

The Centre @ 7200

7200 Chestnut Street, Upper Darby, PA 19082

1,567 SF - 57,200 SF
AVAILABLE FOR SALE OR LEASE

Property Highlights

- Landlord willing to turnkey (subject to deal terms)
- Upper floors serviced by elevator
- ADA accessible and sprinklered building
- [Flexible C-3 zoning](#) 📄

Location Highlights

- Abundant nearby off-street parking
- Steps from the 69th street retail corridor
- Highly accessible location, walking distance to 69th Street Transportation Center Access the Philadelphia workforce without paying Philadelphia taxes
- Upper Darby Small Business Empowerment Hub program: No-cost training, advising and resources



Adjacent Off-Street Parking



For illustrative purposes only. All signage subject to local municipal approval.



For more information:

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First Floor
1,567 SF - 7,156 SF



1st Floor Highlights

- Suites available from 1,567 SF – 7,156 SF
- ADA accessibility including curb cuts, restrooms, and entrance thresholds
- Dedicated, private entrance off Long Lane (Space A)
- Prime space for a variety of retail, day-care, medical office, and office users
- Internal restrooms
- Generous window line with abundant natural light
- Adjacent to off-street parking lot (“Sansom Lot”)



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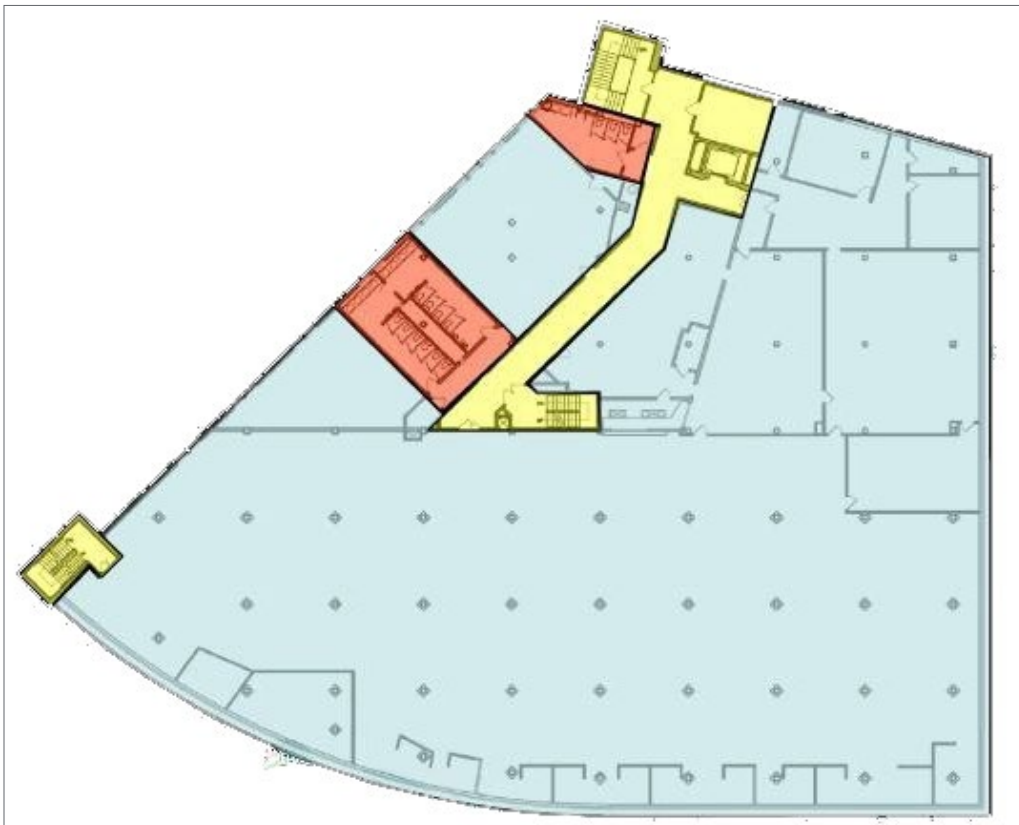
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Second and Third Floors
7,500 SF - 57,200 SF



Upper Floors Highlights

- Largest contiguous block of space in Upper Darby
- Suites available from 7,500 SF - 57,200 SF
- Flexible by-right zoning allows for inpatient, outpatient, and general office use
- High ceiling clearance: 10' clearance to beam
- Building naming rights available for full floor tenants



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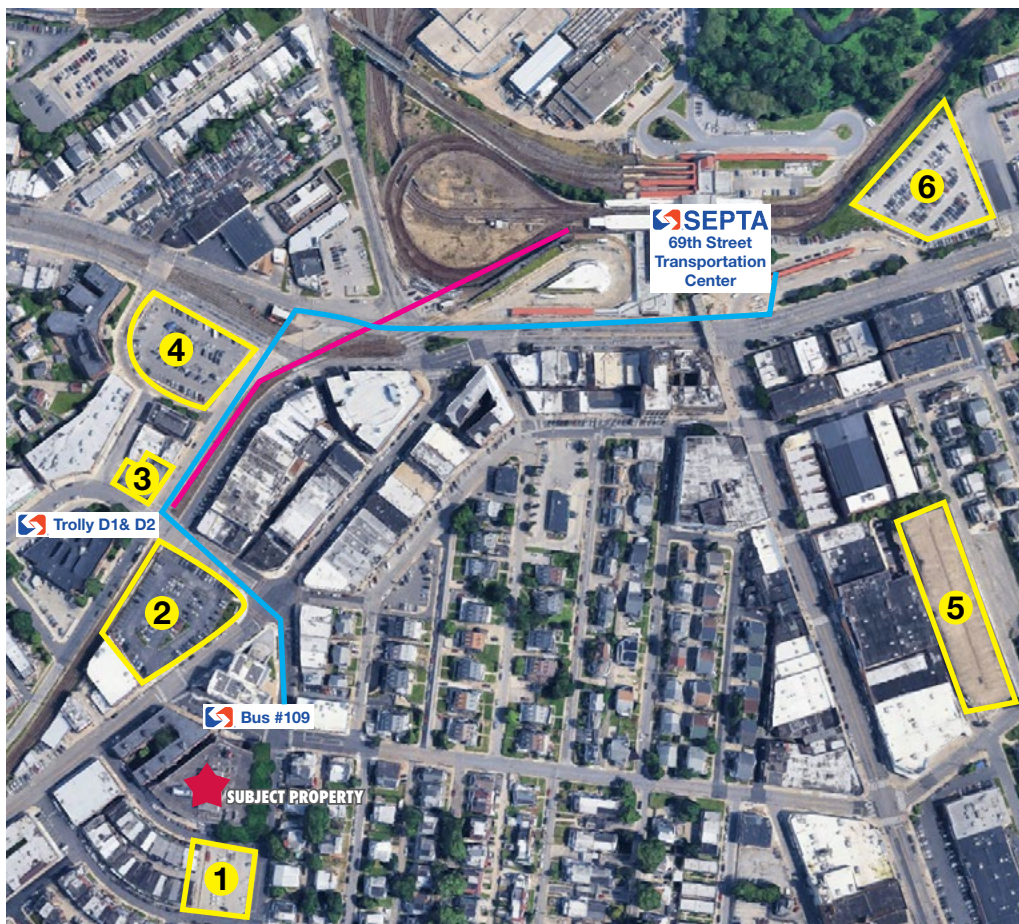
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Accessibility & Parking



— Connection from 69th Street Transportation Center to the building via SEPTA Trolley lines D1 & D2

— Door-to-door service from 69th Street Transportation Center via SEPTA bus route #109

1	"Sansom Lot" municipal parking lot
2	Municipal parking "Lot #1"
3	"Fairfield Lot" municipal parking lot
4	Municipal parking "Lot #2"
5	Undercover parking garage
6	69th Street Transportation Center parking lot



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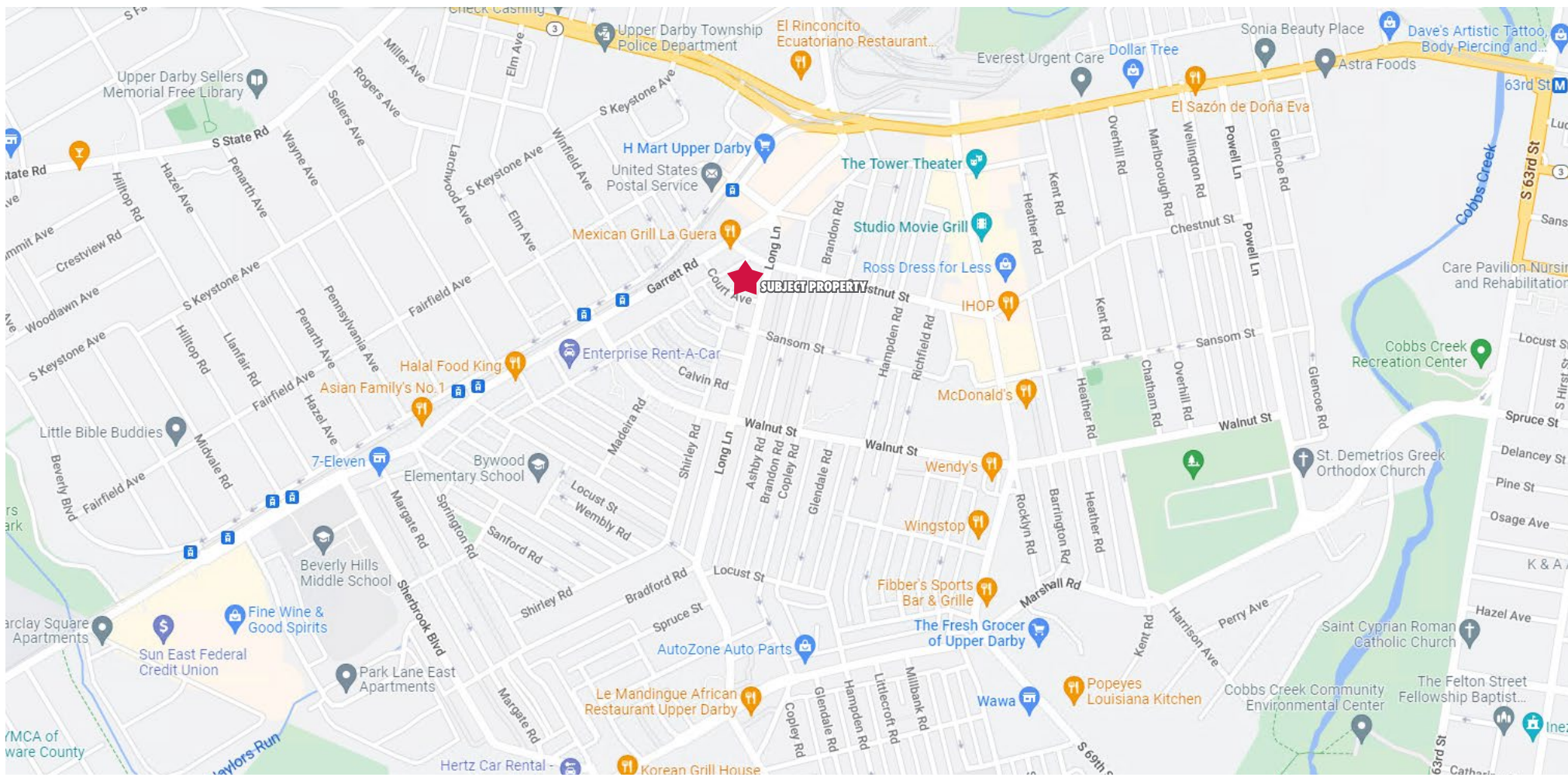
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Nearby Amenities



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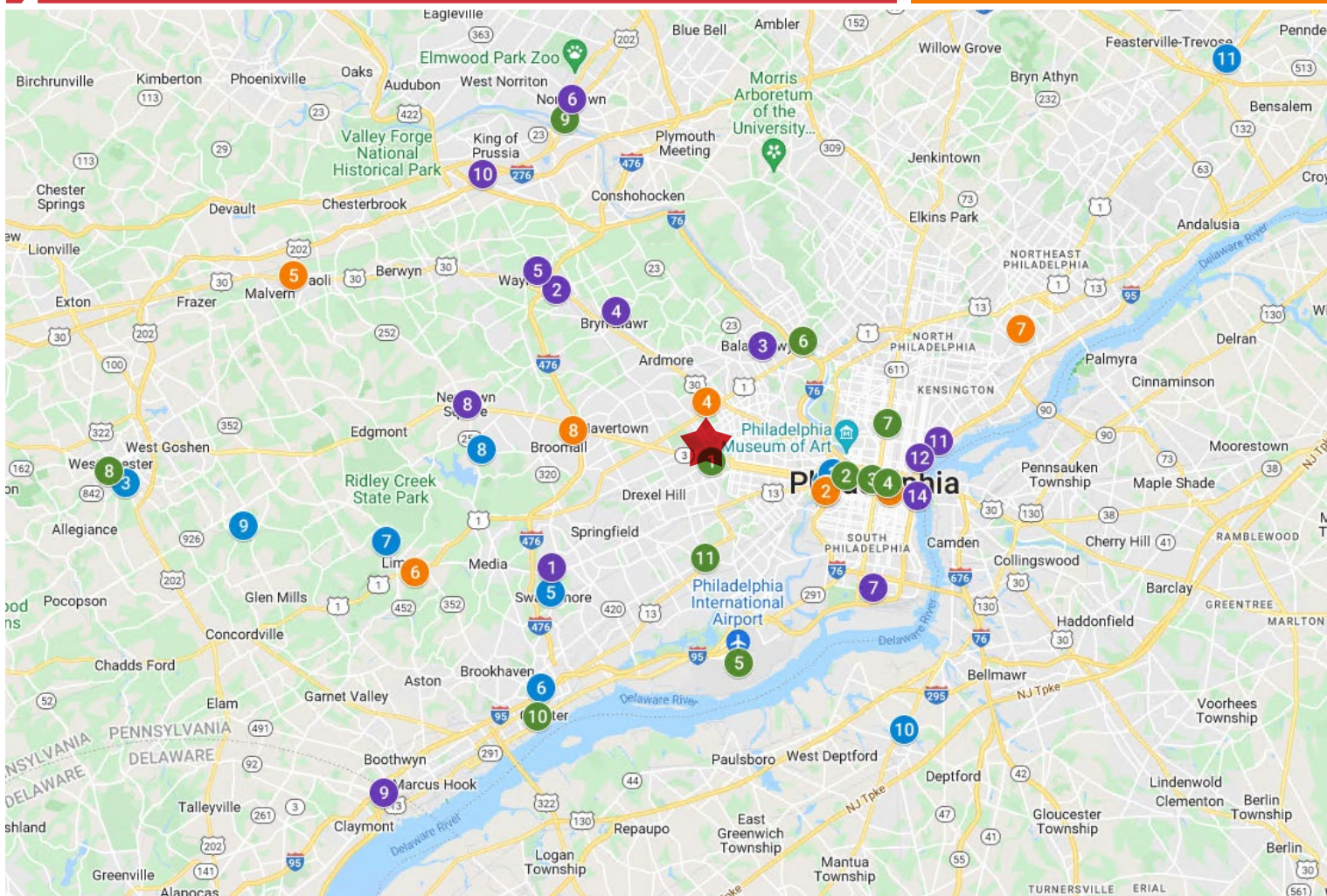
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Strategic Location



PLACES OF INTEREST

1. Springfield Mall
2. Villanova
3. Bala Cynwyd
4. Bryn Mawr
5. Radnor
6. Norristown
7. South Philadelphia (Lincoln Financial Field, Wells Fargo Center, Citizens Bank Park)
8. Newtown Square
9. Tri-state mall
10. King of Prussia Mall
11. Fishtown
12. Northern Liberties
13. The Fillmore
14. The Philadelphia Waterfront

EDUCATION

1. University of Pennsylvania
2. Drexel University
3. West Chester University
4. Bryn Mawr College
5. Swarthmore College
6. Widener University
7. Penn State University Brandywine Campus
8. Delaware County Community College
9. Cheyney University
10. Thomas Jefferson University
11. Strayer University

HEALTHCARE

1. Hospital of the University of Pennsylvania
2. CHOP
3. Thomas Jefferson University Hospital
4. Lankenau Medical Center
5. Paoli Hospital
6. Springfield Hospital
7. Riddle Hospital
8. Jefferson Frankford Hospital
9. Crozer-Keystone at Broomall

TRANSIT

1. 69th Street Transportation Center
2. 30th Street Station & connections to Amtrak
3. Suburban Station (regional rail)
4. Jefferson Station (regional rail)
5. Philadelphia international airport
6. Wissahickon Transportation Center
7. Broad Street Line
8. West Chester Transportation Center
9. Norristown Transportation Center
10. Chester Transportation Center
11. Darby Transportation Center



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