



› 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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