

**OFFERING MEMORANDUM**

# Center City Philadelphia Medical Office Condominium

**207 N BROAD STREET**

Philadelphia, PA 19107

**PRESENTED BY:**

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PA #RM423727

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PA #RS 293807



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# Table of Contents

5

## THE PROPERTY

Property Summary	6
Property Details	7
Property Highlights	8
Floor Plan - First Floor	9
Floor Plan - Second Floor	10
Additional Photos	11
Additional Photos	12

13

## THE LOCATION

Regional Map	14
Location Map	15

16

## THE DEMOGRAPHICS

Demographics Map & Report	17
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1  
The Property

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,200,000
<b>LEASE RATE:</b>	\$22.50 /SF/YR (MG)
<b>AVAILABLE SF:</b>	6,300 SF±
<b>LOT SIZE:</b>	0.092 AC±
<b>PRICE / SF:</b>	\$349.21
<b>YEAR BUILT:</b>	1939
<b>ZONING:</b>	CMX4
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Market Street East

### PROPERTY OVERVIEW

SVN proudly presents an exceptional opportunity to purchase or lease a first floor medical office condo in the City of Philadelphia, Pennsylvania. This 6,300 SF, two-level suite is ideally situated between Race Street and the Vine Street Expressway, with close proximity to City Hall, the Convention Center, Reading Terminal Market, and other major attractions. The property is zoned CMX-4 (Center City Commercial Mixed-Use), allowing for a wide range of permitted commercial and retail uses by right. The versatile floor plan provides a convenient, turn-key medical setup. Convenient parking is available in the adjacent public parking lot.

### LOCATION OVERVIEW

Situated in Philadelphia, the largest city in the state and the 6th most populous U.S. city. Philadelphia is an economic and cultural anchor of the Greater Philadelphia region, which ranks as one of the top three metropolitan areas in the Northeast. This diverse business community, with its strong international connections, has one of the largest concentrations of health resources complimented by a multitude of life science, financial services, and informational technology services. Five Fortune 1000 companies have their headquarters in the City of Philadelphia. The property is conveniently located on SEPTA's Broad Street Line, which provides excellent accessibility throughout the City with a stop at Suburban Station, one of Philadelphia's main transportation hubs. Easy access to New Jersey, New York and Washington, D.C.

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$2,200,000</b>
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<b>LEASE RATE</b>	<b>\$22.50 /SF/YR (MG)</b>
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## LOCATION INFORMATION

<b>STREET ADDRESS</b>	207 N Broad Street
<b>CITY, STATE, ZIP</b>	Philadelphia, PA 19107
<b>COUNTY</b>	Philadelphia
<b>MARKET</b>	Philadelphia
<b>SUB-MARKET</b>	Market Street East
<b>CROSS-STREETS</b>	Race Street
<b>TOWNSHIP</b>	City of Philadelphia
<b>SIDE OF THE STREET</b>	Northeast
<b>NEAREST HIGHWAY</b>	Vine Street Expy, I-676 & I-95
<b>NEAREST AIRPORT</b>	PHL- Philadelphia International [11 Mi.]

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
	Off Street, Public Parking

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Medical
<b>ZONING</b>	CMX4 - Community and Center City Commercial Mixed-Use District
<b>APN #</b>	883023600
<b>RE TAXES</b>	\$6,920
<b>CONDO FEE</b>	\$1,870 Annually

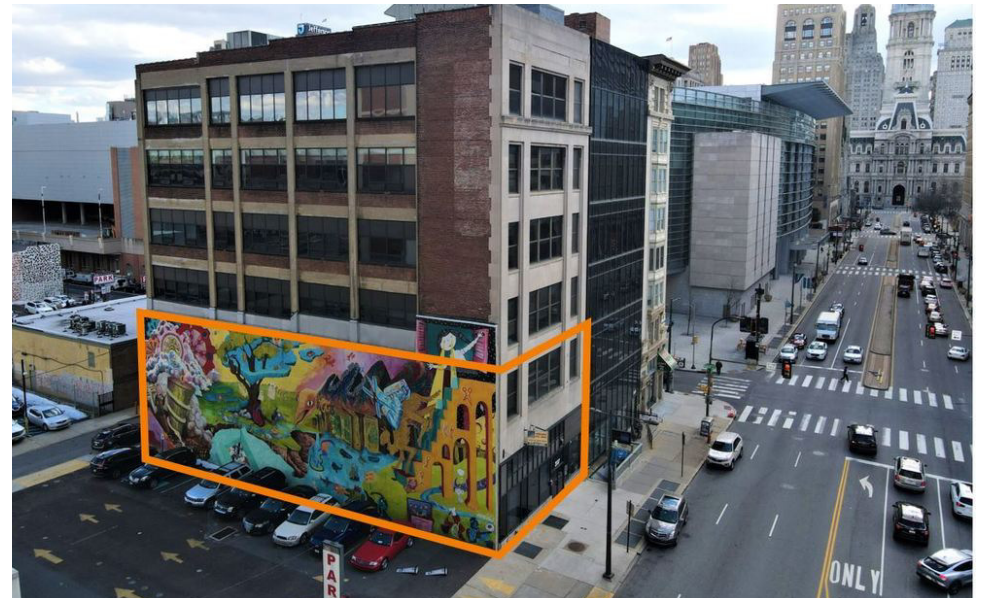
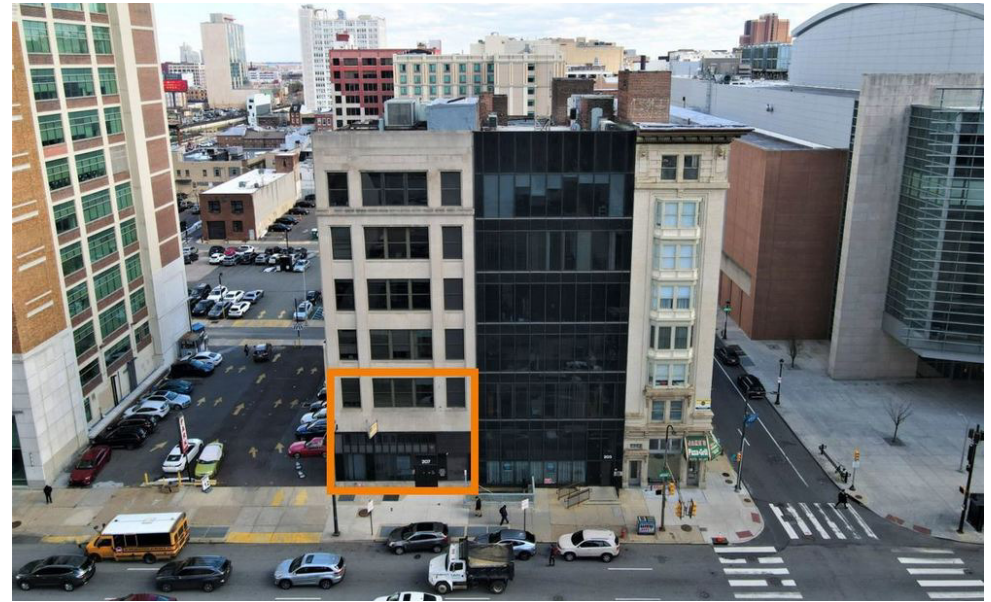
## BUILDING INFORMATION

<b>BUILDING SIZE</b>	6,300 SF±
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1939
<b>CONSTRUCTION STATUS</b>	Existing
<b>FOUNDATION</b>	12' Slab to Slab
<b>MEZZANINE</b>	Yes

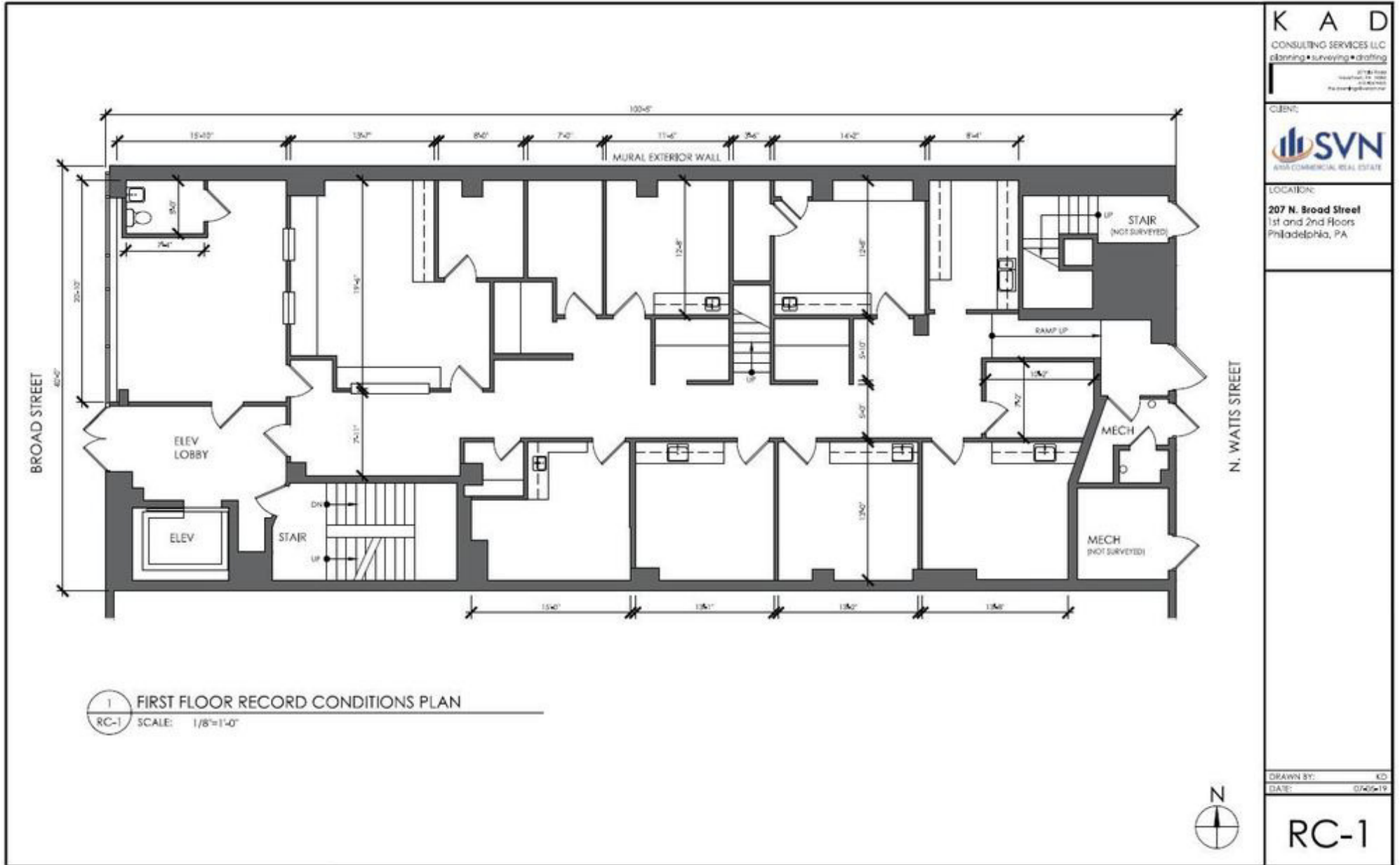
## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

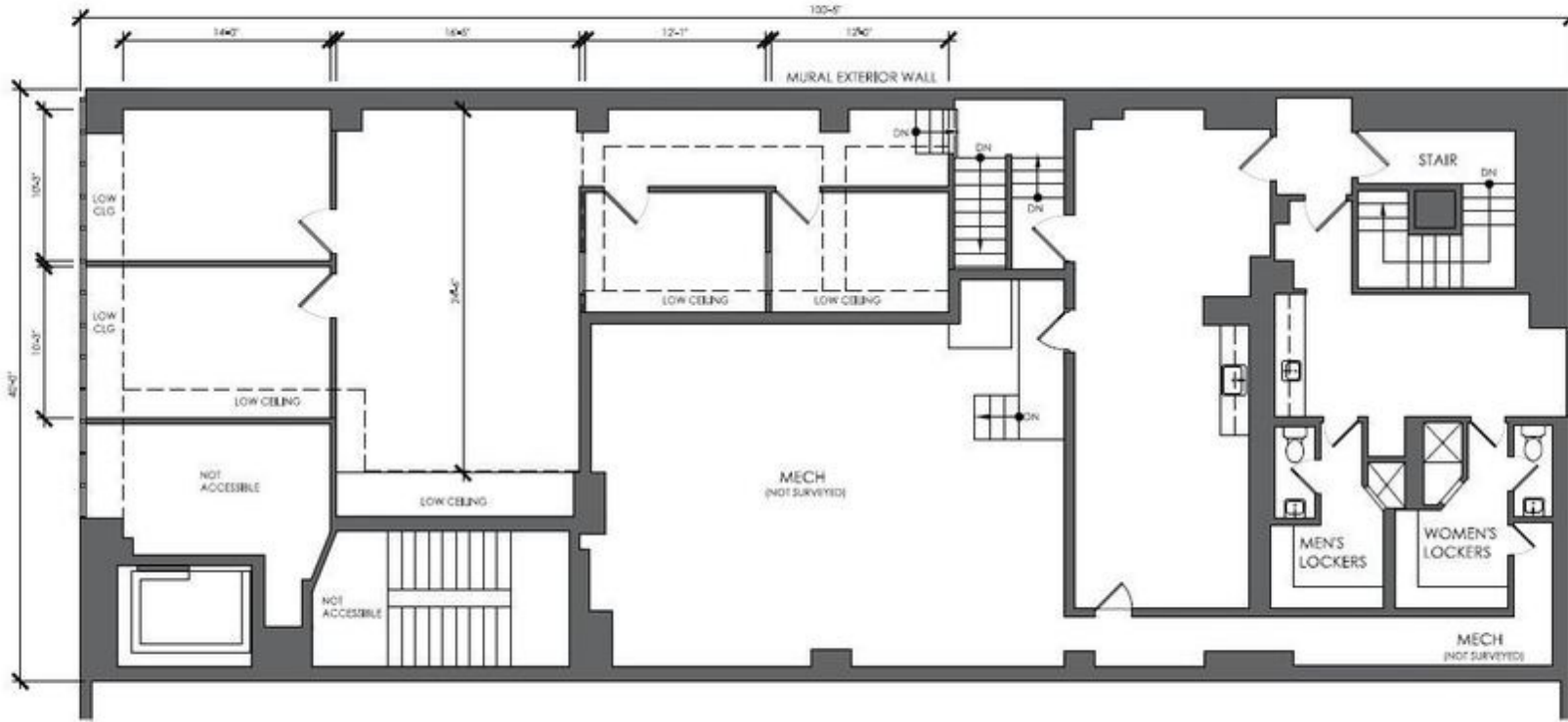
- Medical, office, or retail opportunity
- Condo-fee simple ownership
- 6,300 SF available
- 1st floor location
- Turn-key medical set up
- Off street, public parking lot directly adjacent
- All public transportation nearby
- Amenities rich location
- Highly visible & accessible
- Located in the Central City neighborhood of Philadelphia
- Minutes from Reading Terminal Market, Philadelphia City Hall, Pennsylvania Conventional Center and Pennsylvania Academy of the Fine Arts
- Close to Philadelphia Marriott Downtown, restaurants & amenities
- Convenient Access to I-676 (Vine Street Expressway) & I-95



# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR RECORD CONDITIONS PLAN  
 RC-2 SCALE: 1/8"=1'-0"



**K A D**  
 CONSULTING SERVICES LLC  
 planning • surveying • drafting  
 2118 Broad  
 Merion Station, PA 19066  
 P: 215-261-8800  
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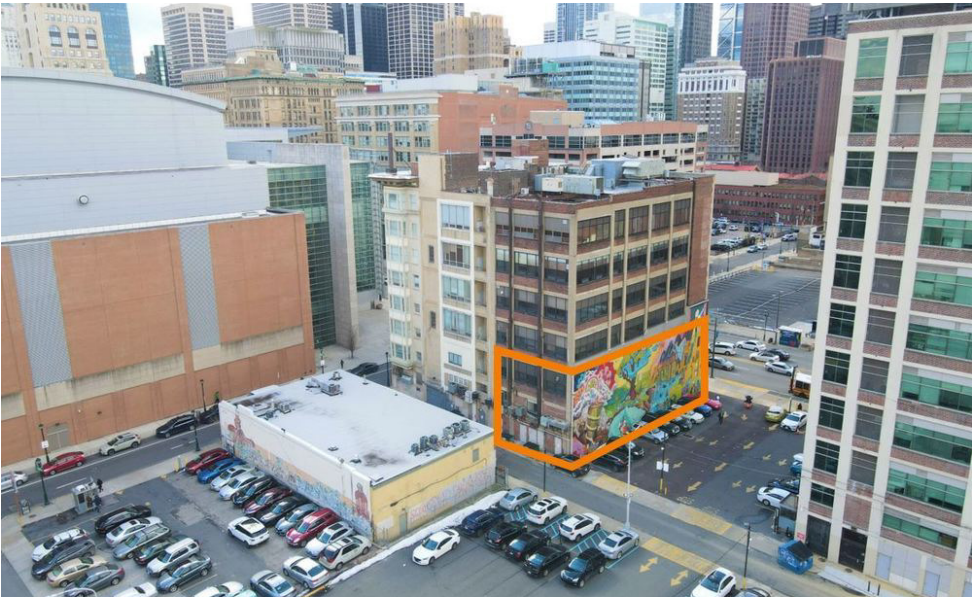
CLIENT:  
  
 SVN  
 AHIA COMMERCIAL REAL ESTATE

LOCATION:  
**207 N. Broad Street**  
 1st and 2nd Floors  
 Philadelphia, PA

DRAWN BY: KD  
 DATE: 07/05/19

**RC-2**

ADDITIONAL PHOTOS



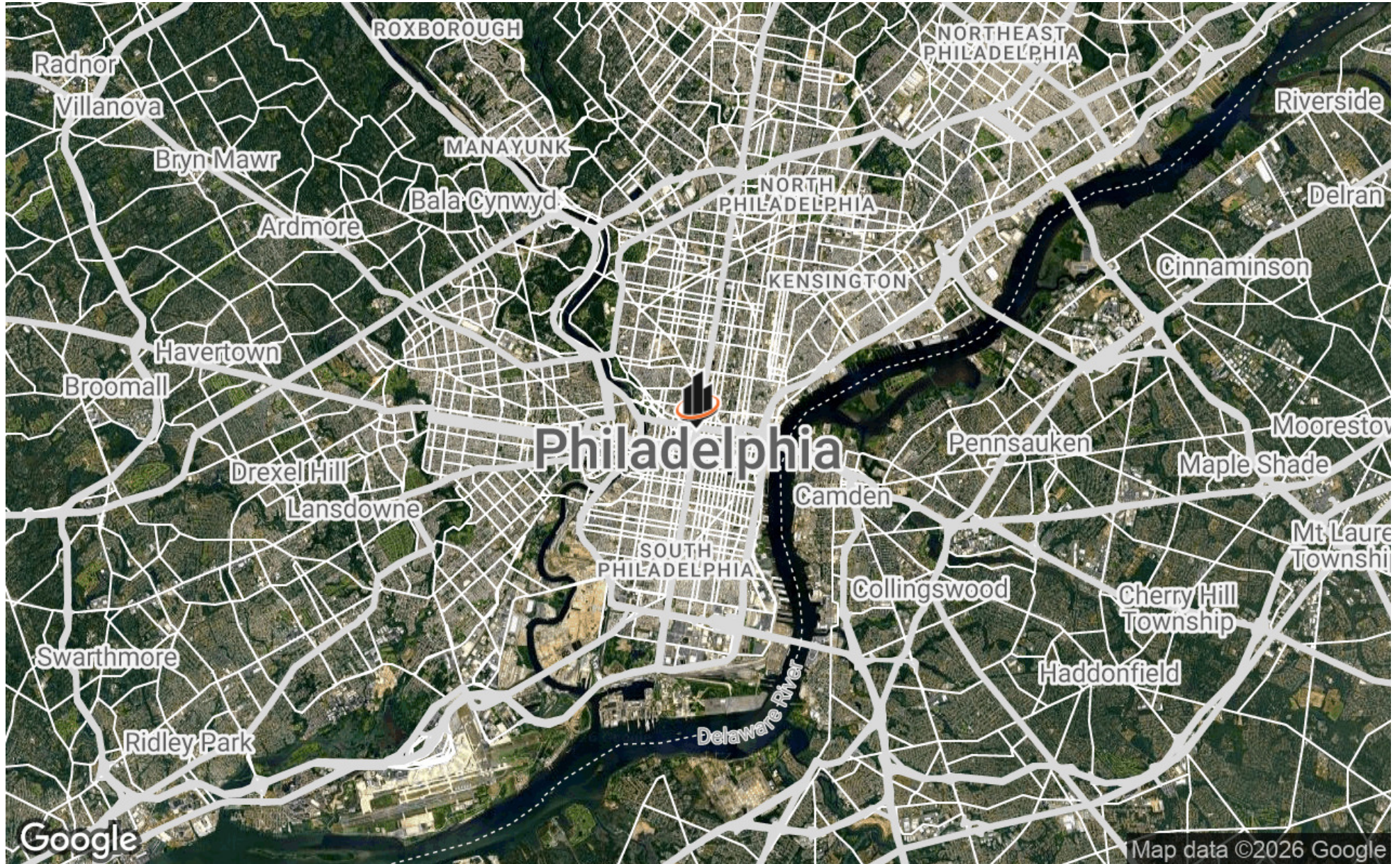
ADDITIONAL PHOTOS



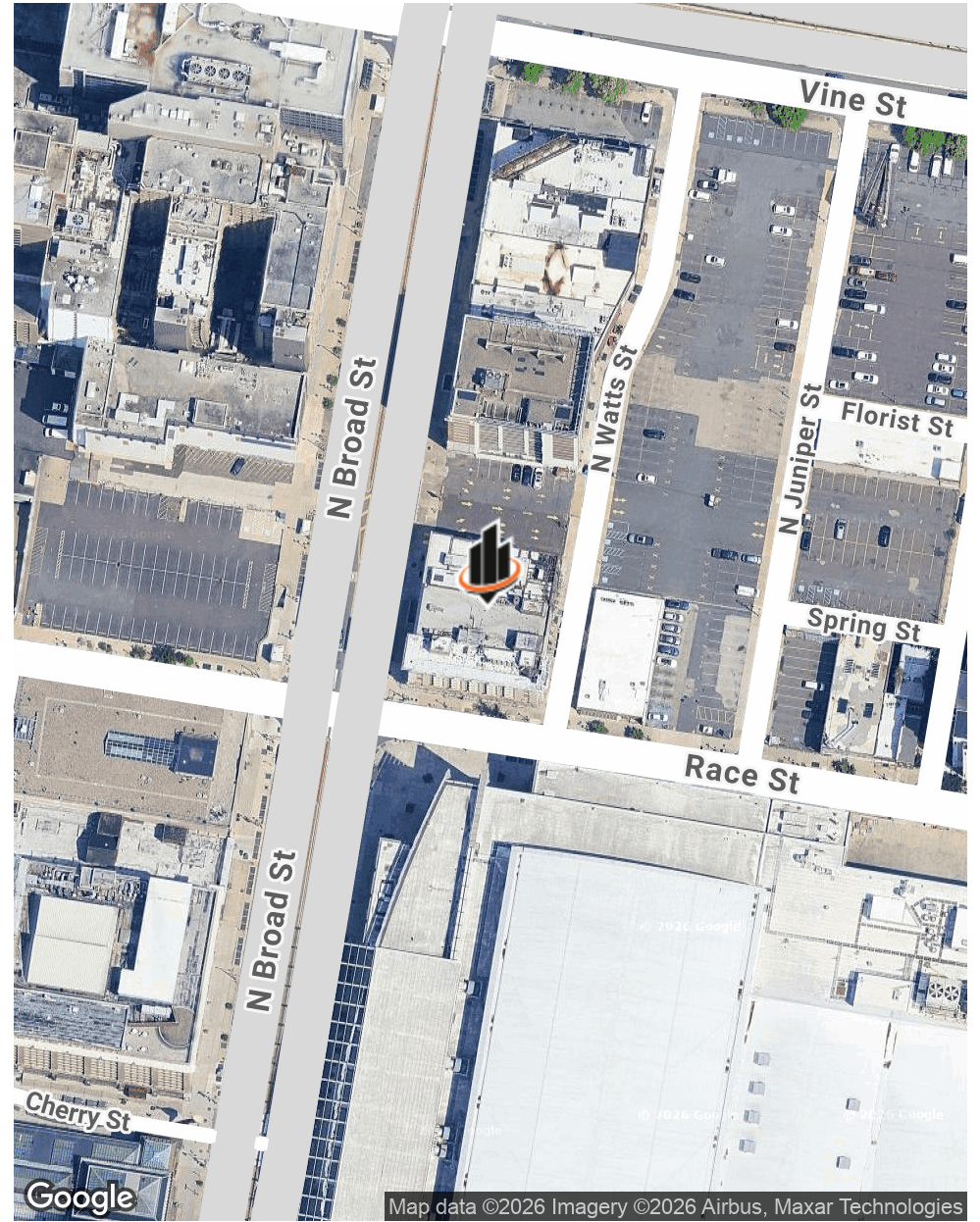
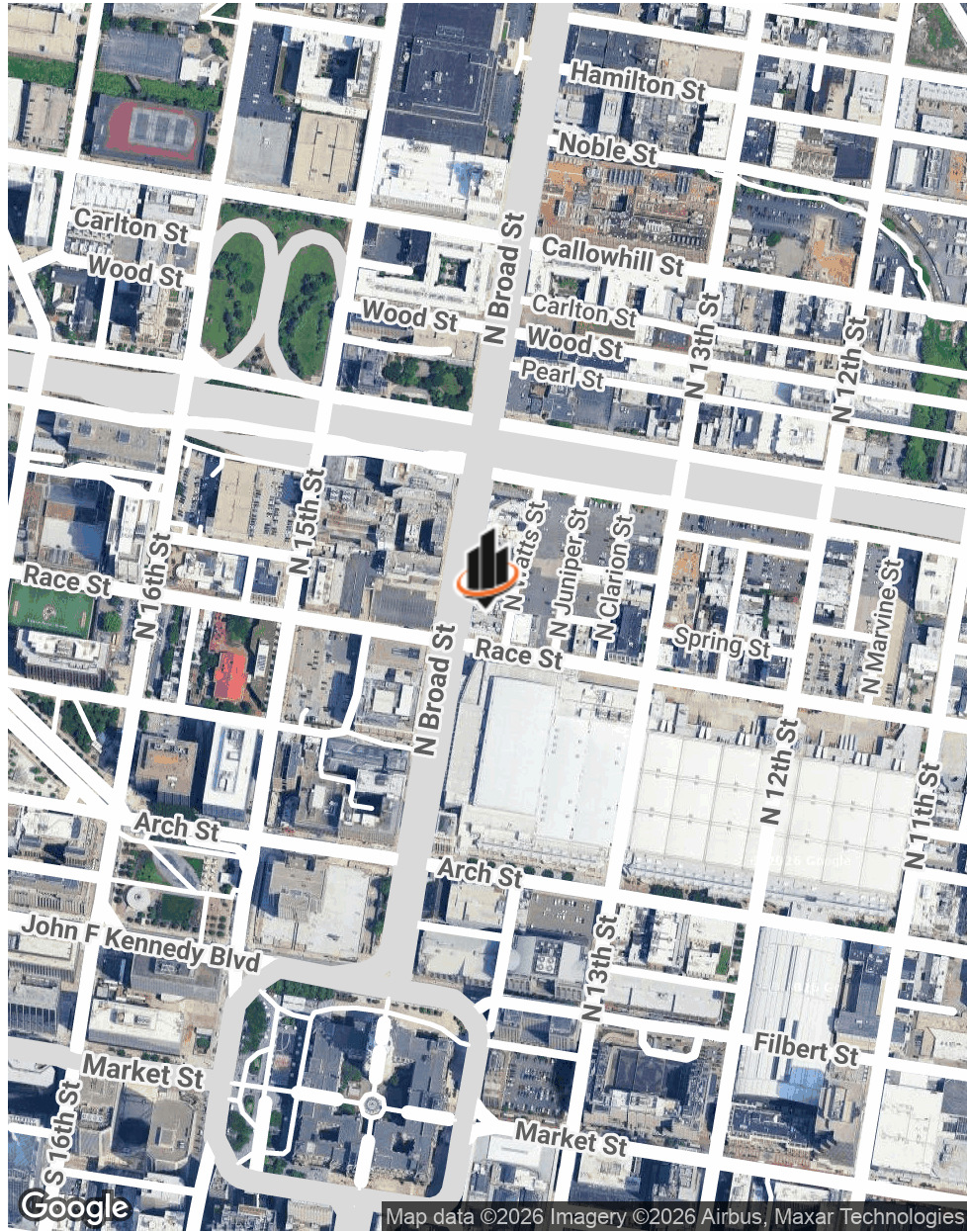


SECTION 2  
The Location

REGIONAL MAP



# LOCATION MAP





SECTION 3  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

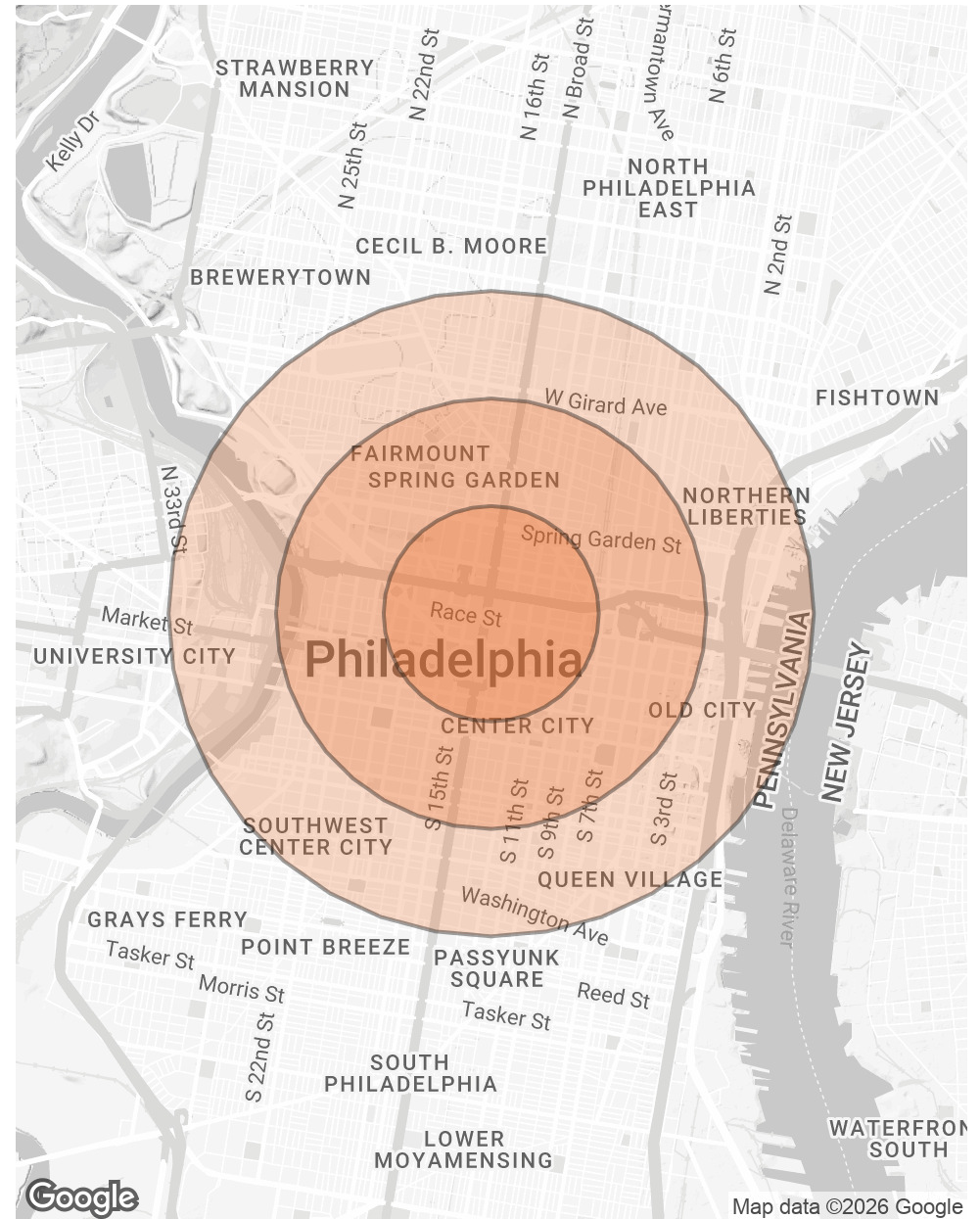
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,273	65,334	137,293
AVERAGE AGE	37.9	35.2	34.5
AVERAGE AGE (MALE)	37.7	36.1	35.1
AVERAGE AGE (FEMALE)	37.2	34.0	33.7

## HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,170	37,588	73,566
# OF PERSONS PER HH	1.8	1.7	1.9
AVERAGE HH INCOME	\$68,302	\$76,308	\$80,212
AVERAGE HOUSE VALUE	\$257,211	\$363,793	\$409,179

2020 American Community Survey (ACS)





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