

OFFICE SPACE FOR LEASE



# 642 THE WALLACE BUILDING

## N. BROAD STREET

### BUILDING FEATURES

- A Block from Broad St. Subway Line: Fairmount Stop
- New HVAC System
- ADA Accessible
- Lobby Cafe
- Building is Owner-Occupied
- Atrium-Style Lobby
- 24/7 On-Site Security
- On-Site Parking



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## AVAILABILITIES

Asking \$21.00 Per SF + Utilities / Cleaning

### 6TH FLOOR: 31,294 SF

(Divisible by 15,000 SF)

- Bright, Natural Light from Skylights and Large Windows
- Timber Columns

### 1ST FLOOR: 12,696 SF

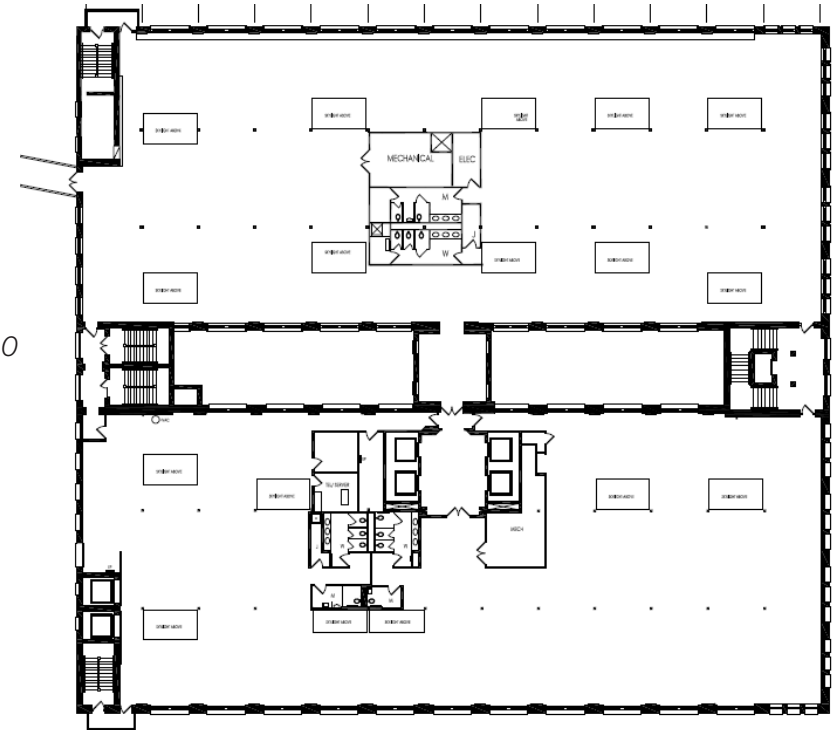
- Loft Space with Open Ceilings
- Facing Broad Street
- In-Suite Restrooms
- Mix of Office and Open Space

### GROUND FLOOR: 2,117 SF

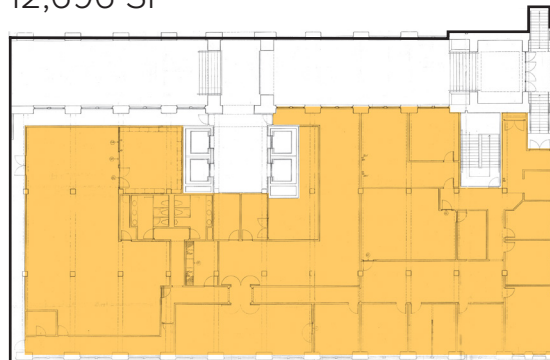
- Raw, Windowed Space
- Directly off of the Atrium Floor

### FLOOR 6: 31,294 SF

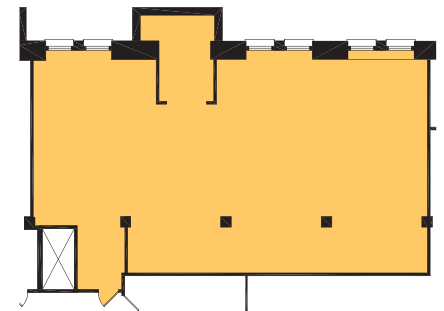
Divisible by 15,000



### FIRST FLOOR 12,696 SF



### GROUND FLOOR 2,117 SF



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