

CAMBRIDGE COMMONS

4017-4027 CAMBRIDGE STREET, PHILADELPHIA, PA 19104

AVAILABLE FOR LEASE | +/- 1,453 - 12,632 SF (DIVISIBLE)



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COMMERCIAL

GERRY SMITH

PRINCIPAL

M: 610-509-3690

gerry@blueprintcommercial.com

MADDIE WHITEHEAD

MANAGING PRINCIPAL

M: 610-742-4863

maddie@blueprintcommercial.com

PROPERTY INFORMATION

- +/- 12,632 SF available (Divisible)
 - Unit 2 - 1,453 SF
 - Unit 3 - 2,548 SF
 - Unit 4 - 9,508 SF
- Close proximity to Fairmount Park
- Located on thriving 40th Street Corridor of East Parkside neighborhood
- Zoned CMX-2
- 20'+ Ceiling Height on 2nd Floor
- Nearby access to I-76

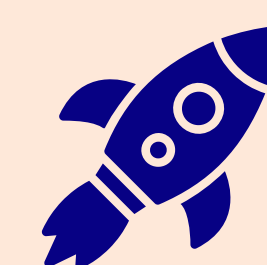
Join Existing Tenants:



IDEAL USERS:



Professional Offices



Startups/Incubators



Community/Event Space



Retail



Flex/Warehousing



Food and Beverage

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STARTUP + NONPROFIT HUB REDEVELOPMENT
AVAILABLE FOR LEASE

EXTERIOR + INTERIOR CONCEPTUAL RENDERINGS



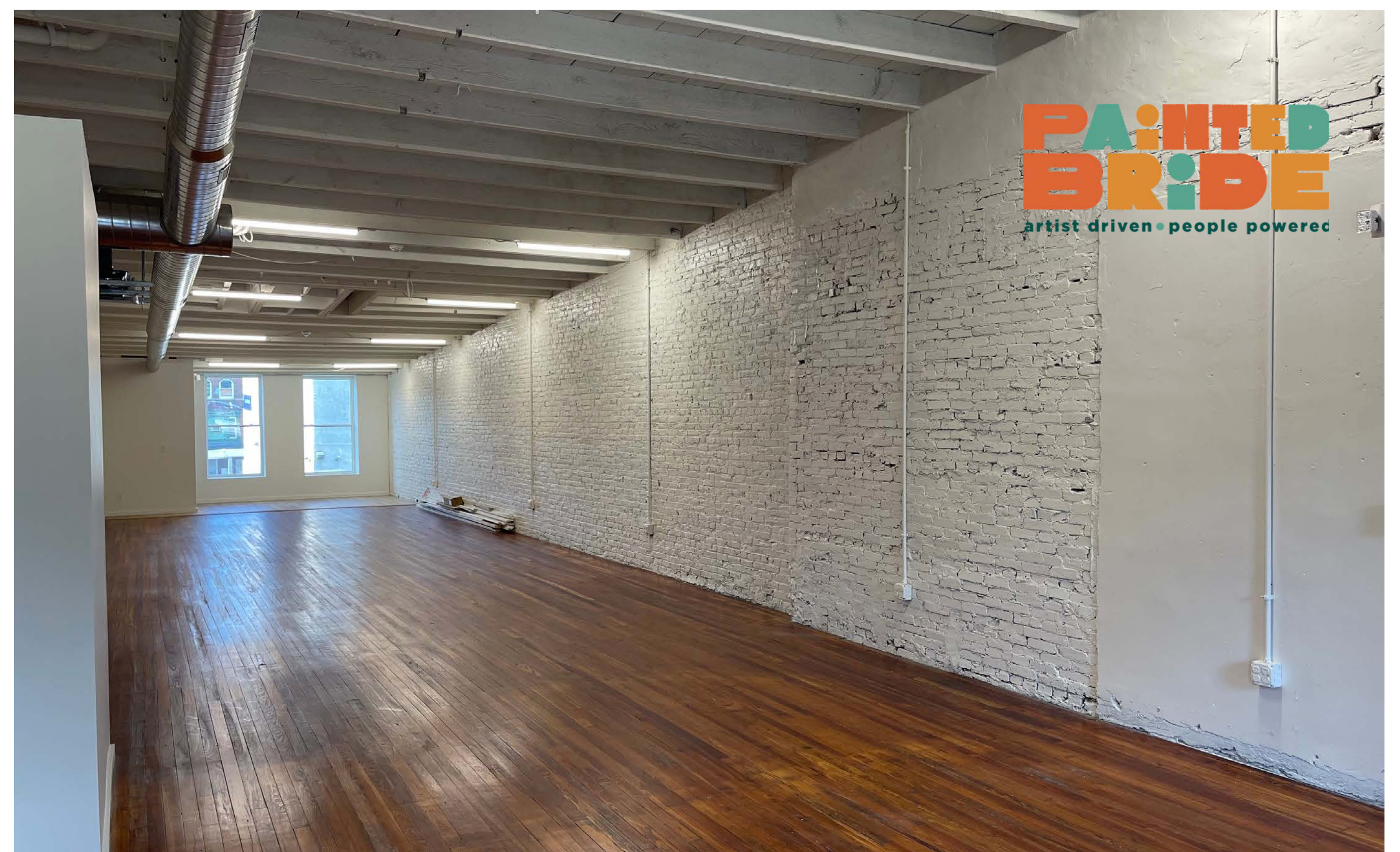
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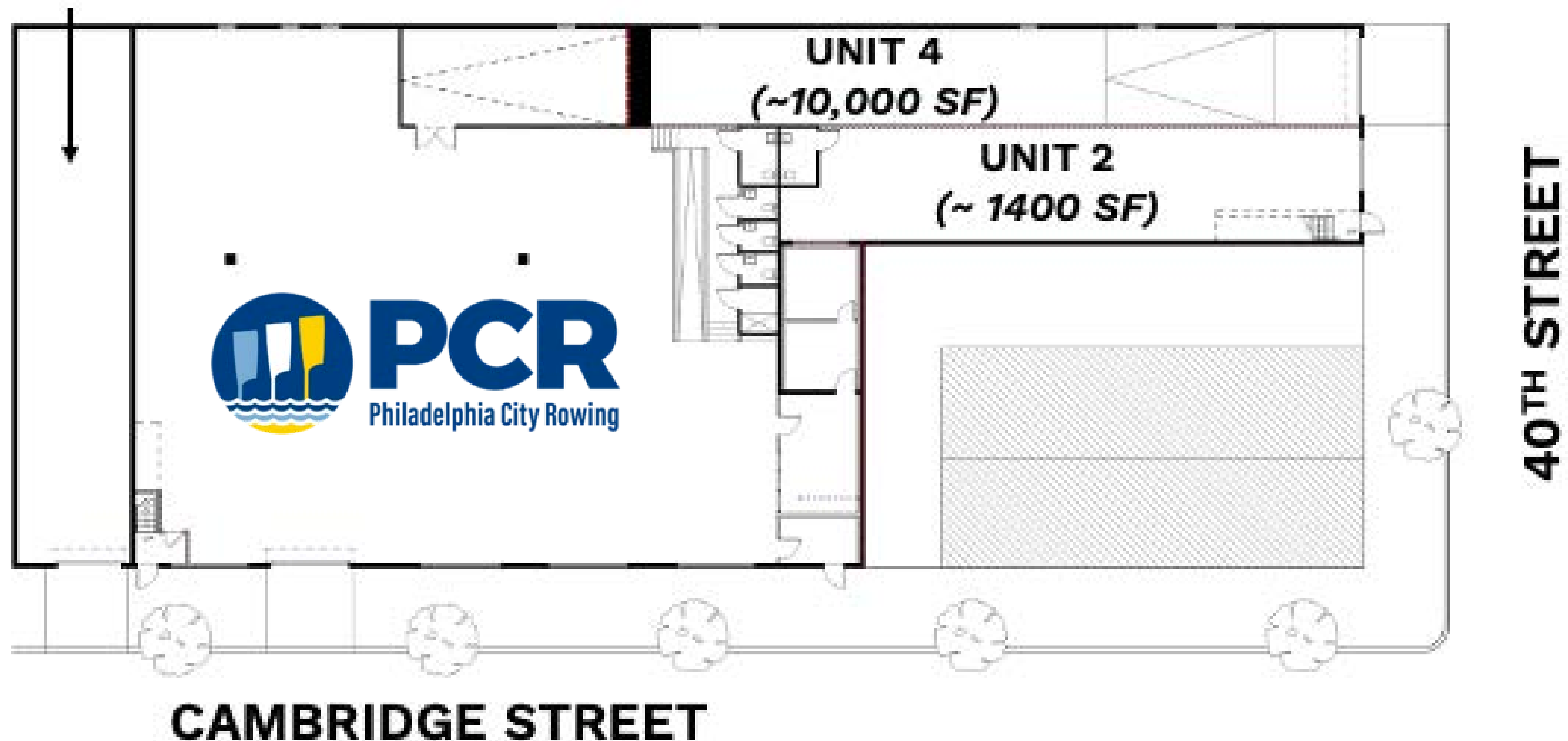
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INTERIOR PHOTOS - FINISHED SPACES

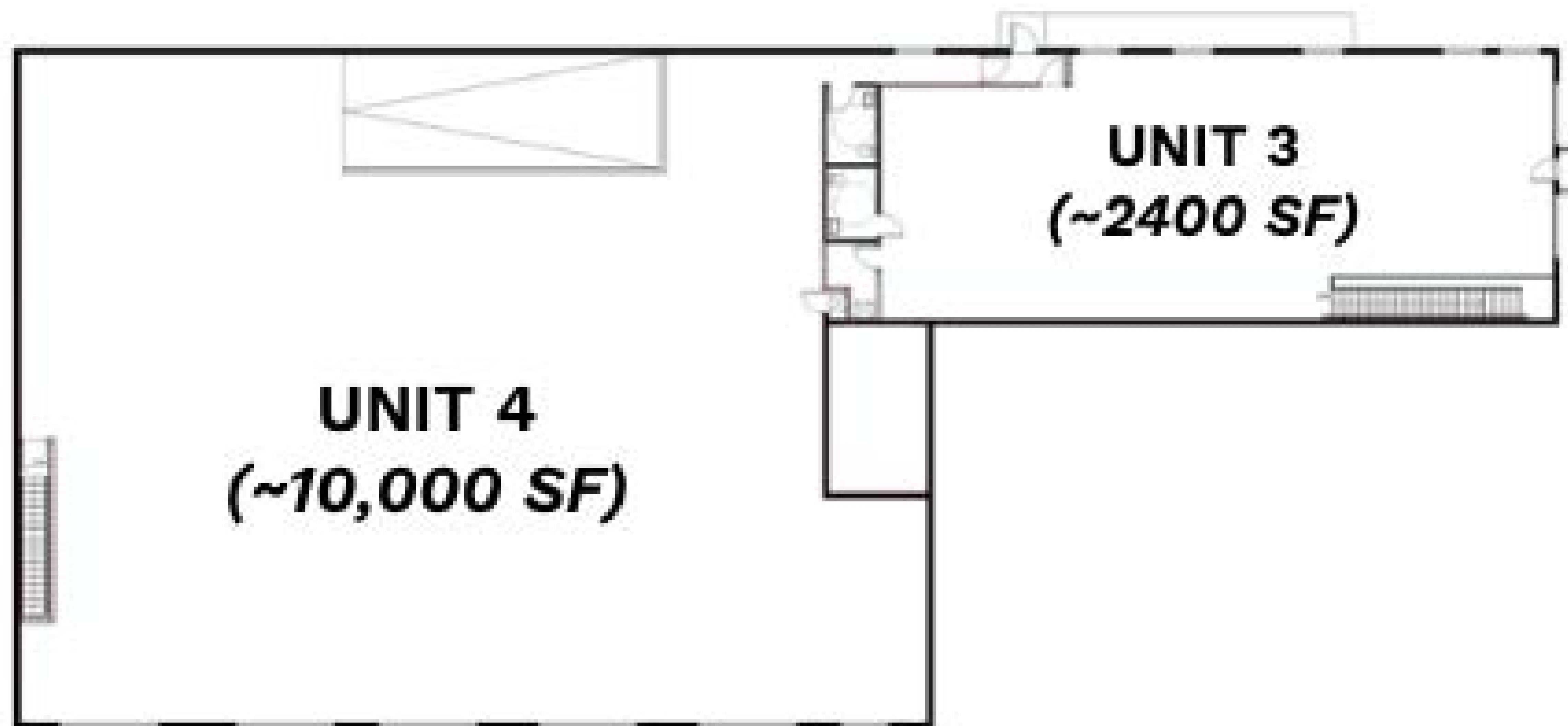


FLOOR PLANS - 1ST FLOOR



UNITS 2 & 4 CAN BE COMBINED FOR RETAIL SPACE

FLOOR PLANS - 2ND FLOOR



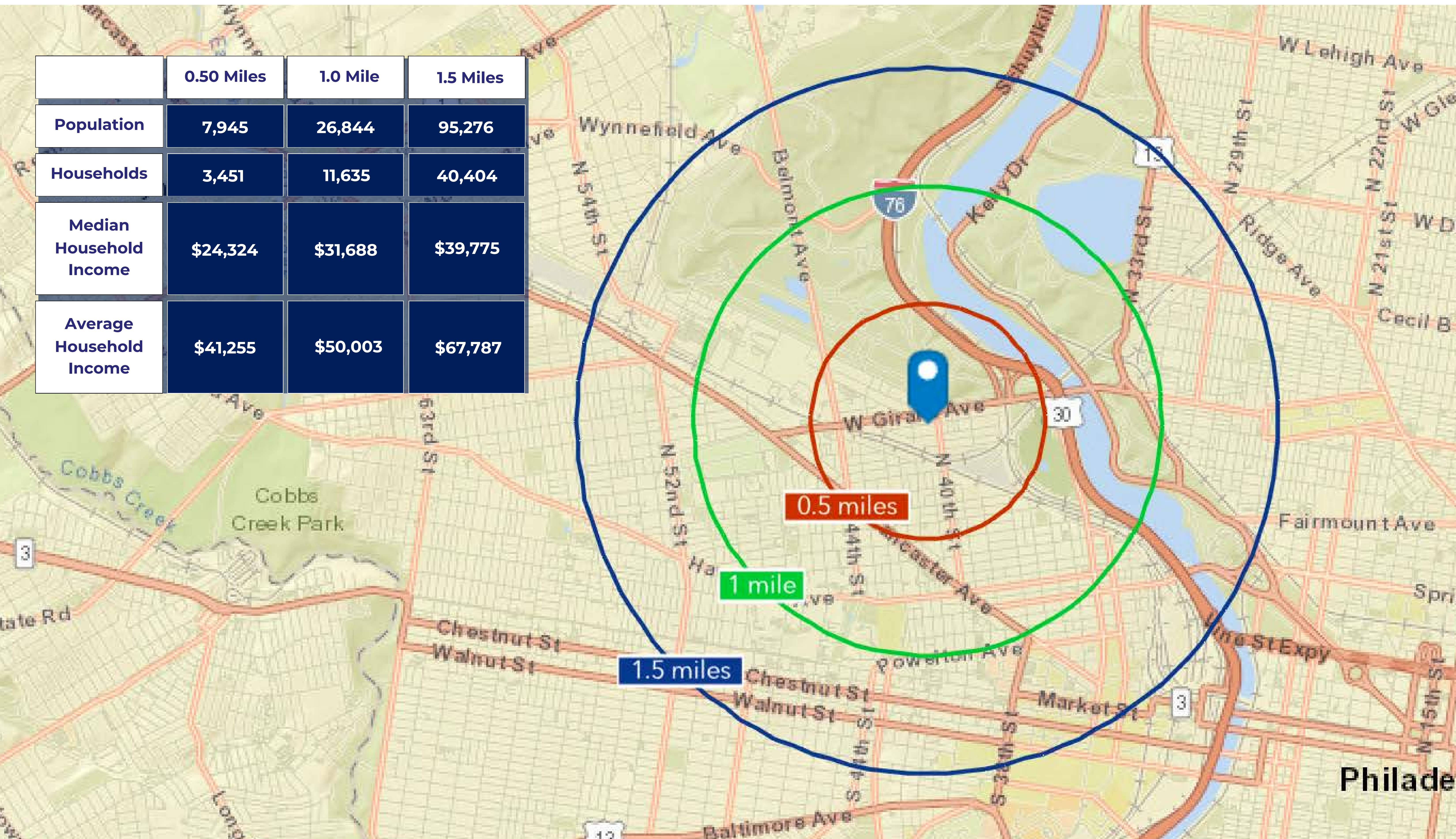
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DEMOGRAPHICS

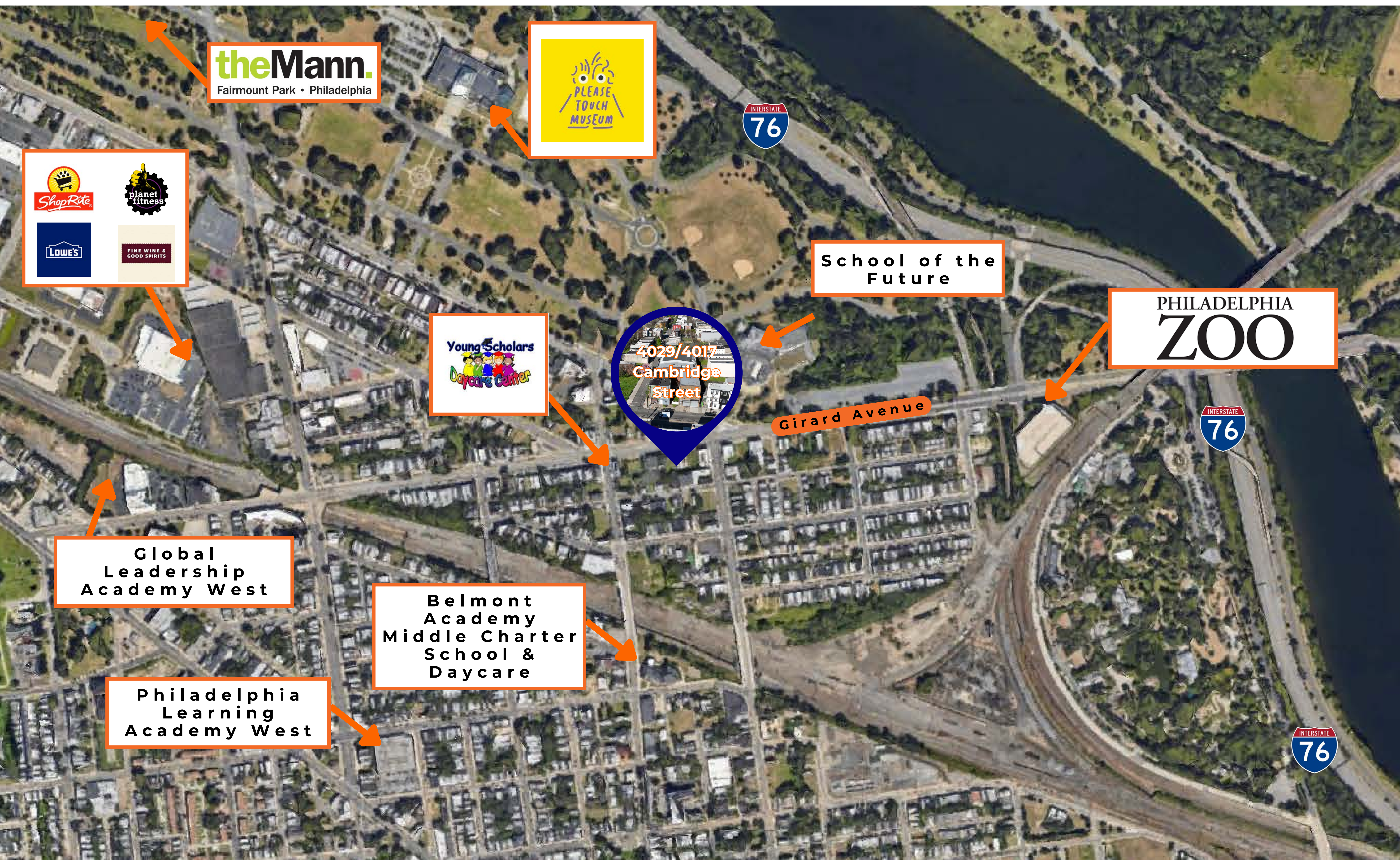
	0.50 Miles	1.0 Mile	1.5 Miles
Population	7,945	26,844	95,276
Households	3,451	11,635	40,404
Median Household Income	\$24,324	\$31,688	\$39,775
Average Household Income	\$41,255	\$50,003	\$67,787



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