

924 Cherry Street

PHILADELPHIA, PA



OFFERING MEMORANDUM

KW COMMERCIAL
2401 Walnut Street,
6/F
Philadelphia, PA 19103

PRESENTED BY:

BEAU MCGETTIGAN
O: 215.607.6007
C: 917.819.2811
Bmack@kwcommercial.com

NIHJA WHITE
Associate
O: 215.300.0903
C: 215.300.0903
nihja@kwcommercial.com

VALERIE CARROLL
Associate
O: 610.213.3984
vcarroll@kwcommercial.com

OFFICE FOR LEASE

924 Cherry Street, Philadelphia, PA 19107



OFFERING SUMMARY

AVAILABLE SF:	9,000 SF
LEASE RATE:	\$15.00 SF/yr (Gross)
LOT SIZE:	4,866 SF
BUILDING SIZE:	24,329 SF
ZONING:	CMX4
MARKET:	Chinatown

PROPERTY OVERVIEW

The available space consists of 9,000sf divided over two floors. All offices boast tons of natural light, exposed brick walls, and high ceilings. Each space is 4,500sf move-in ready and priced at \$15psf. Secured Elevator and Key Card Access to all offices. Floors have the ability to be divided into spaces smaller than 4,500sf for a potential user.

9th & Cherry Street is located in the Chinatown Neighborhood of Philadelphia. This property is located a short walk from the 11th Street Market-Frankford Line Station, an easy commute from anywhere in the city. Strong surrounding businesses make the location a high foot-traffic area and include various retail, restaurants, The Trocadero Theatre, Reading Terminal Market, Hilton Garden Inn, Hard Rock Cafe, and the PA Convention Center.

PROPERTY HIGHLIGHTS

- Elevator Serviced Building
- ADA Accessible
- 2 Floors Available: 2nd & 4th
- Move in ready Office Space
- 4,500sf per floor - Divisible

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LEASE RATE: \$15.00 PSF **TOTAL SPACE:** 9,000 SF
LEASE TYPE: Gross **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2nd & 4th Floor (9,000sf)	Office Building	\$15.00 SF/yr	Gross	9,000 SF	Negotiable	
2nd Floor		\$15.00 SF/yr	Gross	4,500 - 9,000 SF	Negotiable	
4th Floor		\$15.00 SF/yr	Gross	4,500 - 9,000 SF	Negotiable	

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LEASE RATE

\$15.00 SF/YR

LOCATION INFORMATION

Street Address	924 Cherry Street
City, State, Zip	Philadelphia, PA 19107
County/Township	Philadelphia
Market	Chinatown
Cross Streets	9th & Cherry Street

BUILDING INFORMATION

Building Size	24,329 SF
Price / SF	\$15.00 SF/yr
Building Class	A
Number Of Floors	3
Average Floor Size	4,500 SF
Gross Leasable Area	9,000 SF
Load Factor	Yes
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CMX4
Lot Size	4,866 SF
APN#	883010850
Corner Property	Yes

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1
Broadband	Cable

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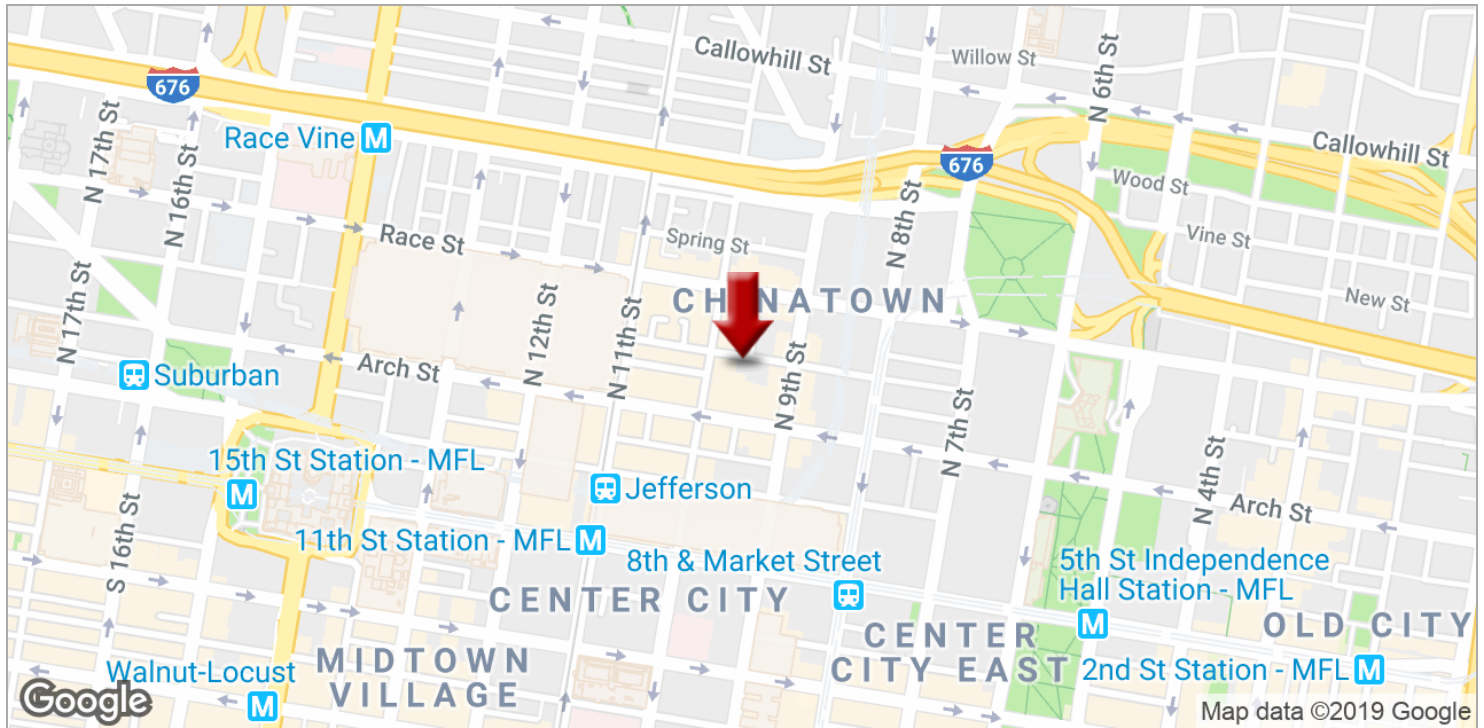
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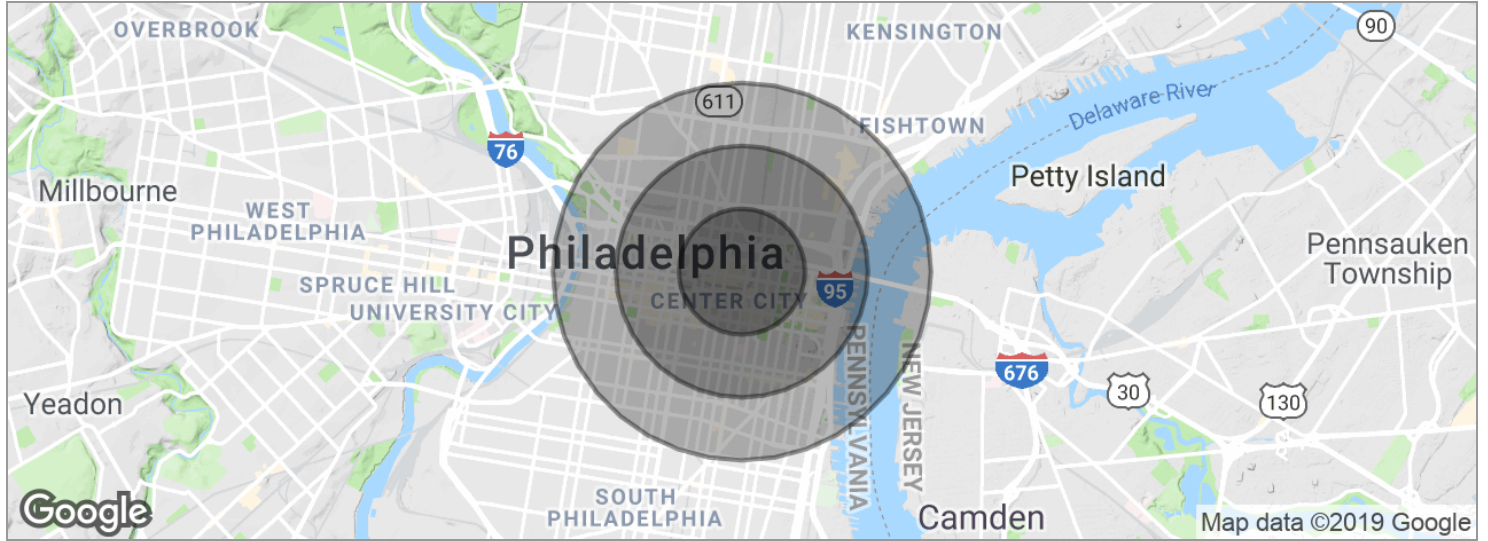
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	0.5 MILES	1 MILE	1.5 MILES
POPULATION			
Total population	9,862	56,049	124,271
Median age	32.7	36.1	35.0
Median age (male)	33.8	37.4	35.6
Median age (Female)	31.0	34.7	34.2
HOUSEHOLDS & INCOME			
Total households	4,913	31,448	66,493
# of persons per HH	2.0	1.8	1.9
Average HH income	\$68,163	\$82,582	\$80,786
Average house value	\$432,630	\$429,310	\$405,051
ETHNICITY (%)			
Hispanic	5.6%	5.3%	7.2%
RACE (%)			
White	49.7%	67.9%	67.2%
Black	15.3%	16.6%	19.0%
Asian	31.6%	12.5%	9.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.3%
Other	2.0%	1.4%	1.8%

* Demographic data derived from 2010 US Census

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