

FLEX-SPACE AVAILABILITY ON WASHINGTON AVENUE

1901 WASHINGTON AVE Graduate Hospital, Philadelphia 19146

\$13.50 PSF

- » 3,029 +/- SF Flex Space available divided in two spaces plus small office space for 2-3 year lease
- » Ceiling heights 10' - 14'
- » Approved uses office space, retail showroom and storage, light fitness
- » Located on the Washington Avenue commercial corridor, close to public transportation and with easy access to I-76 and I-95.
- » Zoning: I-2



DEMOGRAPHICS

Residents within 1 mile	290,647
Average household income	\$100,283
Est. daytime population	337,197



NEIGHBORS INCLUDE:



VERONICA BLUM 267.357.8057 ■ vblum@mpnrealty.com **JOE SCARPONE** 267.546.1721 ■ jscarpone@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.



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Neighborhood Retail Map



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Neighborhood Information



Graduate Hospital

Though the large medical institution that gave this south-of-Center City swath its name is no longer in operation, Graduate Hospital has solidified a reputation independent of its common moniker.

South Street West is the neighborhood's main thoroughfare. It's clean, well-lit and extremely pedestrian-friendly thanks to a vibrant entrepreneurial energy coming from the neighborhood's restaurants, bars, cafes, shops and more.

The stretch of South Street east of Broad has long been considered a draw for out-of-towners, but Graduate Hospital's western half is on the serious come-up thanks to ambitious restaurateurs and shop owners.

Home to several of the city's best outdoor parks, landmarks, and attractions drawing thousands of revelers to the streets every year. Residents are big on traveling by foot — Graduate Hospital's walking proximity to Rittenhouse Square is a major perk — or on bicycles.

Characterized by a mix of single-family homes, new and old, and thriving places of worship, Graduate Hospital is a remarkably kid-friendly place (hence the stroller-filled sidewalks). It also distinctively possesses some of the best neighborhood bars in the area, from long-established institutions to gastropubby newcomers. An under-the-radar aspect of Graduate Hospital's personality is its handmade-arts scene, which draws wide acclaim.

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