

**3119-31 N. BROAD ST.
PHILADELPHIA, PA**

AKA 3125 N. BROAD ST.

AVAILABLE FOR LEASE

RETAIL/OFFICE
SPACE AVAILABLE

CORPORATE REALTY

Partners & Co., Inc.

G. Kevin Smith
Partner

Office: 215-922-7810 Ext. 307

Mobile: 215-778-4633

E-mail: gksmith@crp-co.com

Neli Gonzalez

Executive Assistant

Mobile: 630.456.2997

Office: 215.922.7810

Email: neli@crp-co.com



3119-31 N. BROAD ST.
PHILADELPHIA, PA
AKA 3125 N. BROAD ST.

AVAILABLE FOR LEASE

PROPERTY STATS

RENT PRICE	\$16.50 SF + NNN
BUILDING SIZE	±28,182 Sq Ft
LOWER LEVEL	±2,000 Sq Ft
1ST FLOOR	±6,700 Sq Ft (Divisible)
RENT PRICE	\$35.00-\$50.00 Sq Ft + NNN
3RD FLOOR	8,231 Sq Ft
RENT PRICE	\$25.00 Sq Ft + NNN
CEILING HEIGHT(S)	10-12" Window Line & Ceiling
RE TAXES	\$5,047.00
ZONING	CMX# Commercial Mixed Use

PROPERTY HIGHLIGHTS

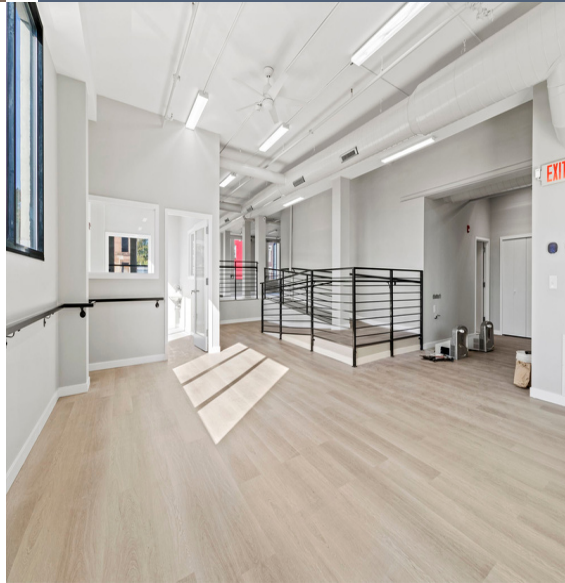
- Opportunity Zone
- Off Street Parking
- Elevator Service On All Floors



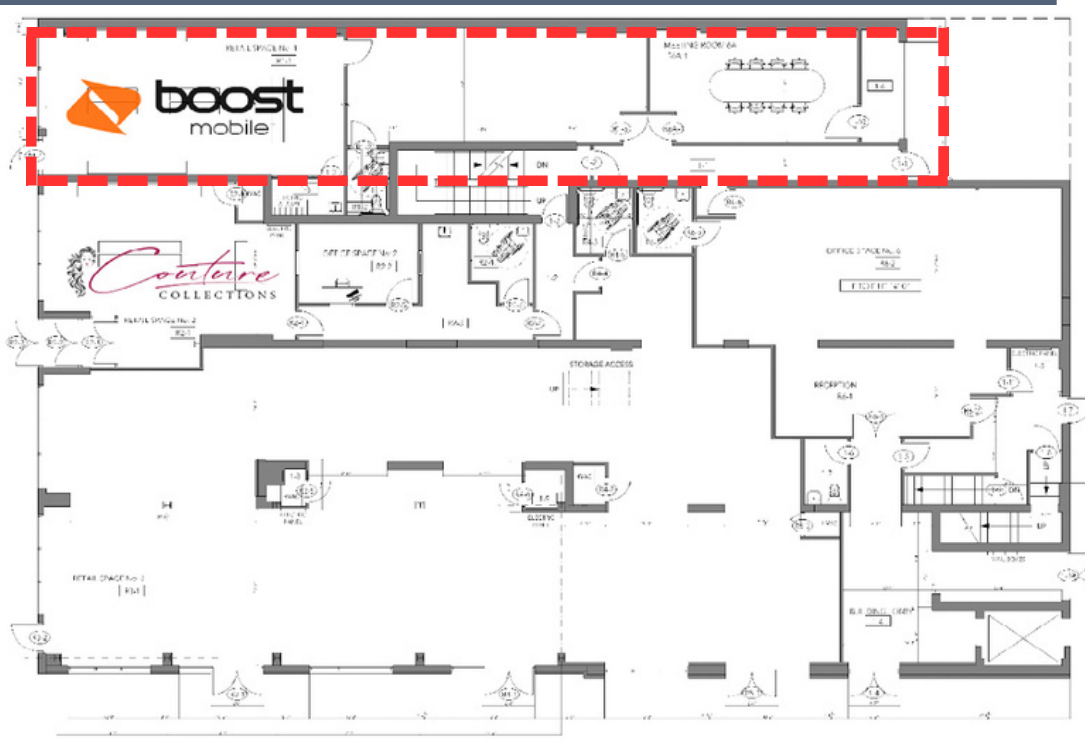
3119-31 N. BROAD ST.
PHILADELPHIA, PA
AKA 3125 N. BROAD ST.



- General Office Use:
- Social Service Agencies
- Non-Profits
- Governmental Agency
- Retail

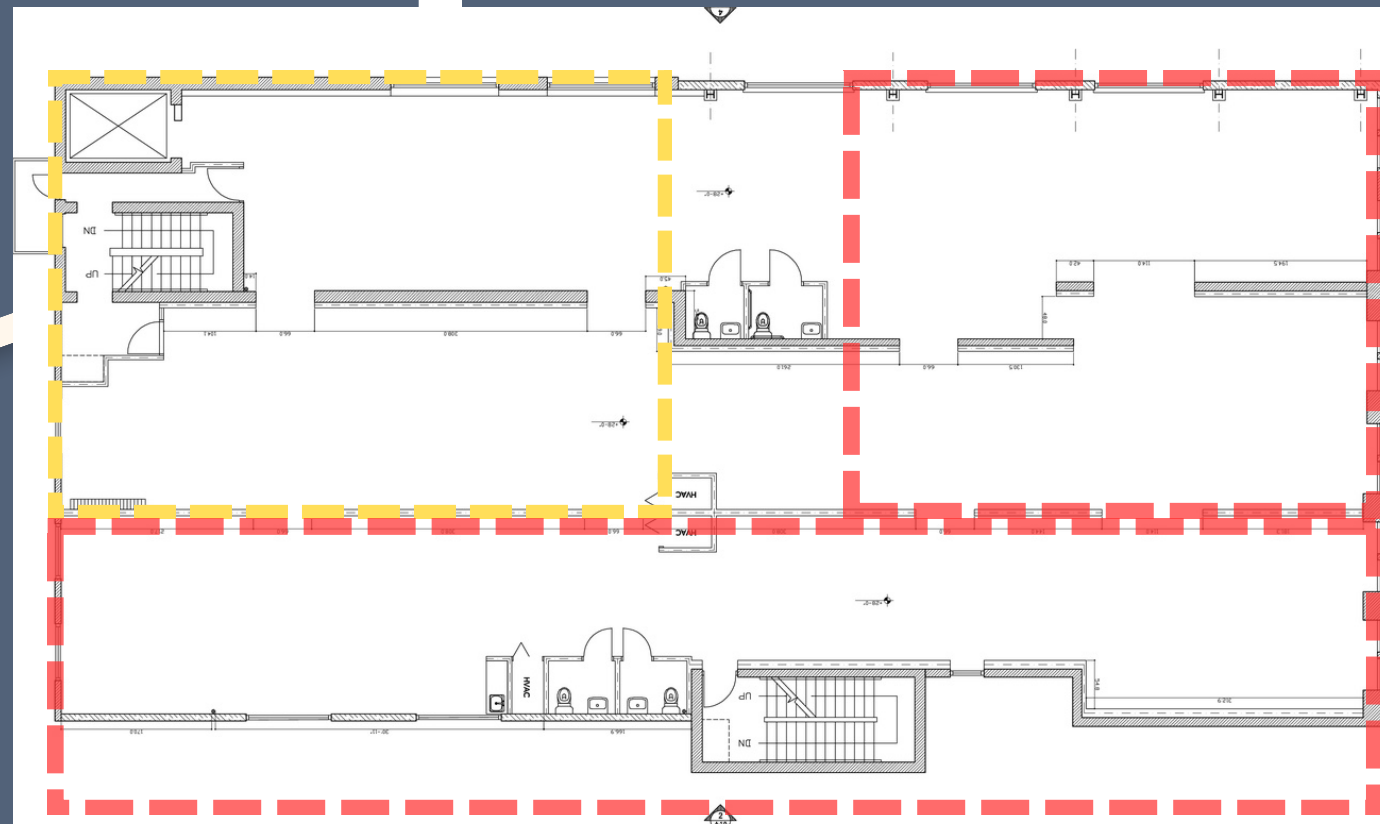


IDEAL USES



1ST
← **FLOOR PLAN**

3RD
FLOOR PLAN



3119-31 N. BROAD ST.
PHILADELPHIA, PA
AKA 3125 N. BROAD ST.

3119-31 N. BROAD ST.
PHILADELPHIA, PA
AKA 3125 N. BROAD ST.

