

301 E. Cheltenham Avenue

Philadelphia, PA 19144

For Lease

\$15-\$18/SF NNN



- Abundant off-street parking
- Served by SEPTA regional Rail with direct access to Center City, Jefferson University Hospital, and 30th Street Station
- Served by SEPTA bus routes 26 and K with stops at Olney Transportation Center, Broad Street Line, Frankford Transportation Center, Market-Frankford Line, and Fern Rock Transportation Center

- 5,277-40,279 SF available for immediate occupancy
- Well capitalized ownership
- Flexible expansion throughout Landlord's 2,000,000 SF portfolio



For more information:

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Dana Wilber

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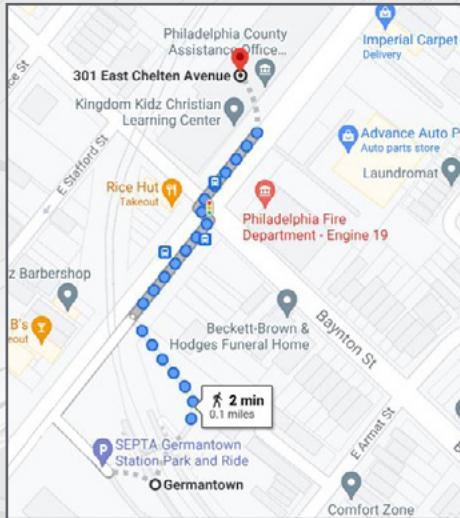
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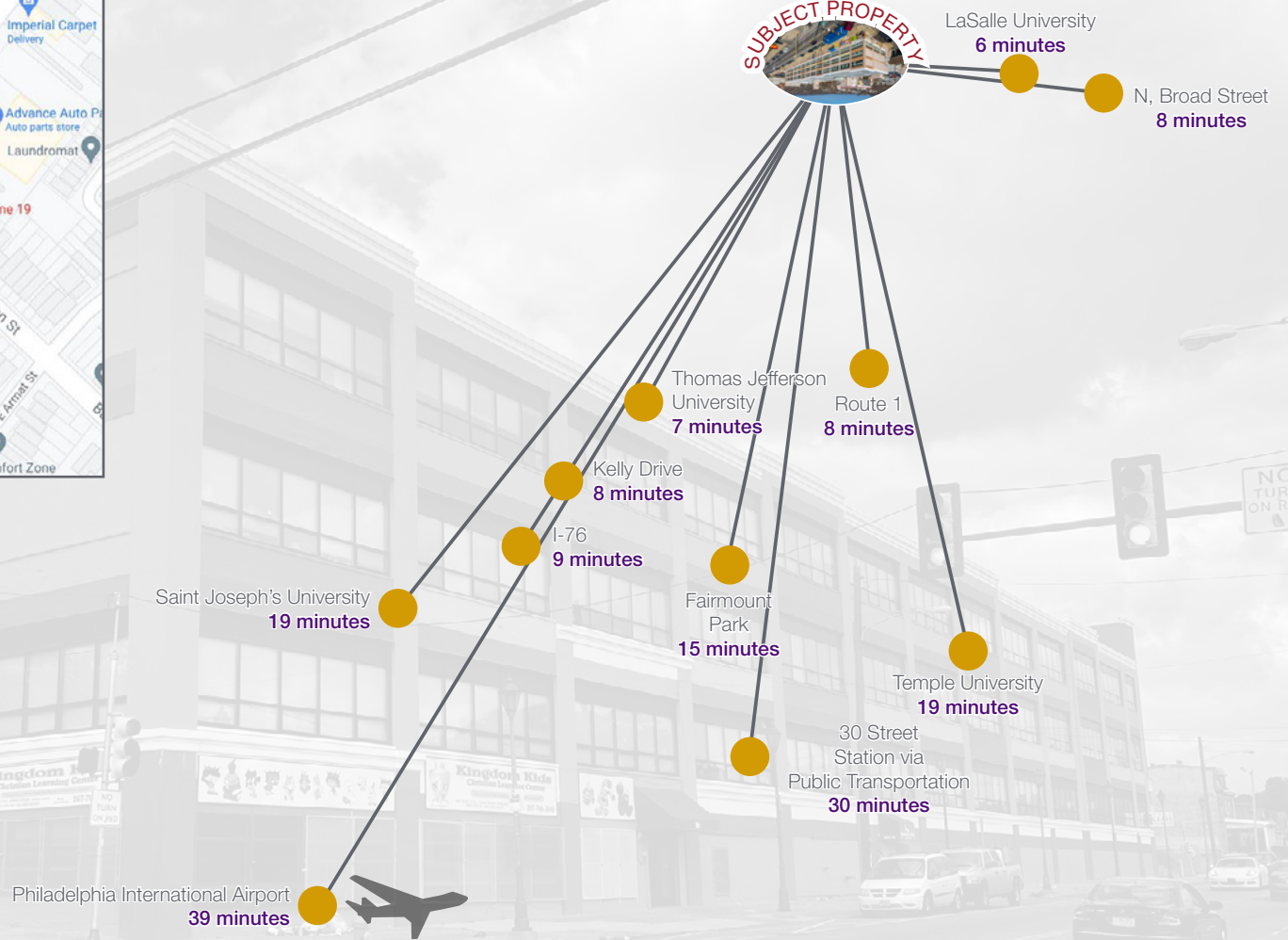
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Strategic Location

Short walk to
train station



Nearby Public Transportation



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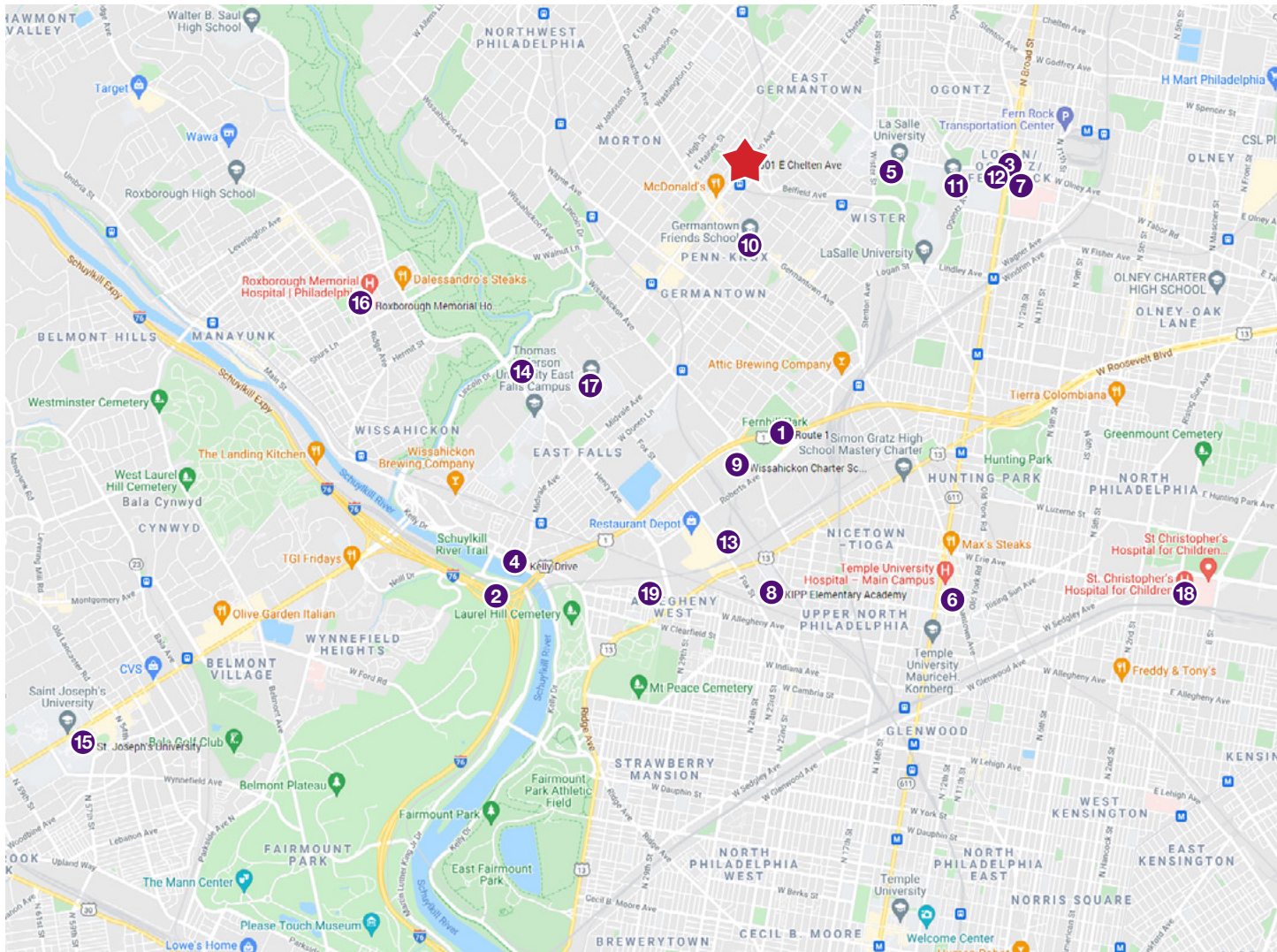
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Strategic Location

Driving Distance in Miles



	LOCATION	DISTANCE
★	Subject Property	
1	Route 1	1.9 Miles
2	I-76	3.1 Miles
3	Broad Street	1.7 Miles
4	Kelly Drive	3 Miles
5	La Salle University	1.4 Miles
6	Temple University Hospital	3.5 Miles
7	Einstein Medical Center	2.4 Miles
8	Kipp Elementary Academy	3 miles
9	Wissahickon Charter School (Elementary School)	2.1 miles
10	Germantown Friends	0.9 Miles
11	Central High School	1.4 miles
12	Philadelphia High School for Girls	1.7 miles
13	Budd Life Sciences Development	2.9 Miles
14	Thomas Jefferson University - East Falls	2 Miles
15	St. Joseph's University	5.1 Miles
16	Roxborough Memorial Hospital	2.7 Miles
17	William Penn Charter School	1.7 Miles
18	St. Christopher's Hospital for Children	4.2 Miles
19	Pep Boys Corporate Headquarters	3.2 miles



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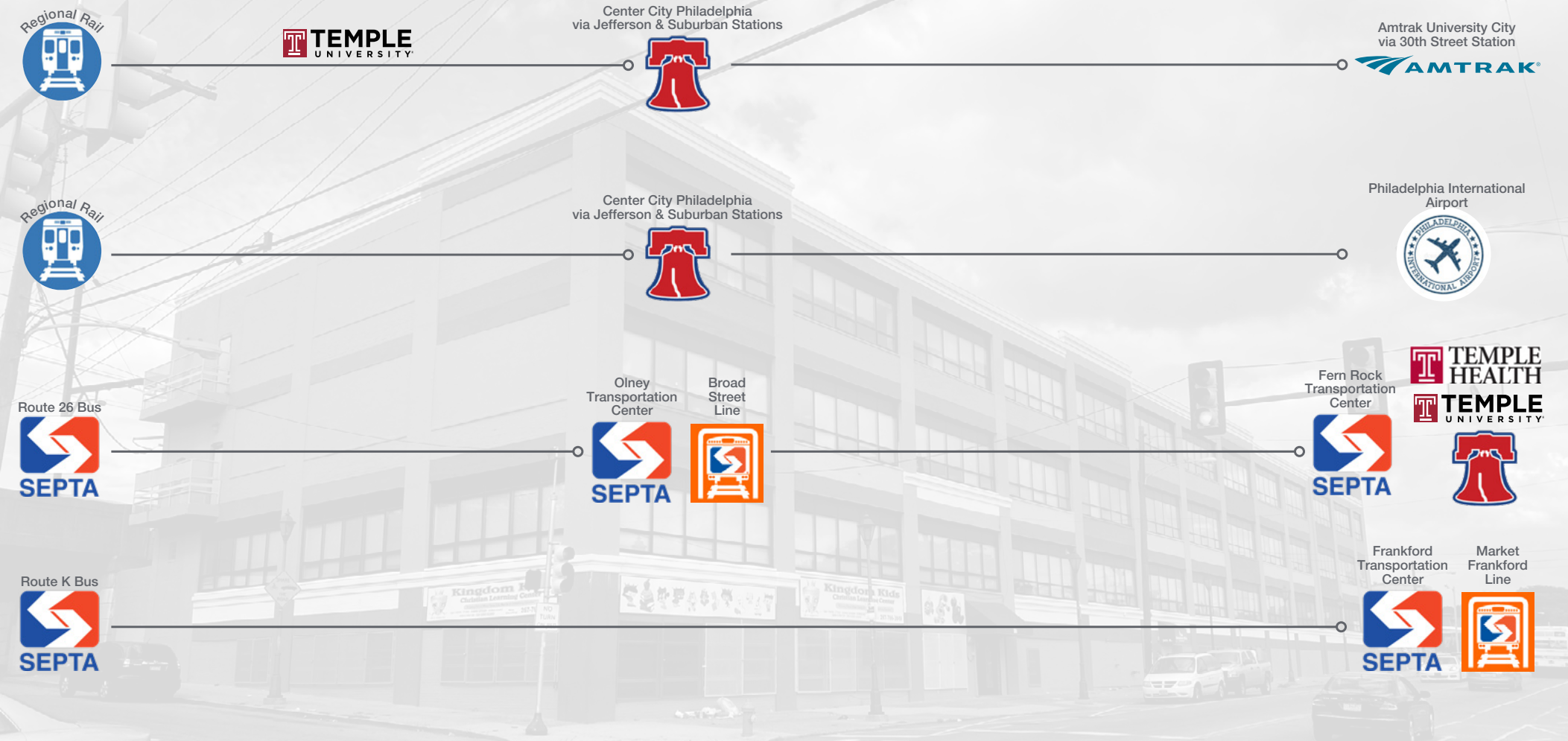
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Accessibility



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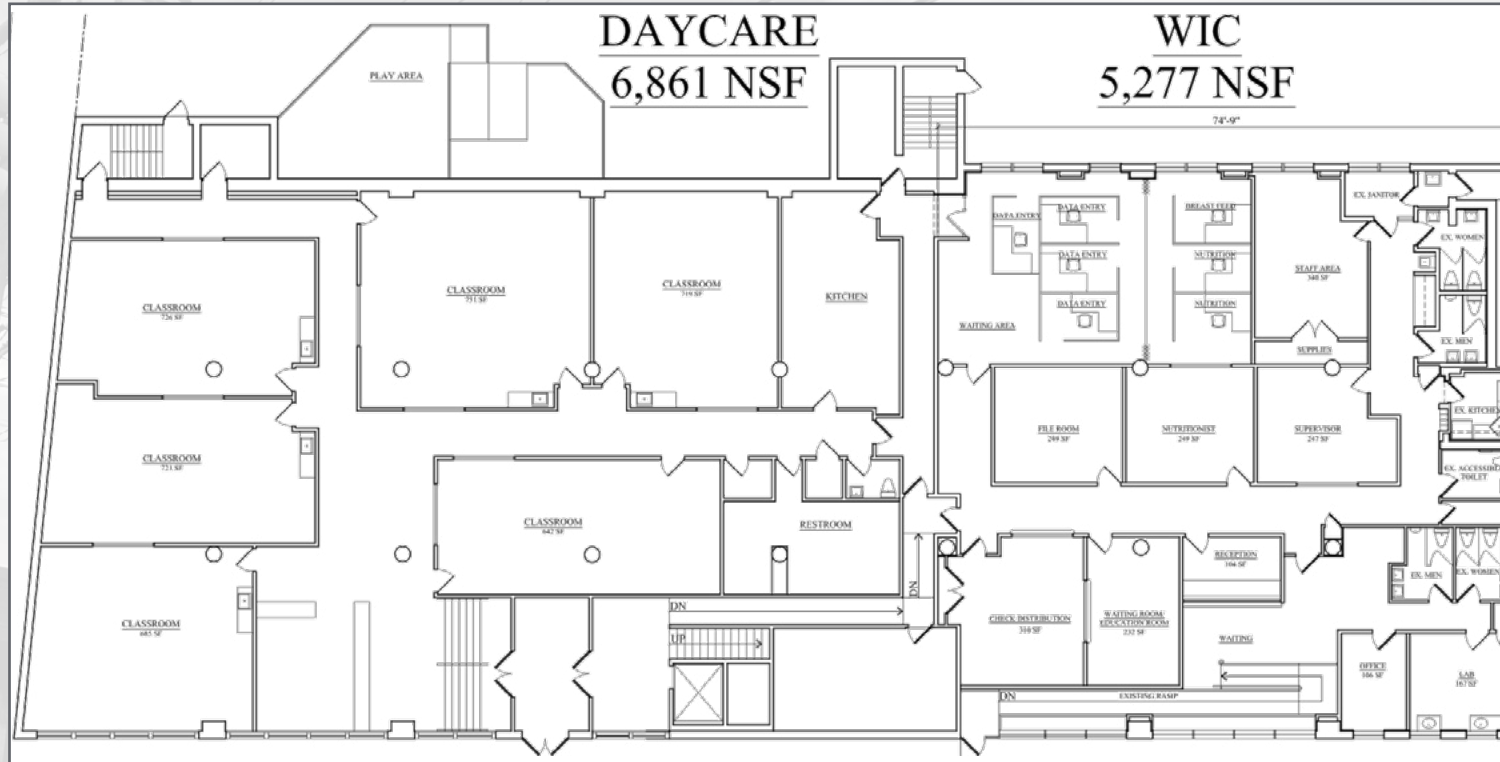
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Floor Plans

1st Floor



- \$18/SF NNN
- 12,138 SF available (divisible)
- Private entrance on Cheltenham Avenue with no common areas
- Individual awning with company signage
- Access to 110+ on-site parking spaces
- 24/7 street parking running the length of the building on Cheltenham Avenue
- Multiple internal restrooms
- 6,861 SF currently built-out for full-service day care provider with fenced-in outdoor play area
- Space available to drop-off and pick-up area



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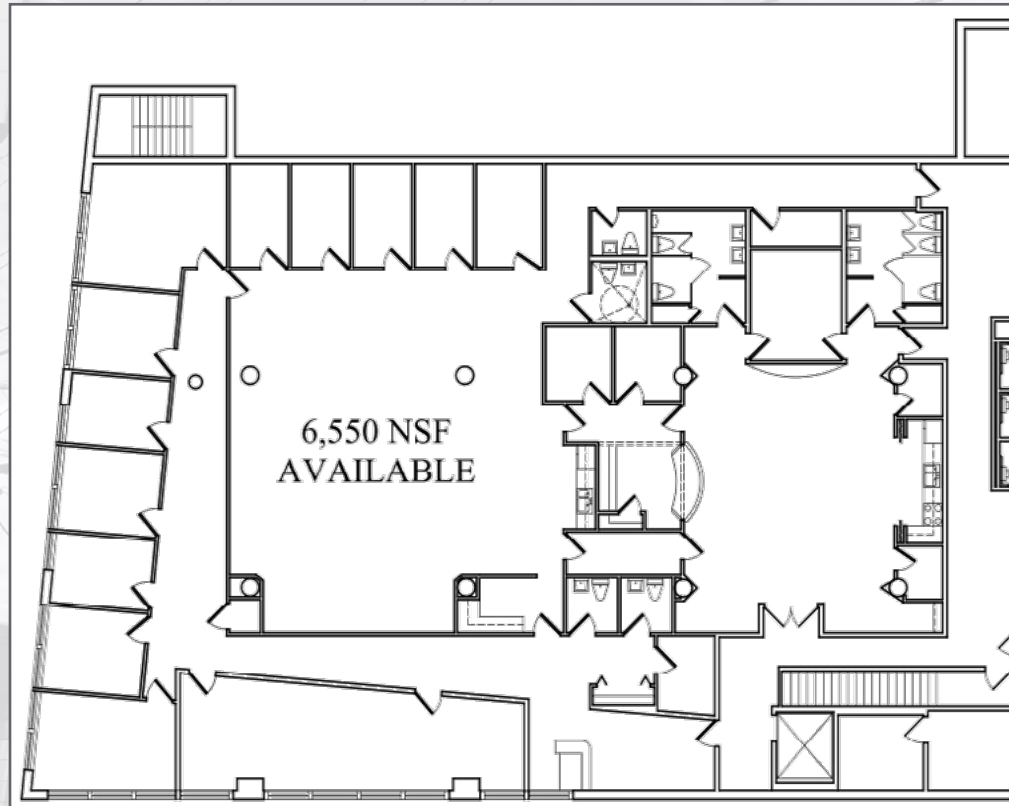
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Floor Plans

2nd Floor



- \$15/SF NNN
- 6,550 SF available
- Unparalleled elevator presence
- Large southern facing window line
- Multiple internal restrooms
- Flexible floor plate with generous column spacing



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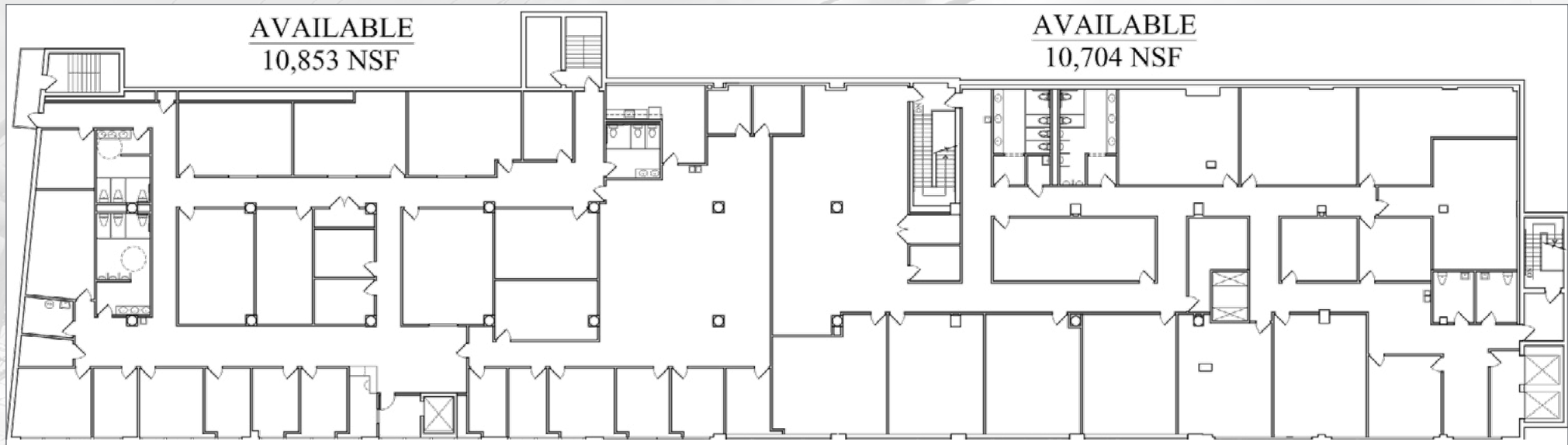
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Floor Plans

3rd Floor



- \$15/SF NNN
- 21,591 SF available (divisible)
- Full-floor single tenant opportunity
- Multiple entry points
- Full building southern facing window line
- Office heavy build-out
- Flexible floor plate with generous column spacing



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