



Colliers

207 N Broad St | Philadelphia, PA

# Two contiguous floors of medical office space **for lease**

This prime Center City location offers two floors (fourth and fifth) of medical office space, totaling 7,000 SF, with each floor spanning 3,500 SF. With convenient parking in the adjacent lot, it's the perfect choice for medical professionals looking for a move-in ready space in a highly accessible area.

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Accelerating success.

# Property Overview

<b>Address</b>	207 N Broad St, Philadelphia, PA 19107
<b>Location</b>	The site is located by the cross streets of Broad and Race in Center City, adjacent to Market East and Chinatown
<b>Zoning</b>	CMX-4
<b>Available SF</b>	Fourth Floor   ±3,500 SF Fifth Floor   ±3,500 SF
<b>Site Area</b>	±0.092 AC
<b>Parking</b>	100 paid spaces via EZ Park
<b>Floors</b>	6 (floors 4-5 available for lease)
<b>Elevators</b>	Yes

## Key Highlights



Immediate access to I-676 (Vine Street Expy) with convenient access to I-95



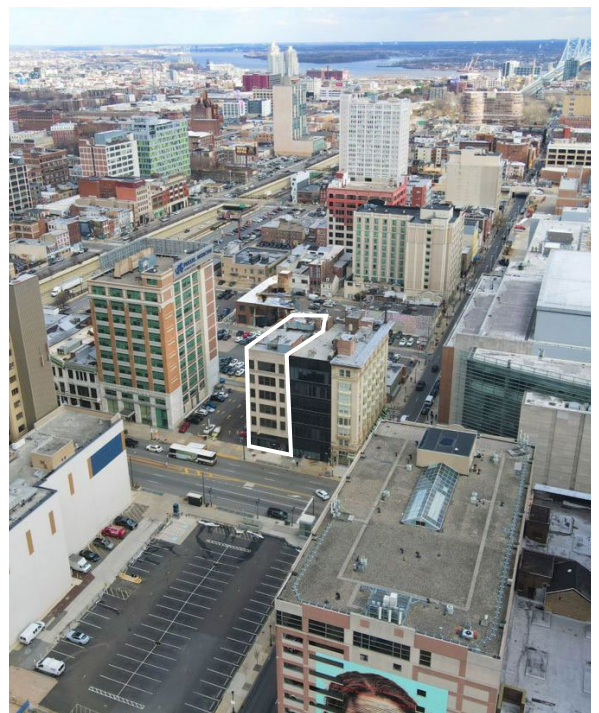
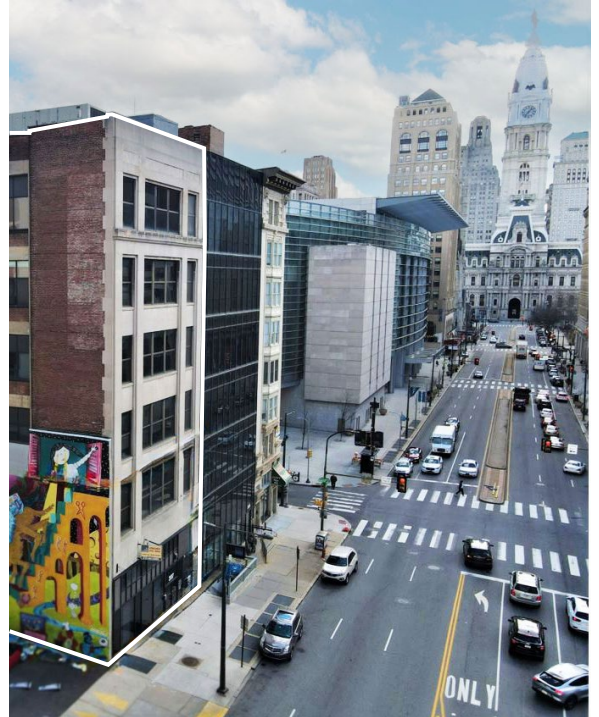
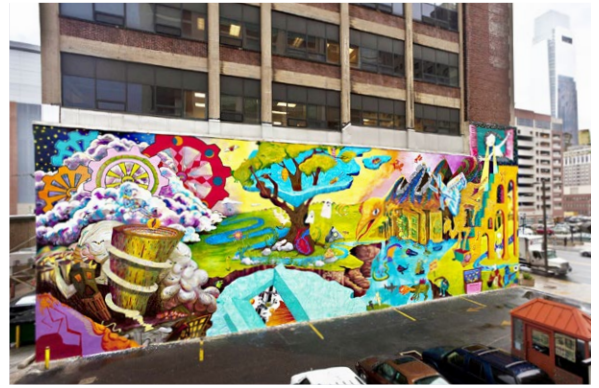
Highly accessible via public transportation with immediate access to the Broad Street Line via Race-Vine station and City Hall



Minutes from major hot spots such as the Philadelphia Convention Center, Reading Terminal Market, and the Pennsylvania Academy of Fine Arts

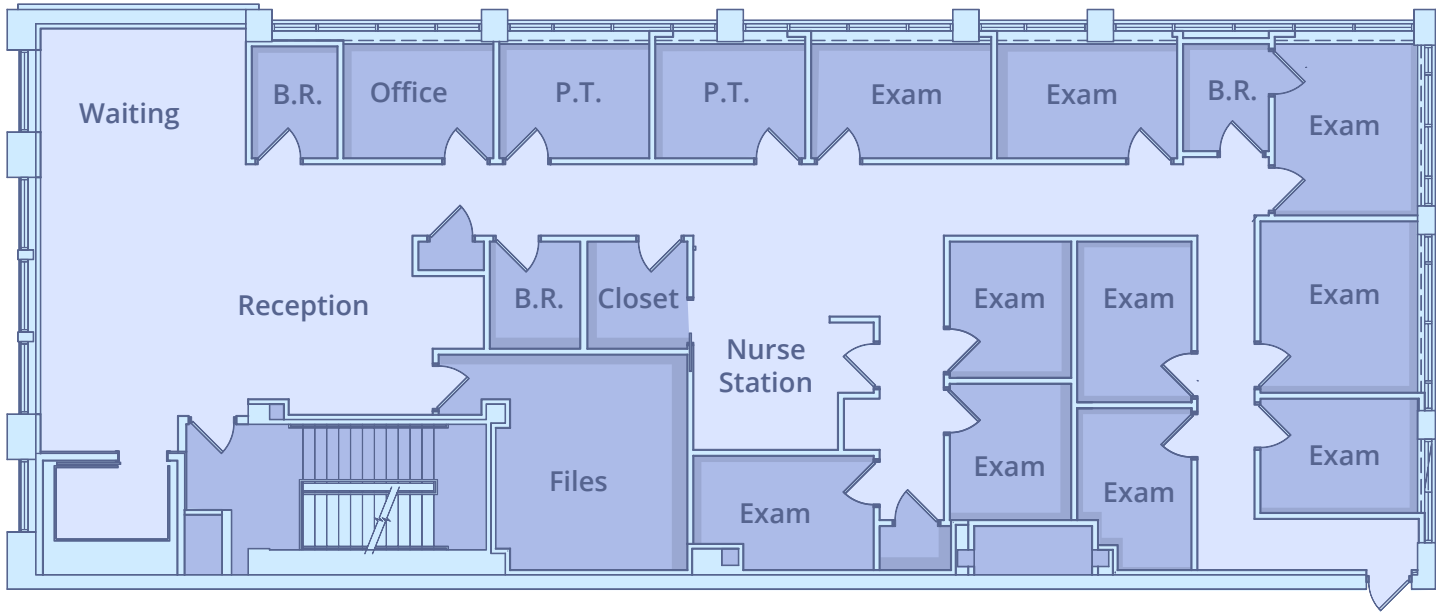


In close proximity to major medical hubs such as Race Street Labs (inhabiting former Hahnemann University Hospital), Moss-Magee Rehab, and Jefferson University Hospital

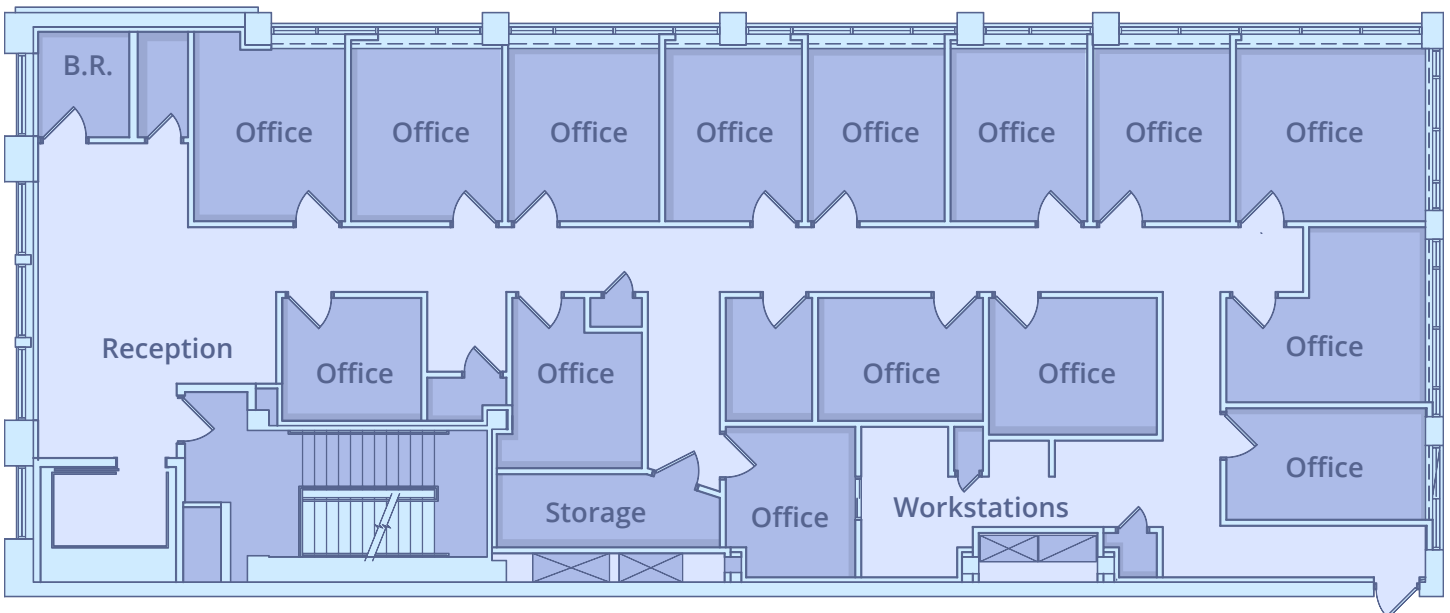


# Floor Plans

## Fourth Floor



## Fifth Floor





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