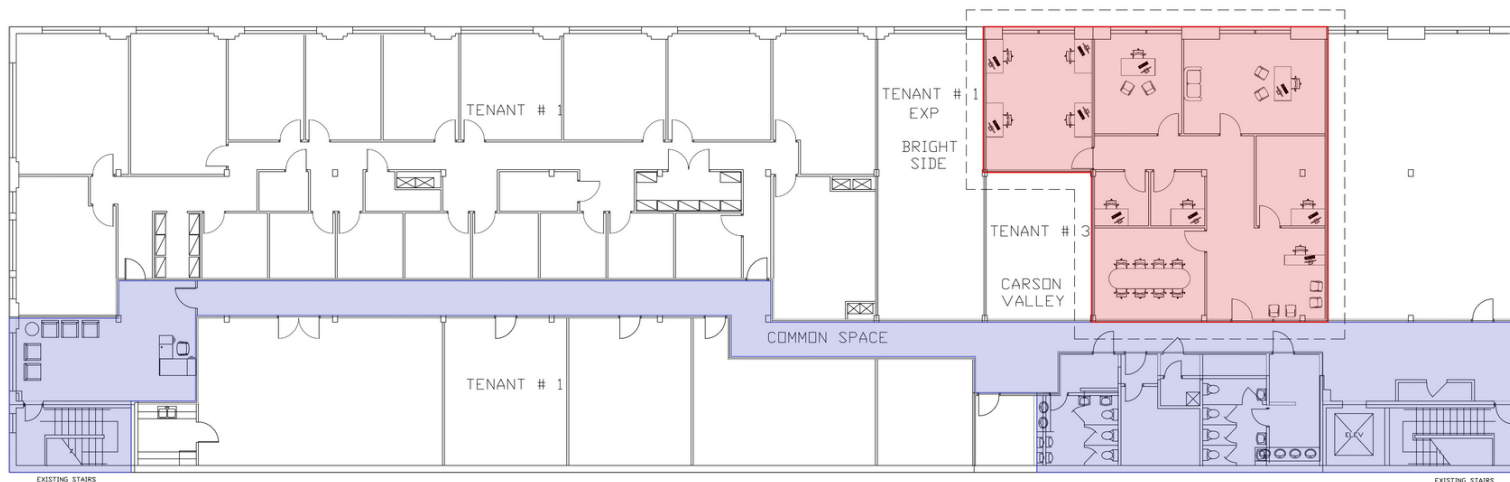
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FLOOR Plan

Office area: **1,866 sq ft**
Office area: **12.67%** of the entire floor

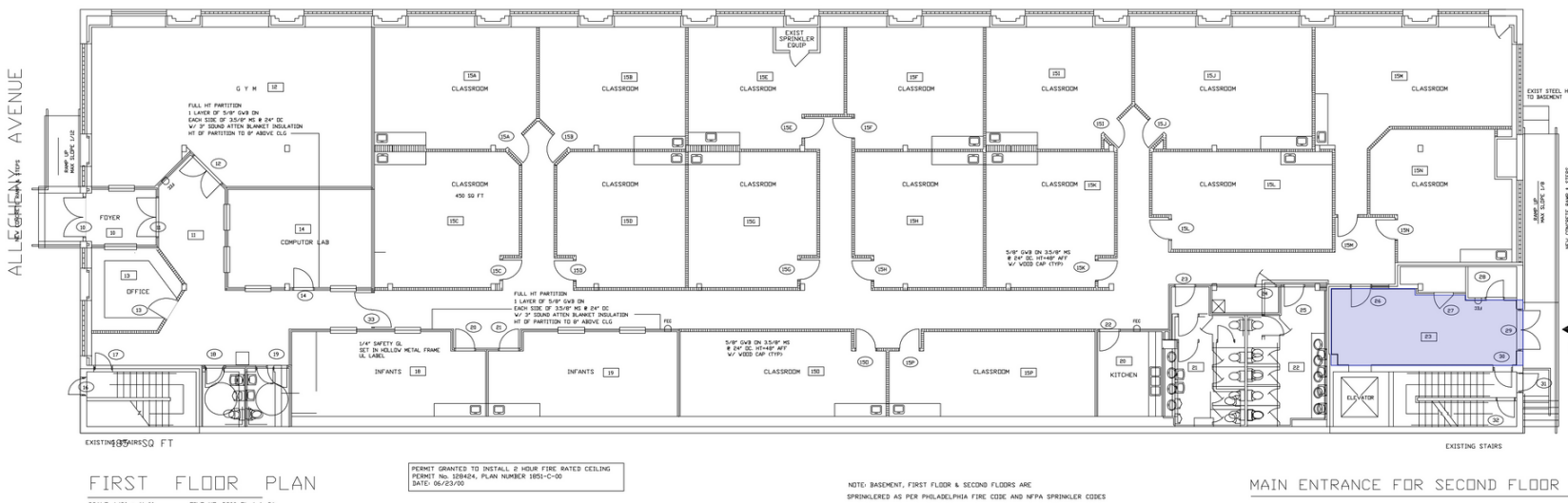


Shared corridor:
382 sq ft
(total: **3,012 sq ft**)

SECOND FLOOR PROPOSAL

The entire floor: **14,733 sq ft**

Area for rent: **1,866 sq ft + 382 sq ft + 21 sq ft = 2,269 sq ft**



Shared entrance lobby:
21 sq ft
(total: **332 sq ft**)

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" FILE NO: 2300-FL 1 & 2A

PERMIT GRANTED TO INSTALL 2 HOUR FIRE RATED CEILING
PERMIT NO. USRBAK PLAN NUMBER 1001-C-00
DATE: 06/23/00

NOTE: BASEMENT, FIRST FLOOR & SECOND FLOORS ARE
SPRINKLERED AS PER PHILADELPHIA FIRE CODE AND NFPA SPINKLER CODES

MAIN ENTRANCE FOR SECOND FLOOR

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DEMOGRAPHICS



Average Age
38.00



Median HH Income
\$25,466



Population
50,006



Daytime Employees
25,254



Households
19,717



1 mile
3 miles

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