



# MAIN BUILDING

**SUITE 200 | FLOORS 2 & 3**

820 E. VERNON RD | PHILADELPHIA, PA 19119

**\$4,315/MO + GAS/ELECTRIC**

Approx. 3,237 SF | Approx. \$16/SF | Two-floor professional office suite

**FOR LEASE**

# OFFERING OVERVIEW

Main Building Suite 200 | Second and Third Floors | Approx. 3,237 SF



## Flexible office suite in a classic Mt. Airy building

Suite 200 offers a practical two-floor layout with private offices, a large conference room, break room, storage, restrooms, and on-site parking. Well-suited for professional office, administrative, counseling or wellness, training, or compatible personal service uses.

### ASKING RENT

**\$4,315/mo**

+ gas/electric

### APPROX. SIZE

**3,237 SF**

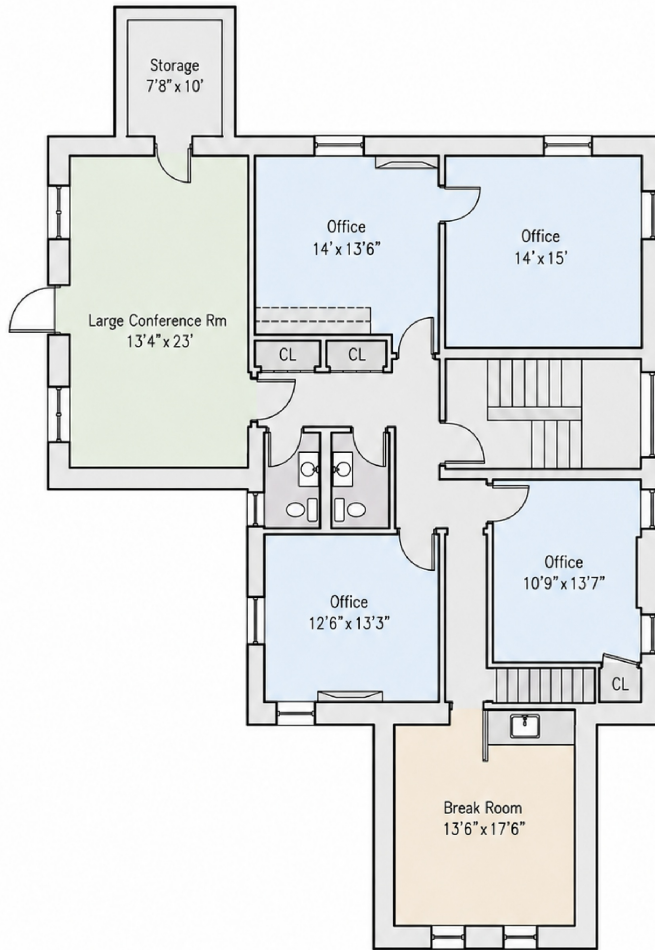
Floors 2 and 3

### PROPERTY HIGHLIGHTS

- Main building office suite with multi-room layout
- Paved on-site parking area
- Multiple private offices plus conference and break areas
- Located in Philadelphia, PA 19119

# SECOND FLOOR PLAN

Main Building - Second Floor | Approx. 2,004 SF



## 820 E. VERNON RD

Philadelphia, PA 19119

**MAIN BUILDING - SECOND FLOOR | APPROX. 2,004 SF**

*Dimensions are approximate and provided for marketing purposes only. Not to scale.*

## FOR LEASE

Benjamin Chung | Nextdoor Realty

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## SECOND FLOOR LAYOUT

- Large conference room approx. 13'4" x 23'
- Four offices ranging from approx. 10'9" x 13'7" to 14' x 15'
- Break room approx. 13'6" x 17'6"
- Storage room, closets, and two restrooms

## ASKING RENT

**\$4,315/mo + gas/electric**

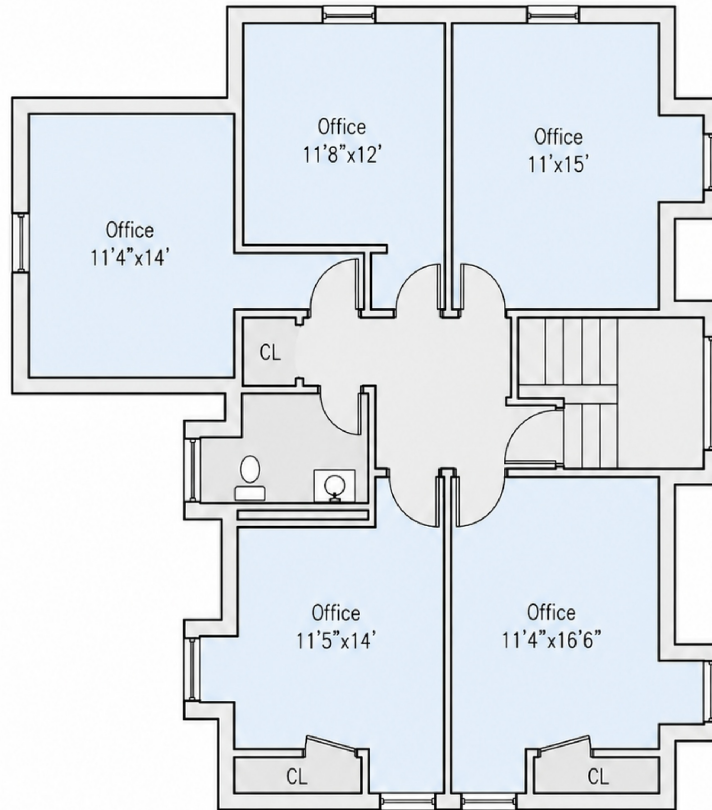
Approx. \$16/SF based on approx. 3,237 SF

## FLOOR FUNCTION

Conference, team rooms, break room, storage, and tenant support areas create a strong operational base for the suite.

# THIRD FLOOR PLAN

Main Building - Third Floor | Approx. 1,233 SF



## 820 E. VERNON RD

Philadelphia, PA 19119

**MAIN BUILDING - THIRD FLOOR | APPROX. 1,233 SF**

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## THIRD FLOOR LAYOUT

- Five private offices, each with natural light
- Office sizes shown from approx. 11'4" x 14' to 11'4" x 16'6"
- Private restroom and multiple closets
- Good fit for quiet work rooms, leadership offices, counseling rooms, or private practice suites

## BEST-FIT USERS

- Professional office
- Counseling / therapy / wellness
- Education, training, or tutoring
- Creative or administrative office

**TOTAL SUITE SIZE**  
**Approx. 3,237 SF**

Across floors 2 and 3

# INTERIOR WORKSPACE

Private offices, conference areas, natural light, and flexible room configurations



LARGE OFFICE / MEETING ROOM WITH CHARACTER DETAILS



PRIVATE OFFICE



BUILT-INS AND NATURAL LIGHT



OFFICE WITH FIREPLACE DETAIL

# SUPPORT AREAS

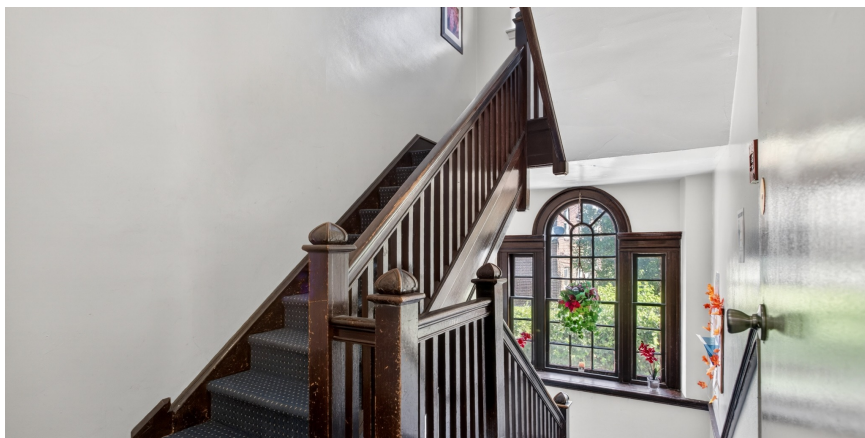
Break room, circulation, restrooms, and multi-room office utility



CONFERENCE / FLEXIBLE WORK AREA



HALLWAY AND RESTROOM ACCESS



MAIN STAIR / ACCESS BETWEEN FLOORS



PRIVATE RESTROOM

# EXTERIOR & PARKING

Main building presence, paved on-site parking, and neighborhood context



**AERIAL VIEW AND PAVED PARKING**



**NEIGHBORHOOD CONTEXT WITH CENTER CITY SKYLINE**



**MAIN BUILDING EXTERIOR**



**REAR / SIDE ELEVATION AND ACCESS**



## ON-SITE PARKING + MAIN BUILDING VISIBILITY

Paved parking area and convenient access for tenants, clients, and staff.



Nextdoor Realty

## MAIN BUILDING SUITE 200

820 E. Vernon Rd | Philadelphia, PA 19119

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<b>APPROX. SIZE</b>	3,237 SF
<b>RENT</b>	\$4,315/mo + gas/electric
<b>RATE</b>	Approx. \$16/SF
<b>LAYOUT</b>	Second and third floor office suite with conference room, private offices, break room, storage, and restrooms
<b>PARKING</b>	Paved on-site parking area

**TO SCHEDULE A SHOWING**

**Benjamin Chung**

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All dimensions, square footage, pricing, availability, utility obligations, and permitted uses are approximate and subject to tenant verification and change. Brochure for marketing purposes only.