



90,000 sf Class A CTCA Medical Office Building For Lease

- Largest contiguous block of class A medical office or space north of Vine Street in Philadelphia, PA
- Available for lease with immediate occupancy available with suites ranging from 5,000 to 90,000 sf
- Prominent tenant signage available
- Full building availability across four floors (22,500 sf floor plates) including access to two (2) passenger elevators and one (1) freight elevator
- Available building amenities include a cafeteria and large first floor meeting space
- HVAC: Central chiller with individual temperature controls
- Prominently located 1/2 mile to Roosevelt Blvd (Route 1), 1.5 miles to I-95, 6 miles to Center City Philadelphia, and 38 miles to Princeton, NJ
- Served by multiple forms of public transportation including SEPTA subway lines and bus routes 75 and 89

Patrick Kelley, Principal

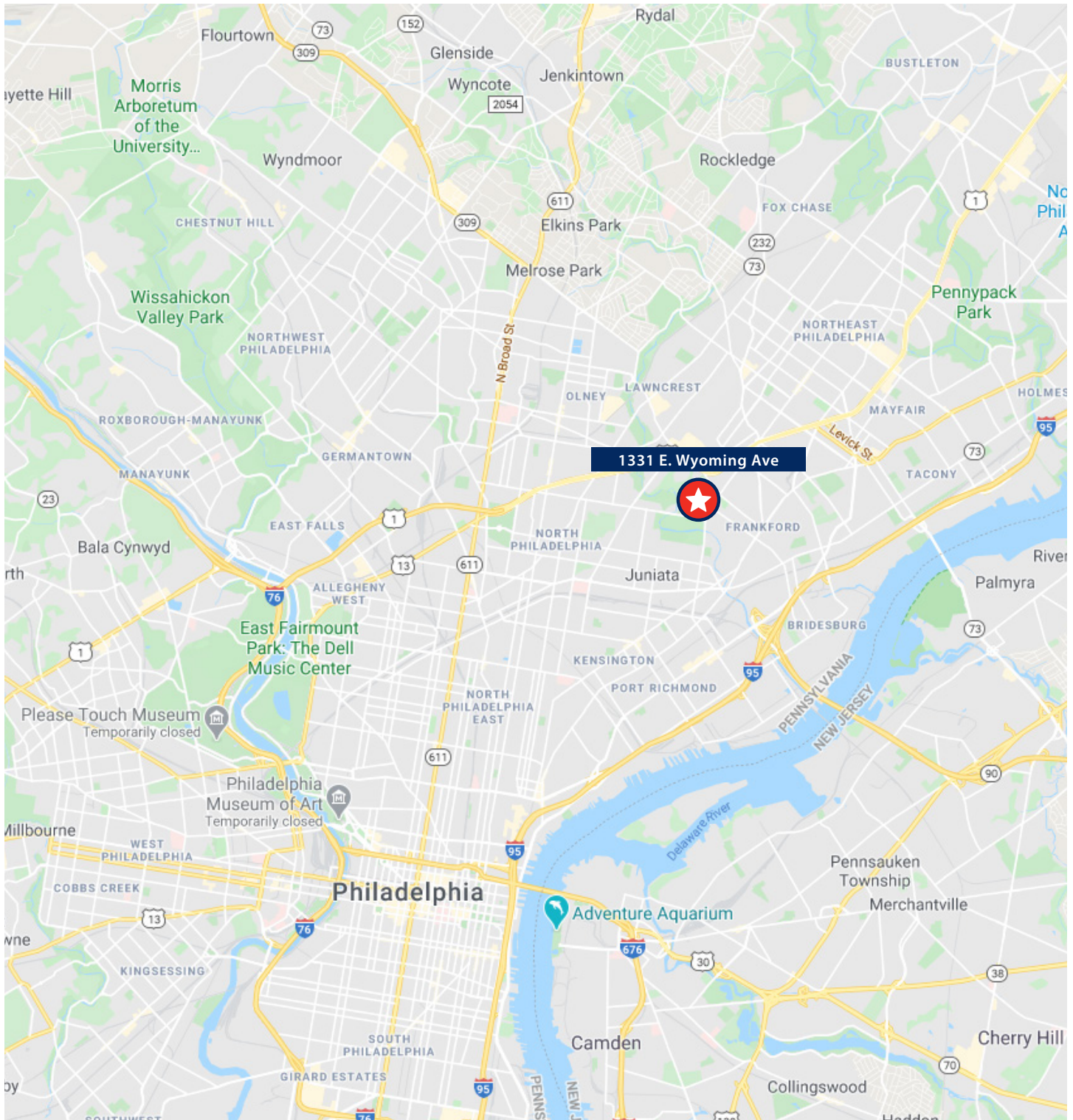
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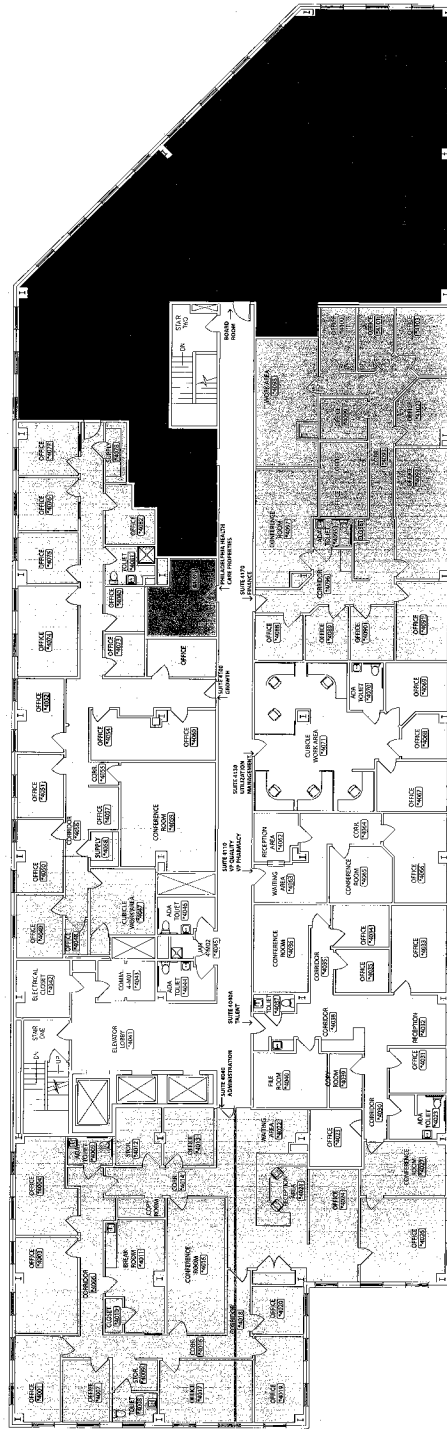
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Sample Floor Plan



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