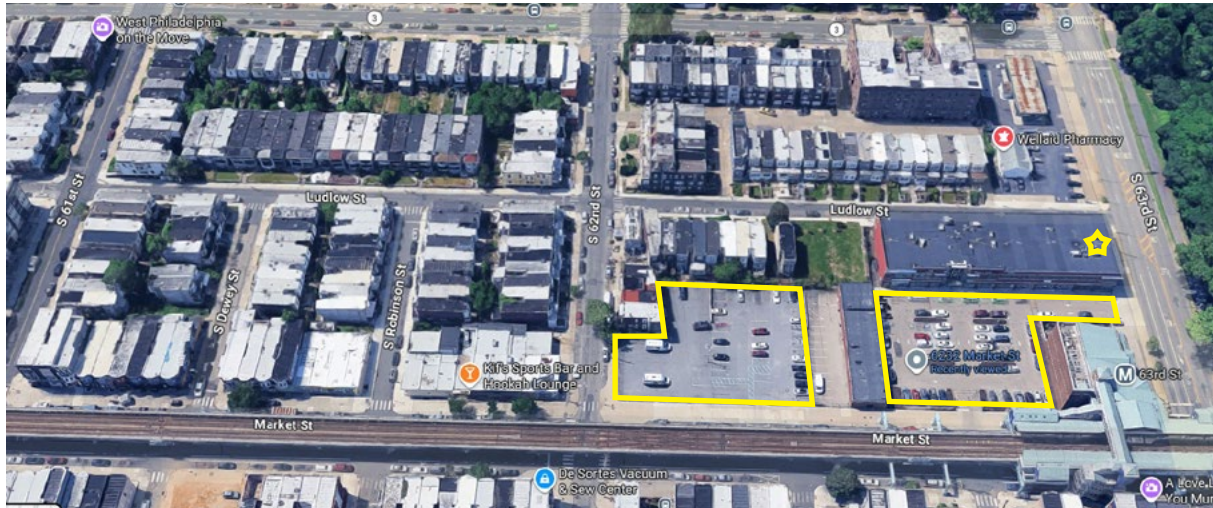


6232 Market Street

Philadelphia, PA 19139

2,732 SF Available FOR LEASE
\$22.50/SF U&J

Come join Oak Street Health, West Philadelphia VA Clinic,
CityLife Health Urgent Care, Health Partner Plans



Property Highlights

- Rare endcap opportunity with 4 sides of natural light
- Ample off-street parking
- +/- 80' of frontage along 63rd Street
- CMX-2 zoning
- Sprinklered
- Year built: 2017

Location Highlights

- Highly accessible location, steps from 63rd Street Station (Market Frankford Line) connecting to 69th Street Transportation Center, 30th Street Station, Suburban Station, Jefferson Station, and more
- Approximately 36,000 average vehicles per day
- Serviced by SEPTA bus routes 21, 31, L1 OWL



For more information:

Karl Schwemlein

karls@geisrealty.com

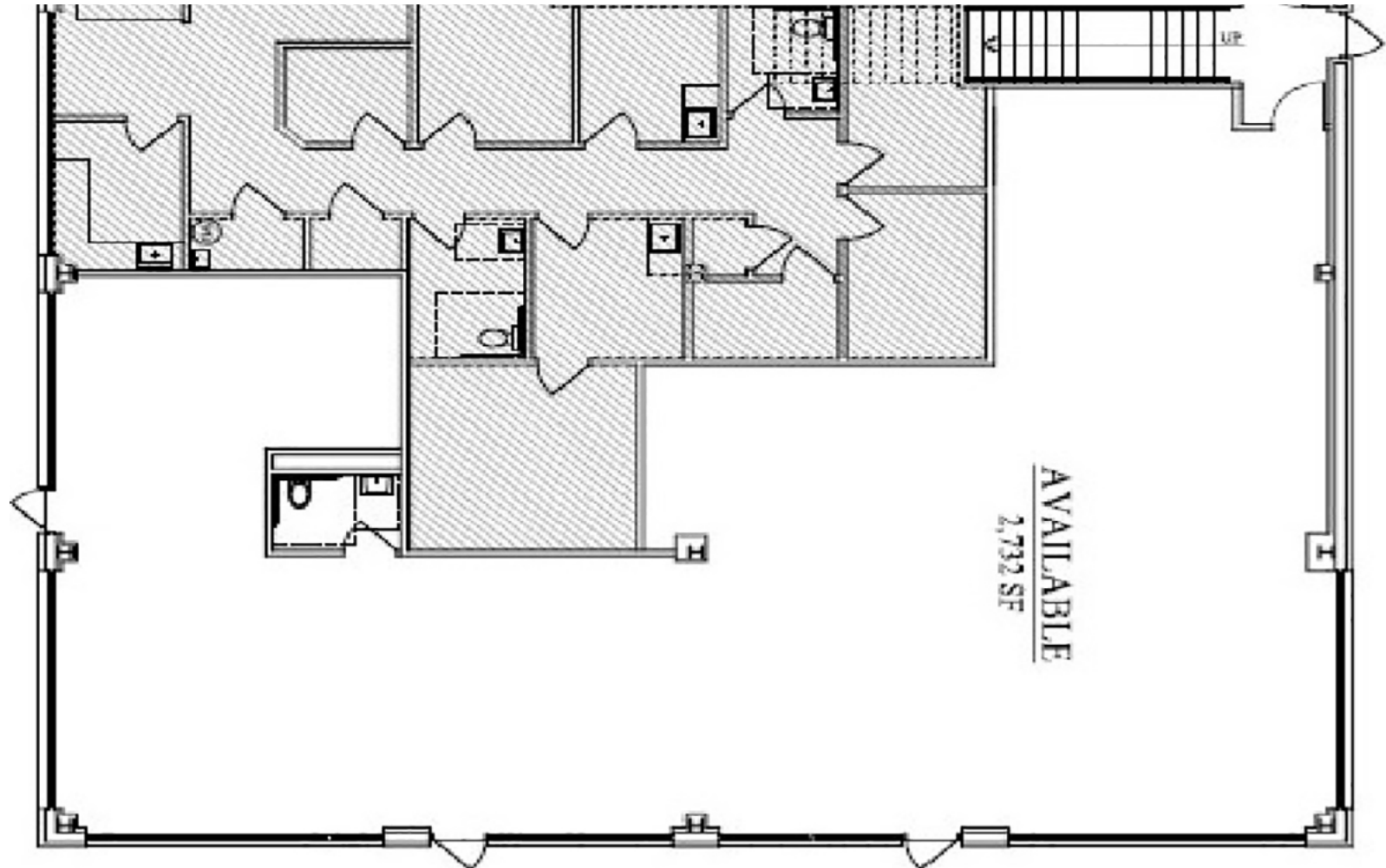
215 253 5530

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // geisrealty.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

6232 Market Street Philadelphia, PA 19139

Floor Plan - 1st Floor



For more information:

Karl Schwemlein

karls@geisrealty.com

215 253 5530

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // geisrealty.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.
ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

SEPTA Market-Frankford Line:

- University City
- Hospital of the University of Pennsylvania
- Children's Hospital of Philadelphia
- Philadelphia VA Medical Center
- Frankford Transportation Center
(see following map for connections)
- Arrott Transportation Center
(see following map for connections)
- Independence Hall
- 8th & Market with connections to PATCO & NJ Transit
- City Hall with connections to Broad Street Subway Line
(see following map for connections)
- 30th Street Transportation Center
(see following map for connections)
- 56th & Market Street
- 69th Street Transportation Center
(see following map for connections)

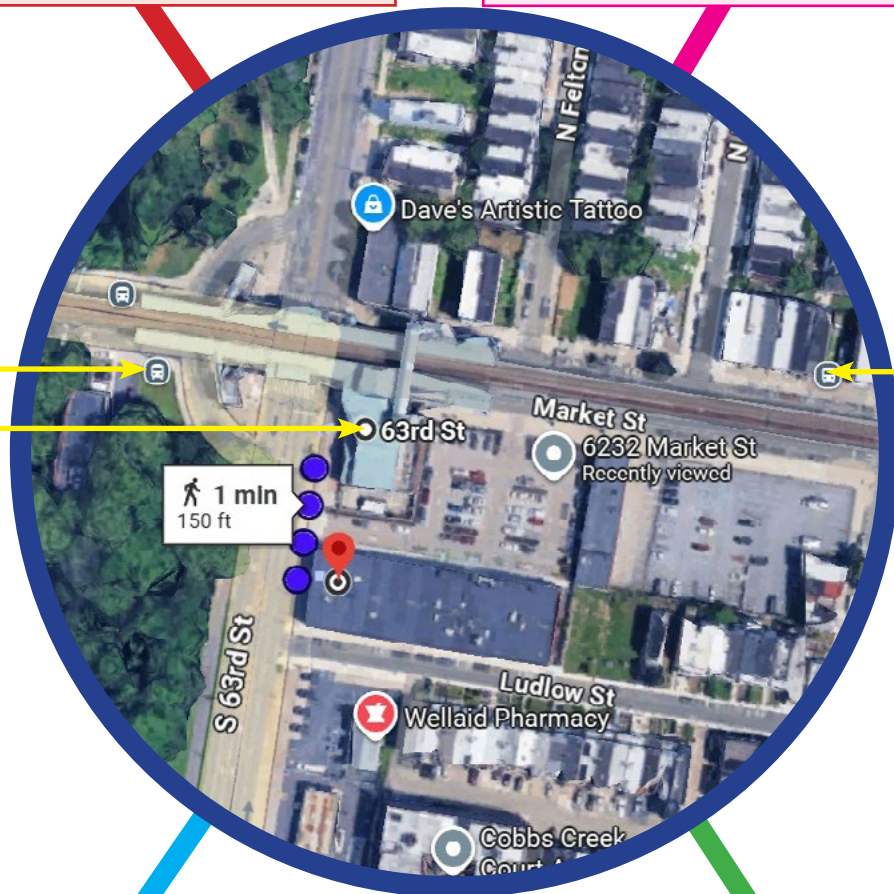
SEPTA bus line L1 OWL:

- University City
- Hospital of the University of Pennsylvania
- Children's Hospital of Philadelphia
- Philadelphia VA Medical Center
- Frankford Transportation Center
(see following map for connections)
- Arrott Transportation Center
(see following map for connections)
- Independence Hall
- 8th & Market with connections to PATCO & NJ Transit
- City Hall with connections to Broad Street Subway Line
(see following map for connections)
- 30th Street Transportation Center
(see following map for connections)
- 56th & Market Street
- 69th Street Transportation Center
(see following map for connections)

SEPTA bus routes
21 & L1 OWL

63rd Street Station
(Market/Frankford Line)

SEPTA bus route 31

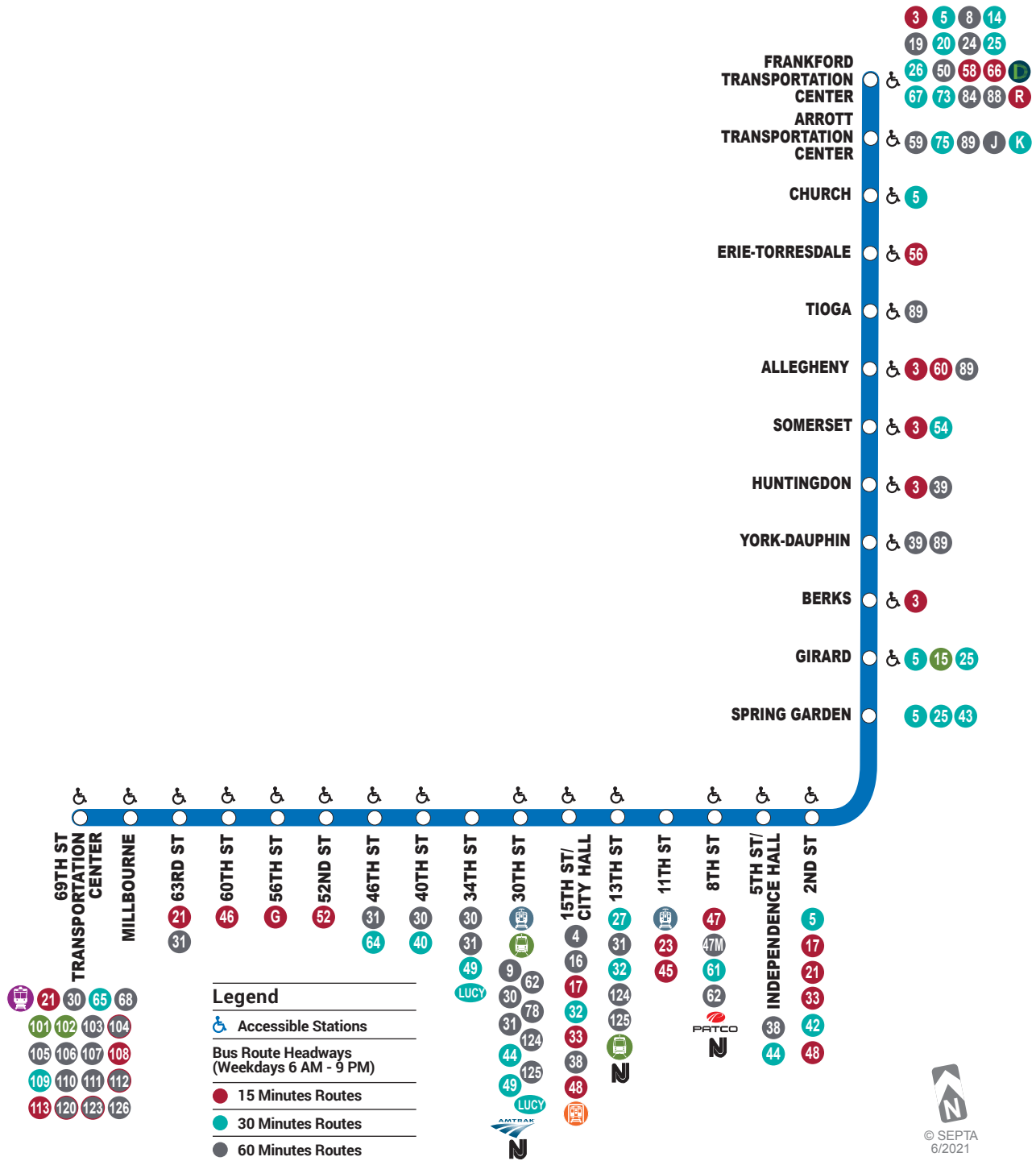
**SEPTA bus line 31:**

- City Hall with connections to Market-Frankford Line & Broad Street Line
- Suburban Station with connections to Regional Rail
- 30th Street Transportation Center
(see following map for additional connections)
- University City (34th St & Market St)
- Market Street from 46th St through 63rd St
- 76th St & City Ave

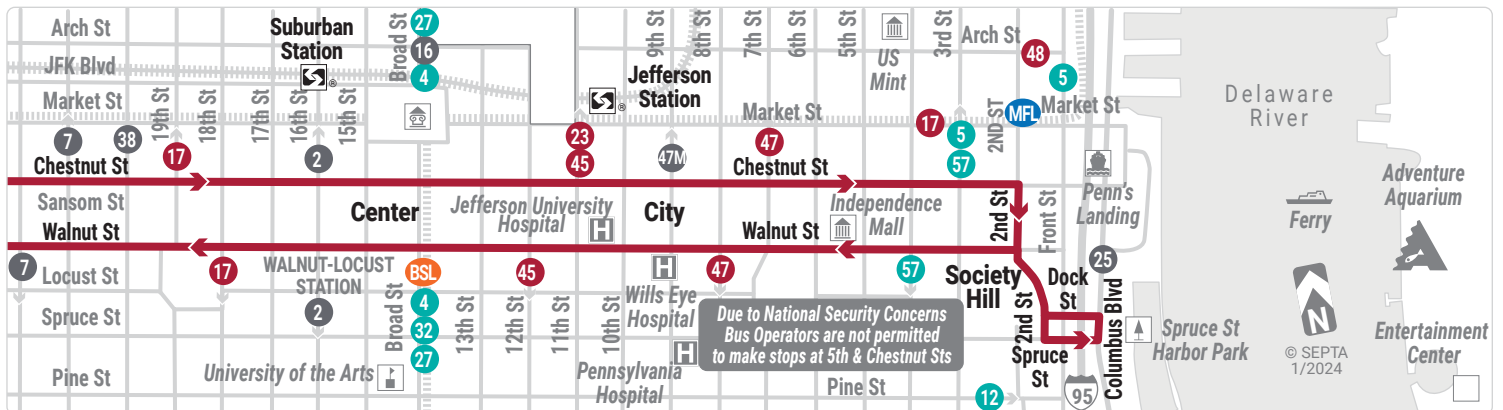
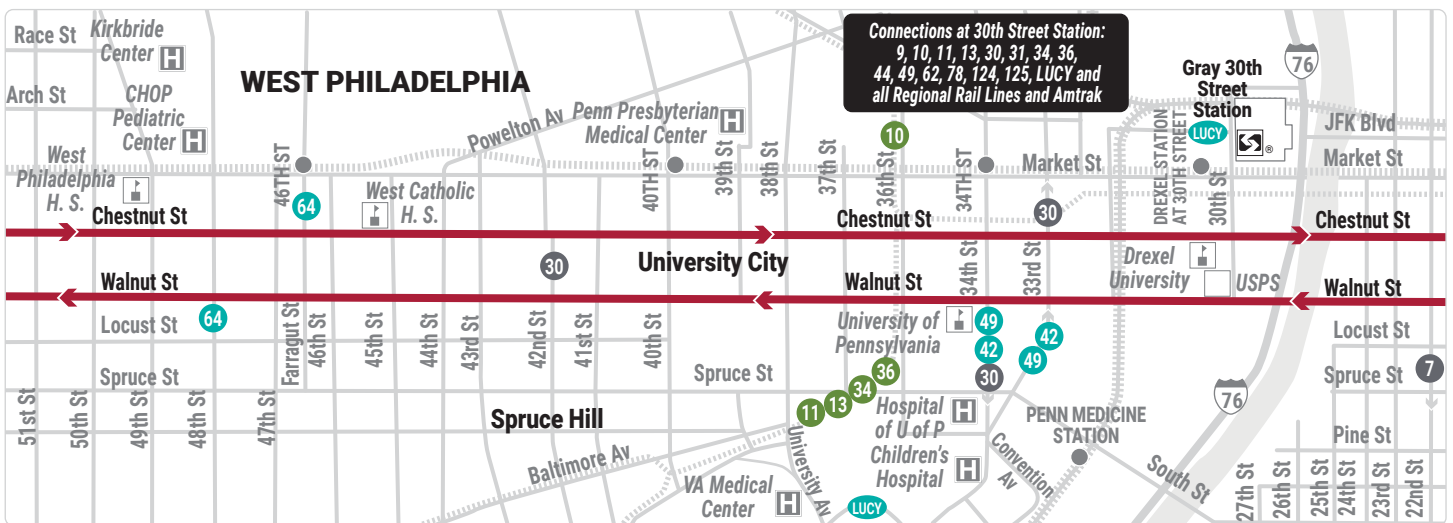
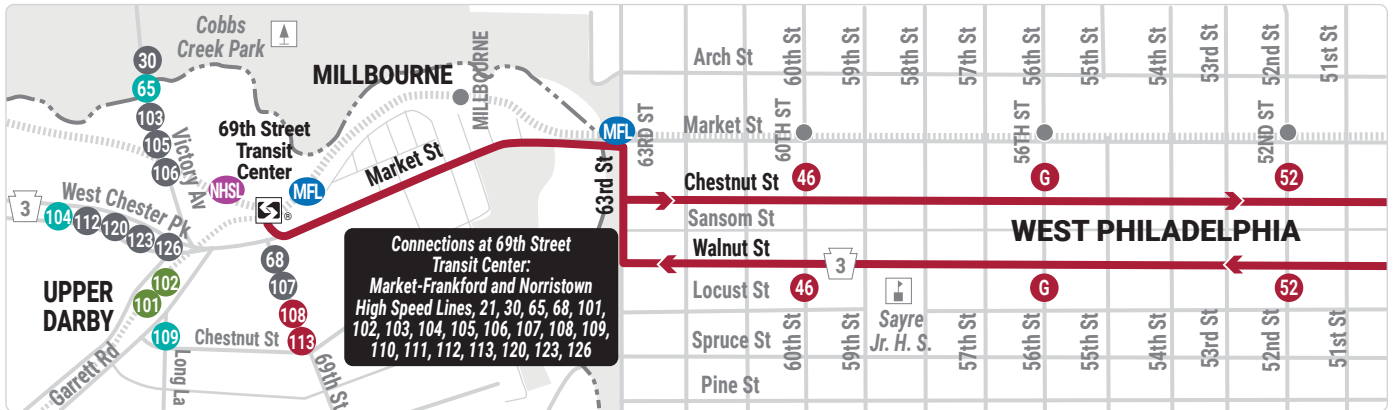
SEPTA bus line 21:

- Columbus Blvd & Dock St
- Broad Street Subway Line (S. Broad & Walnut)
 - Concourse access to Suburban Station and SEPTA Regional Rail
 - Concourse access to Market Frankford Line
- Walnut/Chestnut Street from S. Broad St. through 63rd Street
- 56th & Chestnut
- 69th Street Transportation Center
(see following map for connections)

Market Frankford Line



Route 21



Route 31



SEPTA Bus Route

L1 OWL

