



FOR LEASE | 1034-1036 SPRING STREET PHILADELPHIA | PA

First Time Availability in Bustling Chinatown in over 25 Years!

- Floors 1-3: Zoned for 'Daycare': +/- 8,856 SF Total (+/- 2,952 SF per Floor)
- Floors 4-6: Currently vacant and available: +/- 8,856 SF Total (+/- 2,952 SF per Floor)
- Basement: +/- 2,981 SF

Despina Belsemes

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Colliers International

Ten Penn Center

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Accelerating success.

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+/- 20,693 SF 6 story building located in the heart of Chinatown with premier access to public transportation



Public Transit
Subway, Bus,
Train



**Hwy. 676
Access**



**Surrounded by
restaurants**



Hotels
Four Points
Hampton Inn
Courtyard by Marriott



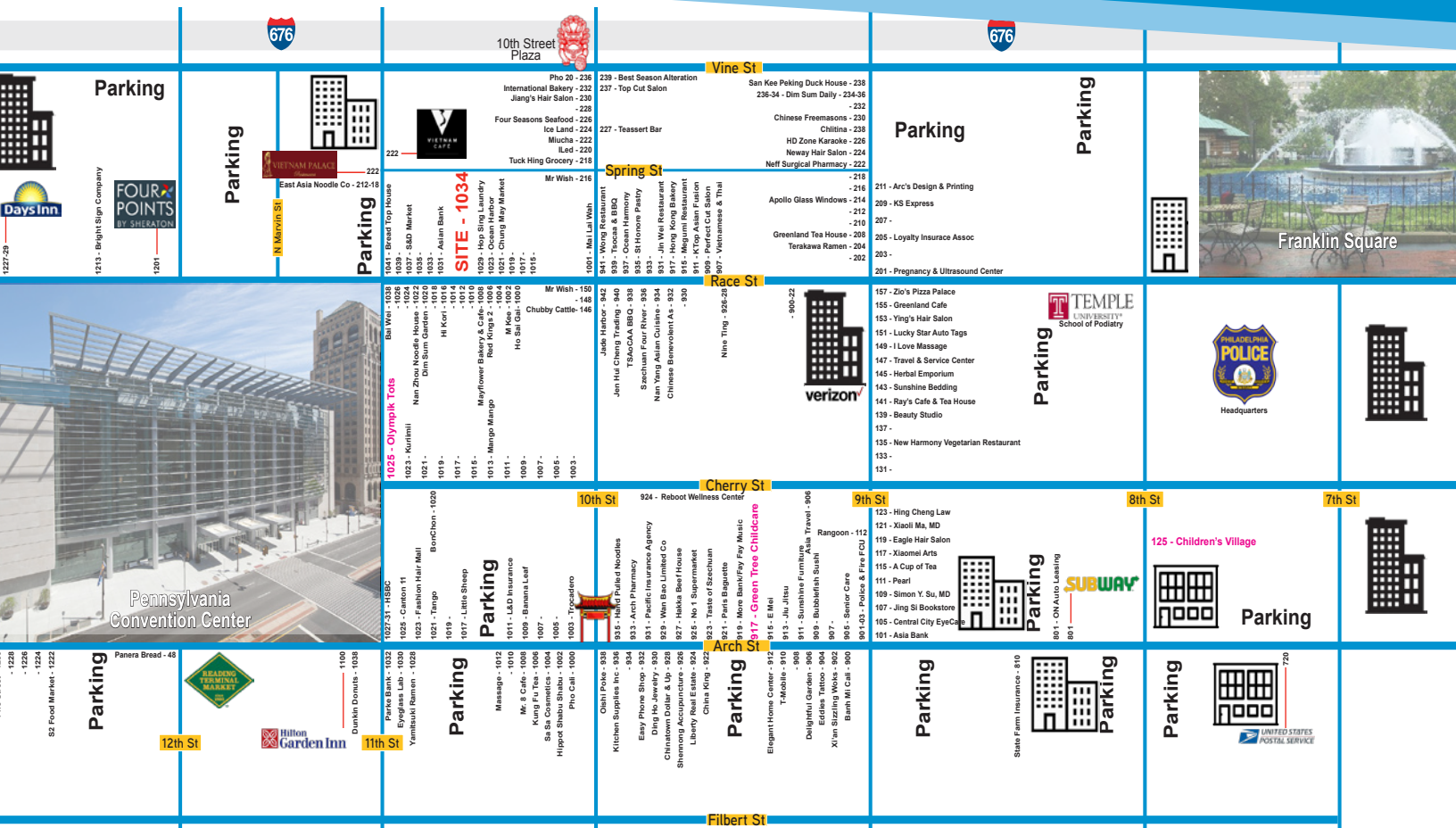
Entertainment
Pennsylvania
Convention Center

PROPERTY FEATURES

- Six (6) Story Building
- Outgoing 'Chinatown Learning Center' after 25+ Successful Years of Continuous Business
- An estimated 221 children can occupy the subject premises within daycare of Floors 1-3
- Zoned C-4

TRANSPORTATION

Jefferson Station	Regional Rail
Race-Vine Transit Stop	Broad Street Line
11th St Transit Stop	Market Frankford Line
New Jersey, New York, Delaware, Maryland, etc.	Greyhound Station





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