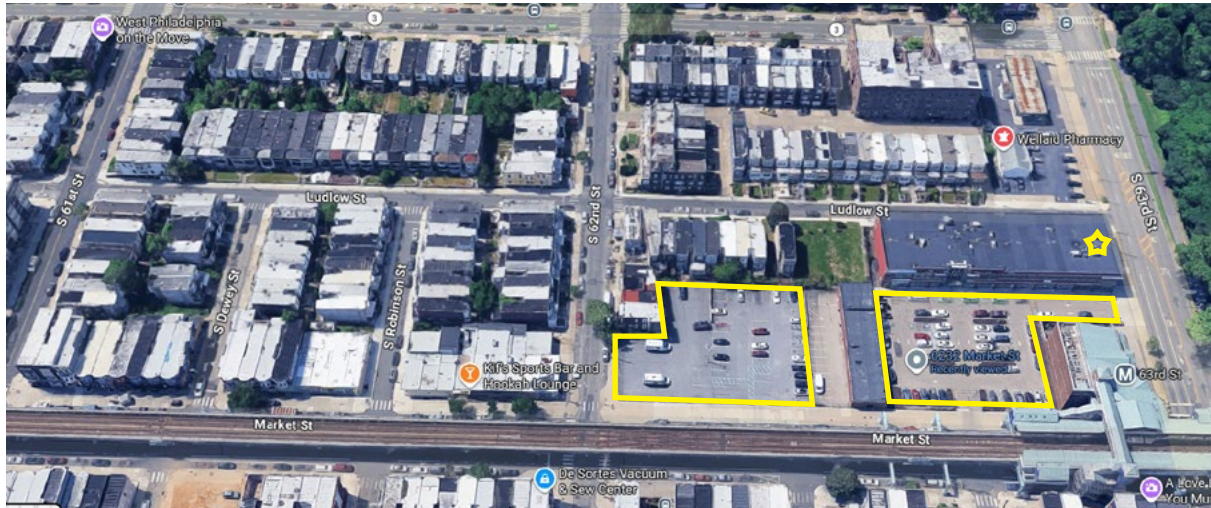


6232 Market Street

Philadelphia, PA 19139

2,732 SF Available FOR LEASE
\$22.50/SF NNN

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-3 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

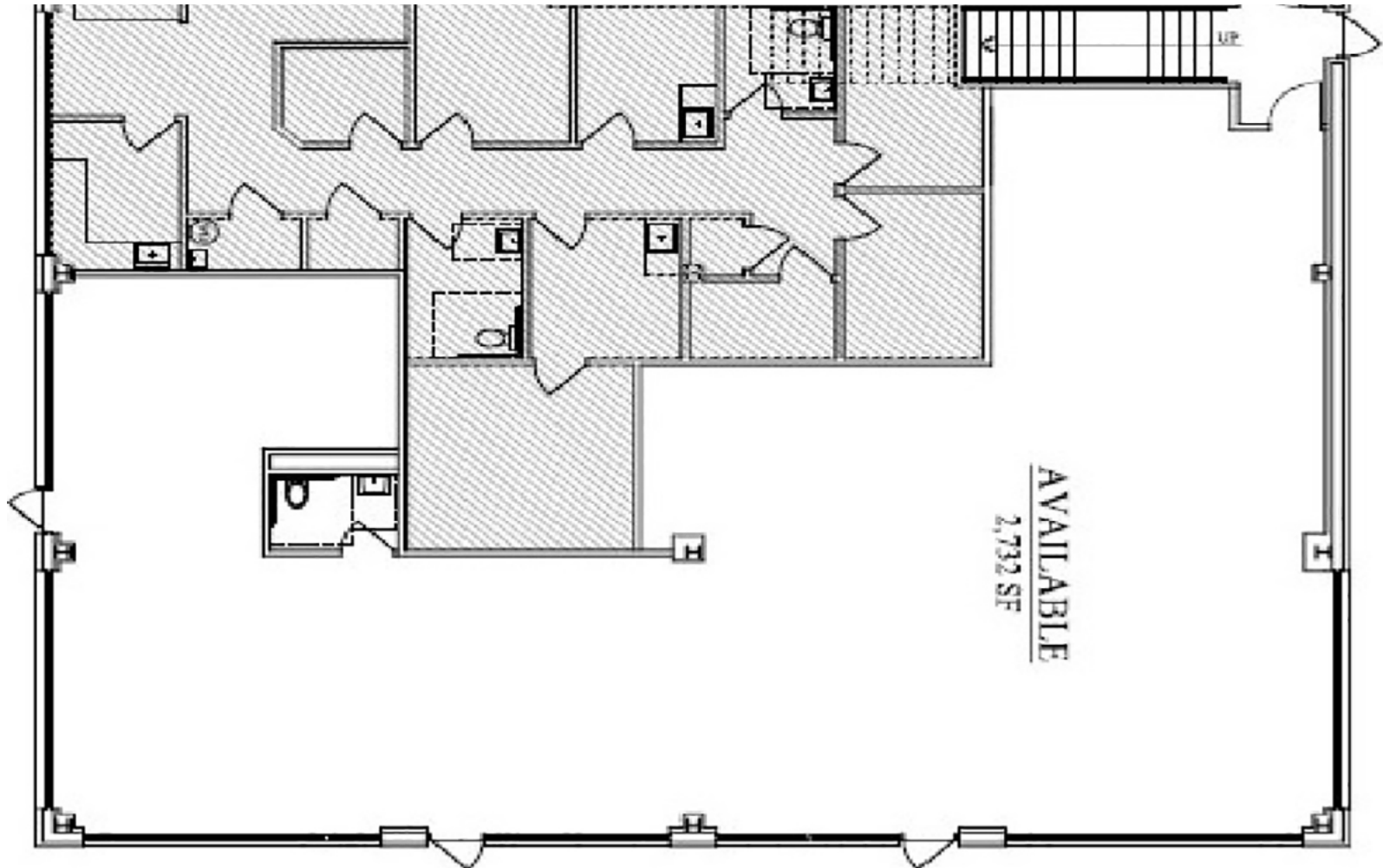


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6232 Market Street Philadelphia, PA 19139

Floor Plan - 1st Floor



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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)