

> FOR SALE OR LEASE

FREESTANDING OFFICE/INSTITUTIONAL BUILDING 2361-2375 Welsh Road, Philadelphia, PA

LARGE BLOCK OF SPACE IN THE HEART OF GREATER NE PHILA

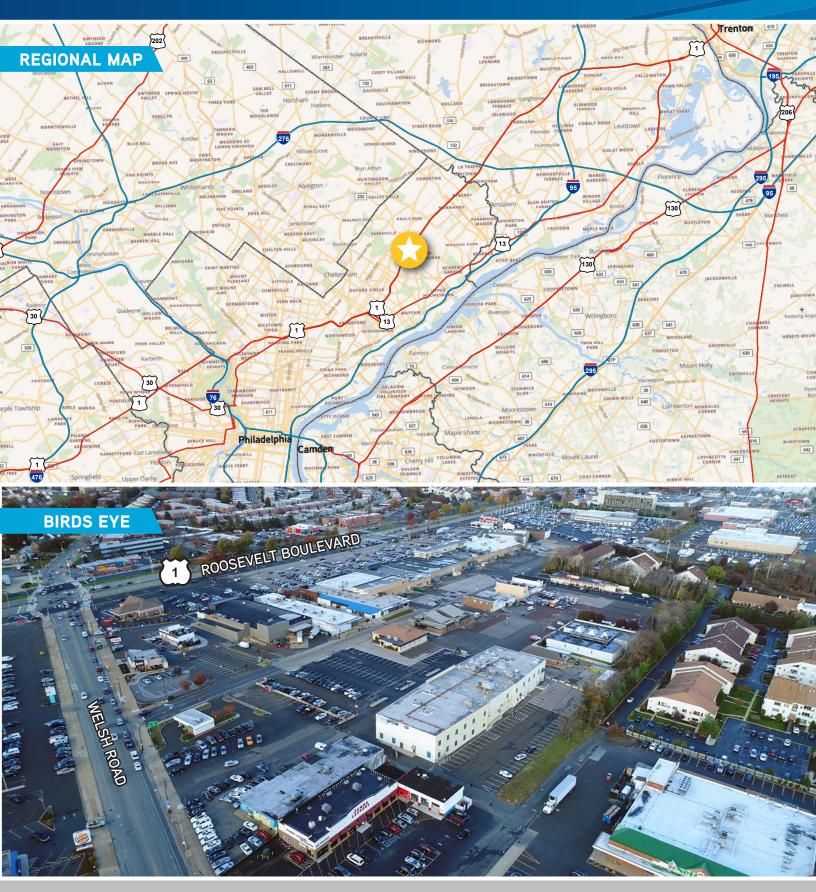
- > 52,000 SF on two (2) floors with large, flexible floorplates
- > Currently configured as trade school with classrooms and culinary training areas
- > Fully accessible, elevator-served, and ADA compliant
- > 4.23 acre lot with 311+ parking spaces (6/1,000 ratio)
- > Building signage visible from highly trafficked Welsh & Roosevelt Boulevard intersection
- > Excellent public transit accessibility
- > Nearby amenities include a variety of shopping, restaurants, hotels, and NE Philadelphia airport

- > CA-2 Zoning allows for the following by use categories (partial list):
 - Educational
 - Hospital/Medical
 - Religious Assembly
 - Business/Professional
 - Retail (variety of categories)

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