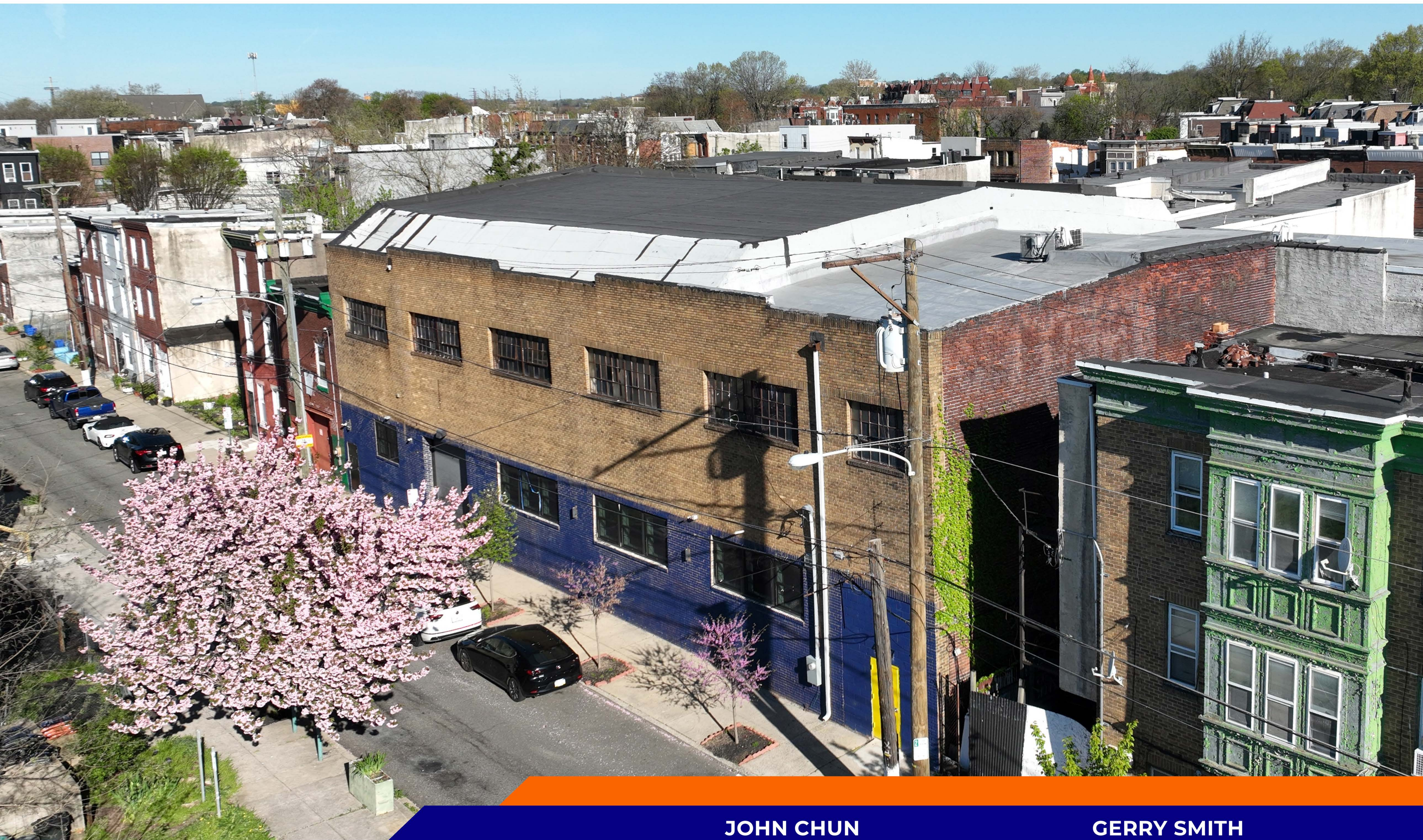


4017-4029 CAMBRIDGE STREET

PHILADELPHIA, PA 19104

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



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PHILADELPHIA, PA 19104

STARTUP + NONPROFIT HUB REDEVELOPMENT
AVAILABLE FOR LEASE

PROPERTY INFORMATION

✓ +/- 12,632 SF available (Divisible)

Unit 2 - 1,453 SF

Unit 3 - 2,548 SF

Unit 4 - 9,508 SF

Unit 5 - 3,212 SF

✓ Close proximity to Fairmount Park

✓ Zoned CMX-2

✓ Located in West Philadelphia's
Parkside Neighborhood

✓ Nearby access to I-76

IDEAL USERS:



Professional Offices



Community/Event Space



Startups/Incubators



Retail



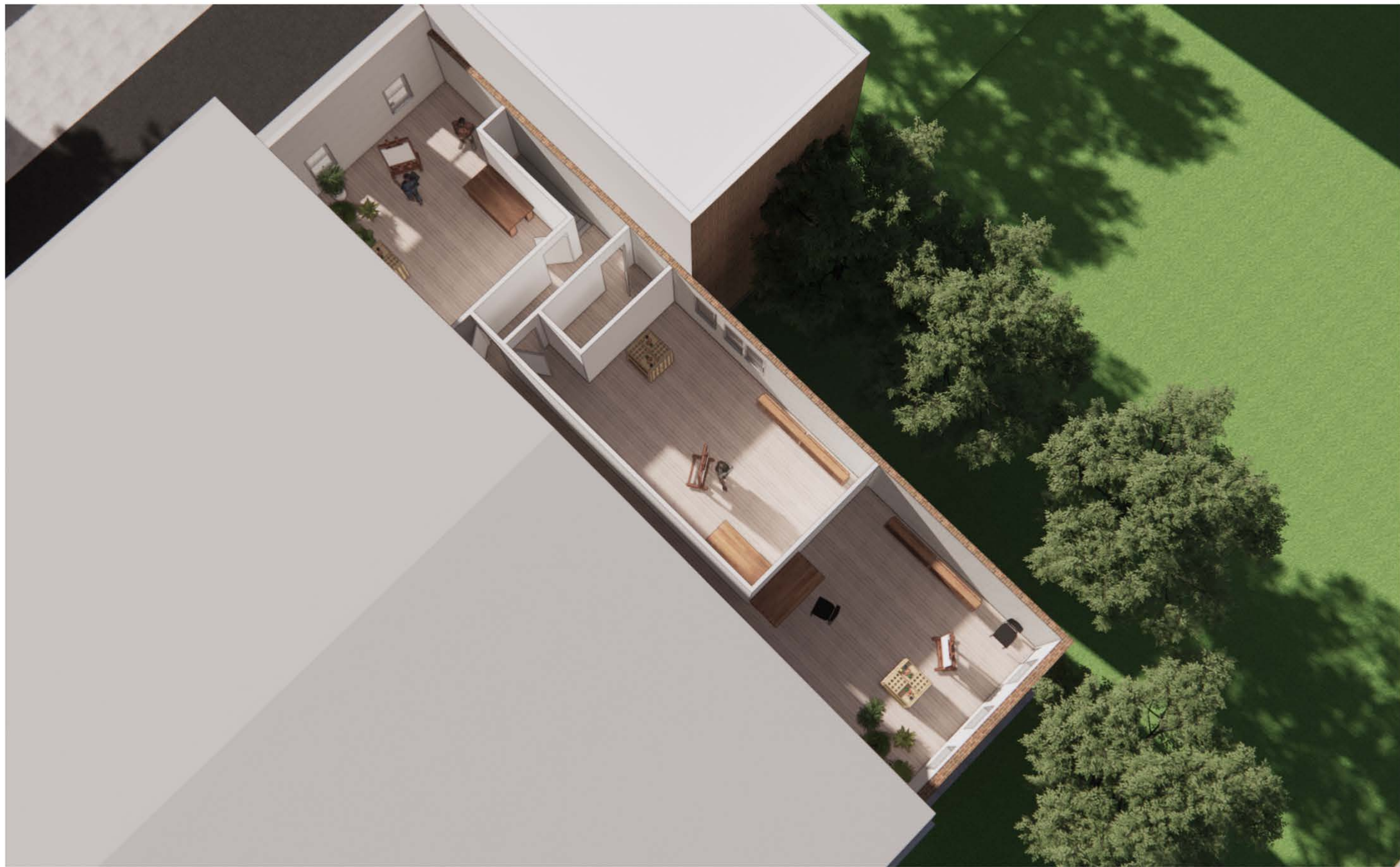
Flex/Warehousing



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EXTERIOR + INTERIOR RENDERINGS



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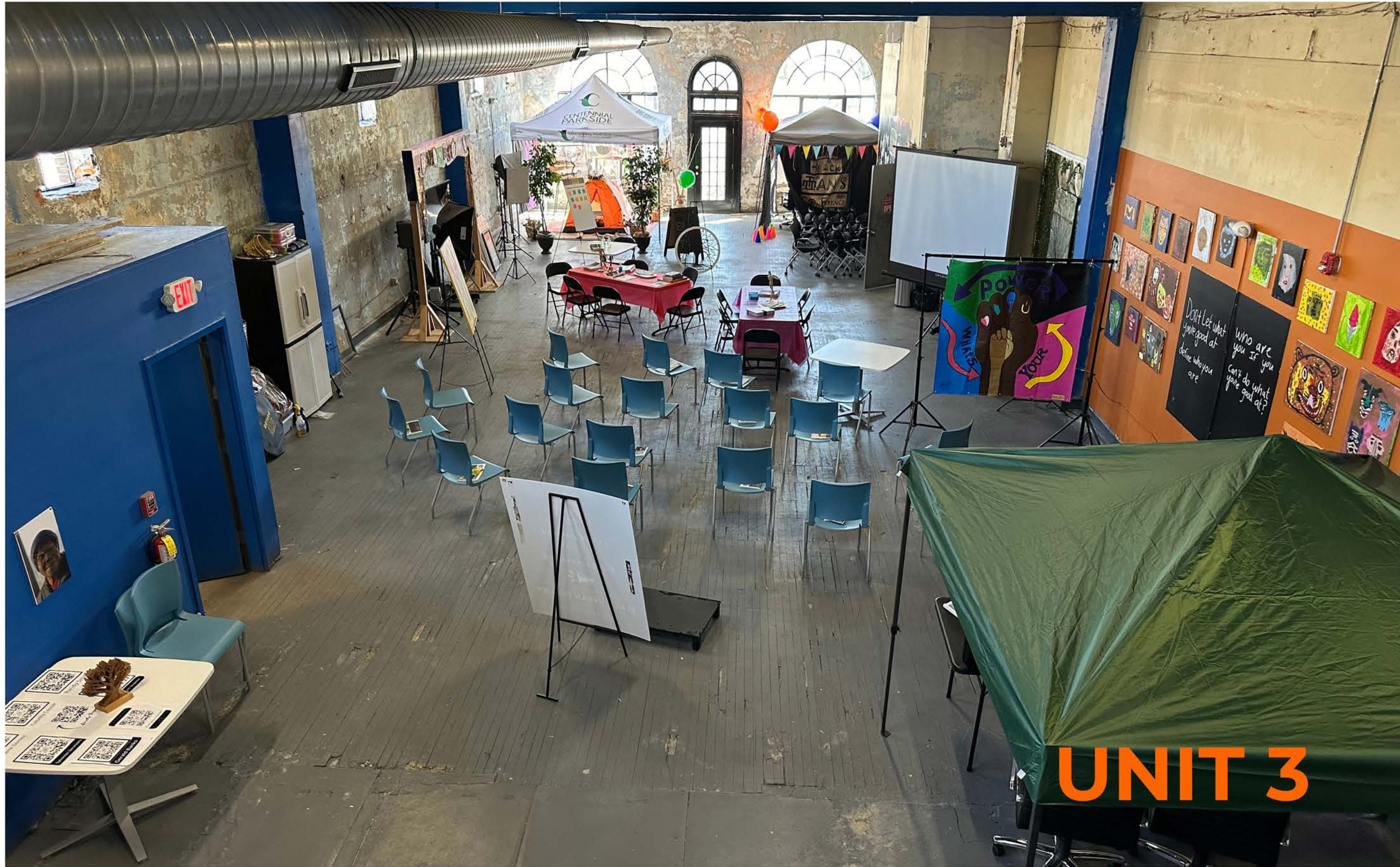
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INTERIOR PHOTOS - (FINISHED SPACE)



INTERIOR PHOTOS - CURRENT CONDITIONS

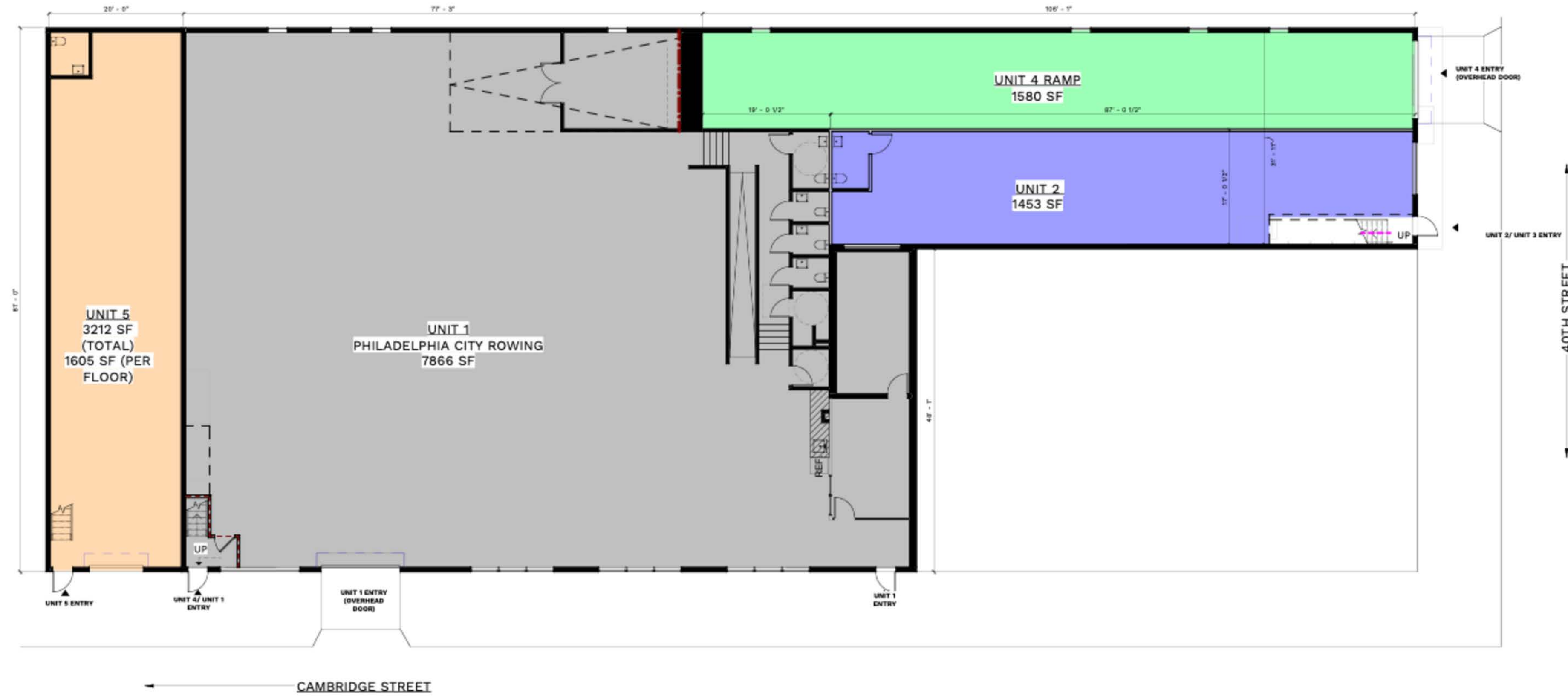


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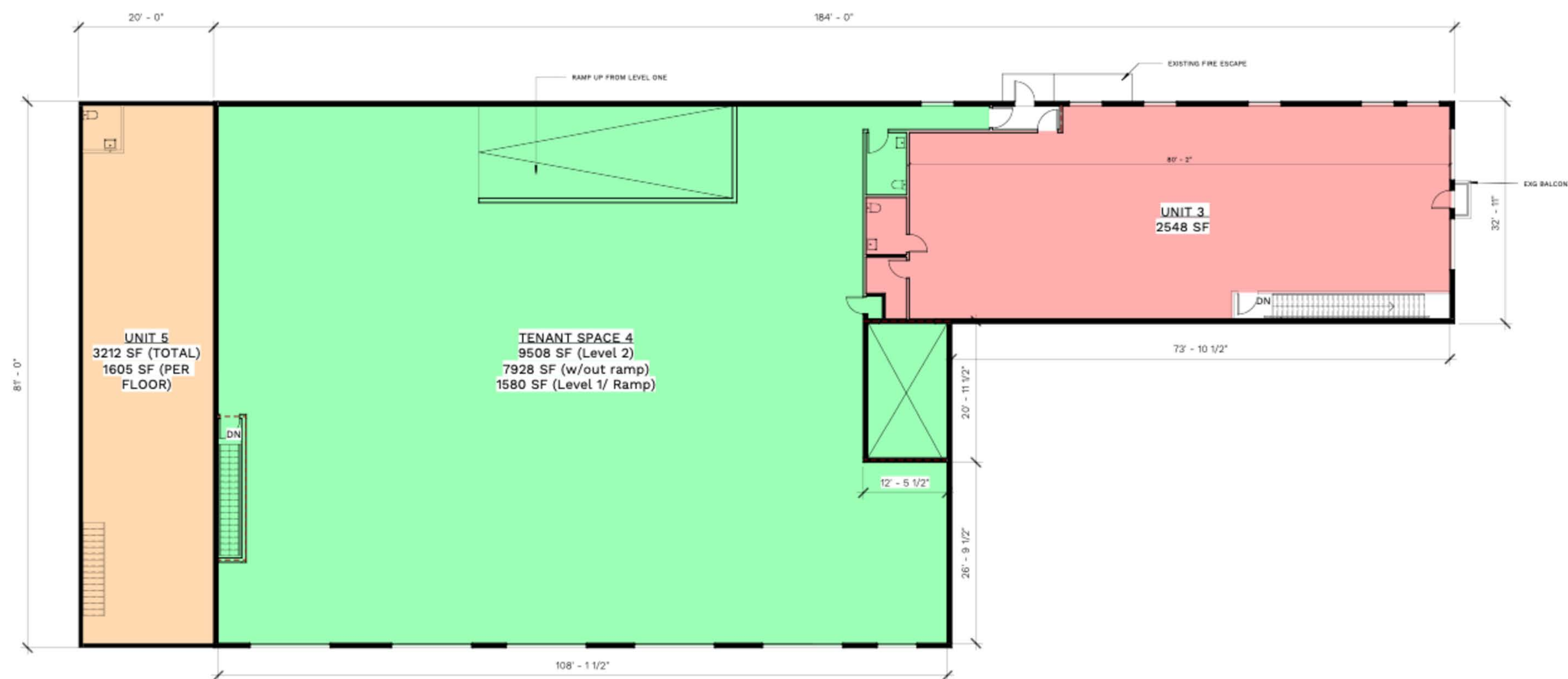
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FLOOR PLANS



① LEVEL 1 - KEY PLAN
3/32" = 1'-0"



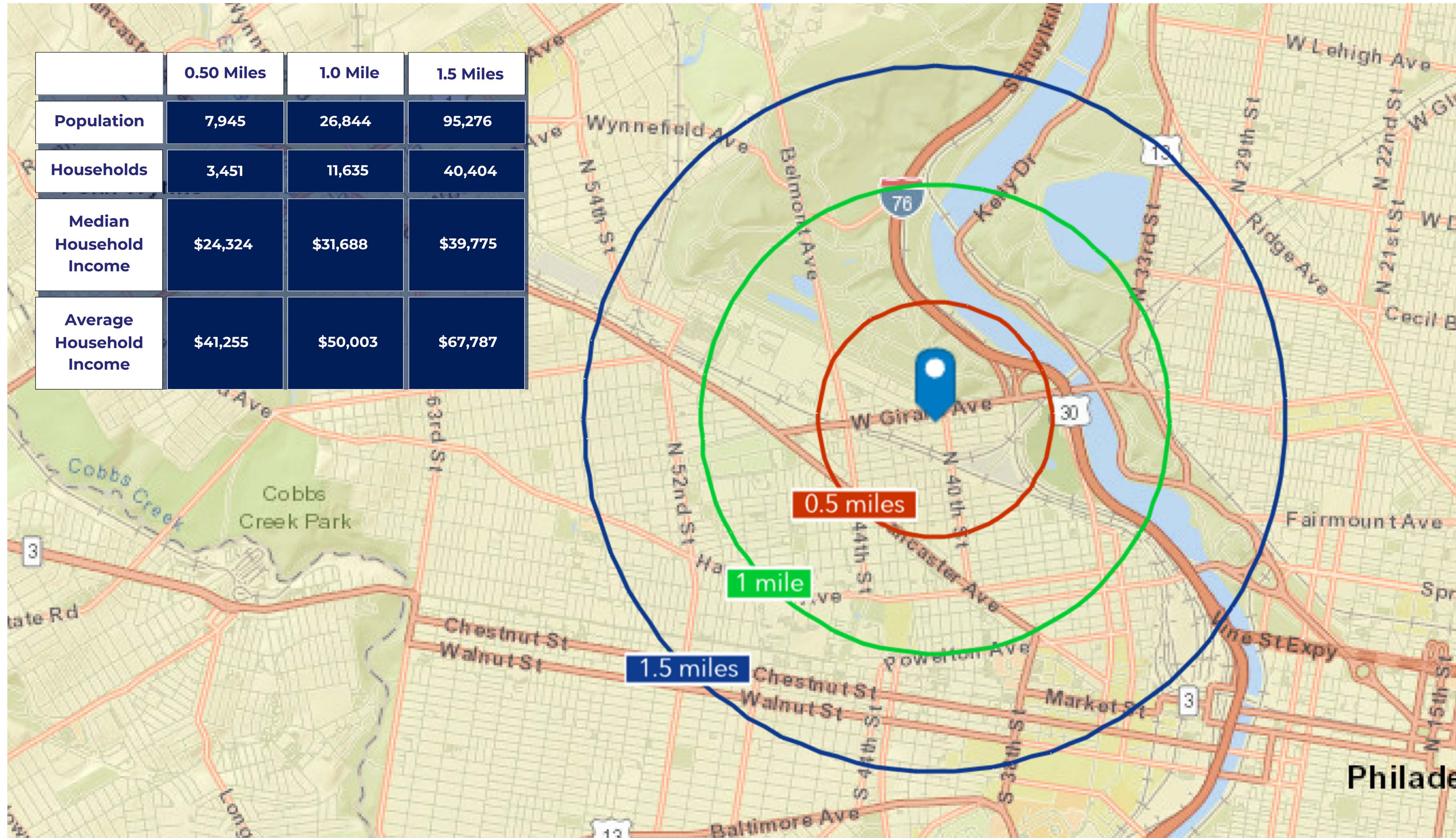
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DEMOGRAPHICS

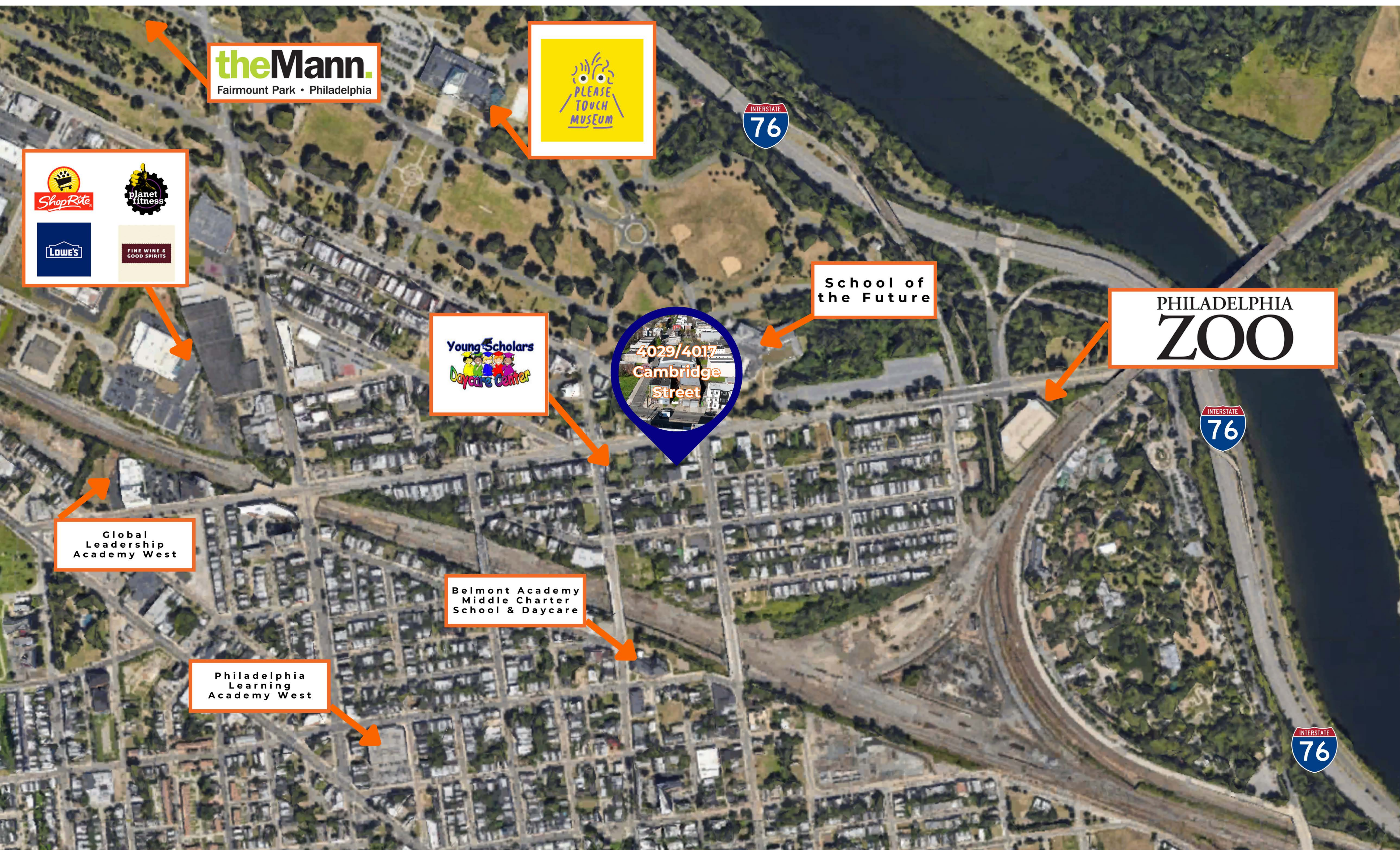
	0.50 Miles	1.0 Mile	1.5 Miles
Population	7,945	26,844	95,276
Households	3,451	11,635	40,404
Median Household Income	\$24,324	\$31,688	\$39,775
Average Household Income	\$41,255	\$50,003	\$67,787



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