

924 Cherry Street

PHILADELPHIA, PA



LEASE BROCHURE

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

PRESENTED BY:

BEAU MCGETTIGAN
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C: 484.459.7882
bmack@kwcommercial.com

OFFICE FOR LEASE

924 Cherry Street, Philadelphia, PA 19107



OFFERING SUMMARY

| | |
|-------------------------|-----------------------|
| NUMBER OF UNITS: | 3 |
| 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) | | \$15.00 SF/yr | Gross | 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 |
| Waterfront | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

UTILITIES & AMENITIES

| | |
|---------------------|-------|
| Security Guard | Yes |
| Handicap Access | Yes |
| Number Of Elevators | 1 |
| Broadband | Cable |
| Leed Certified | Yes |

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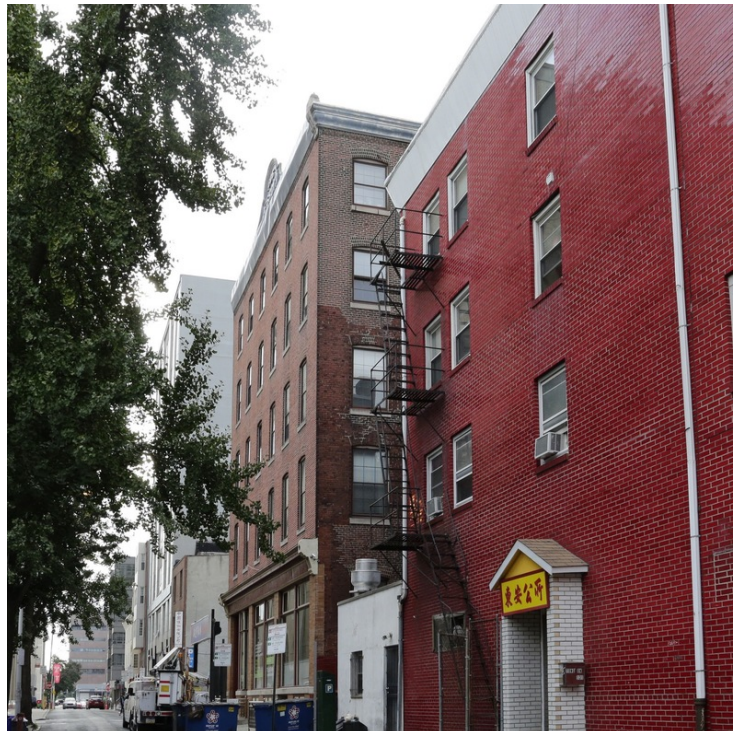
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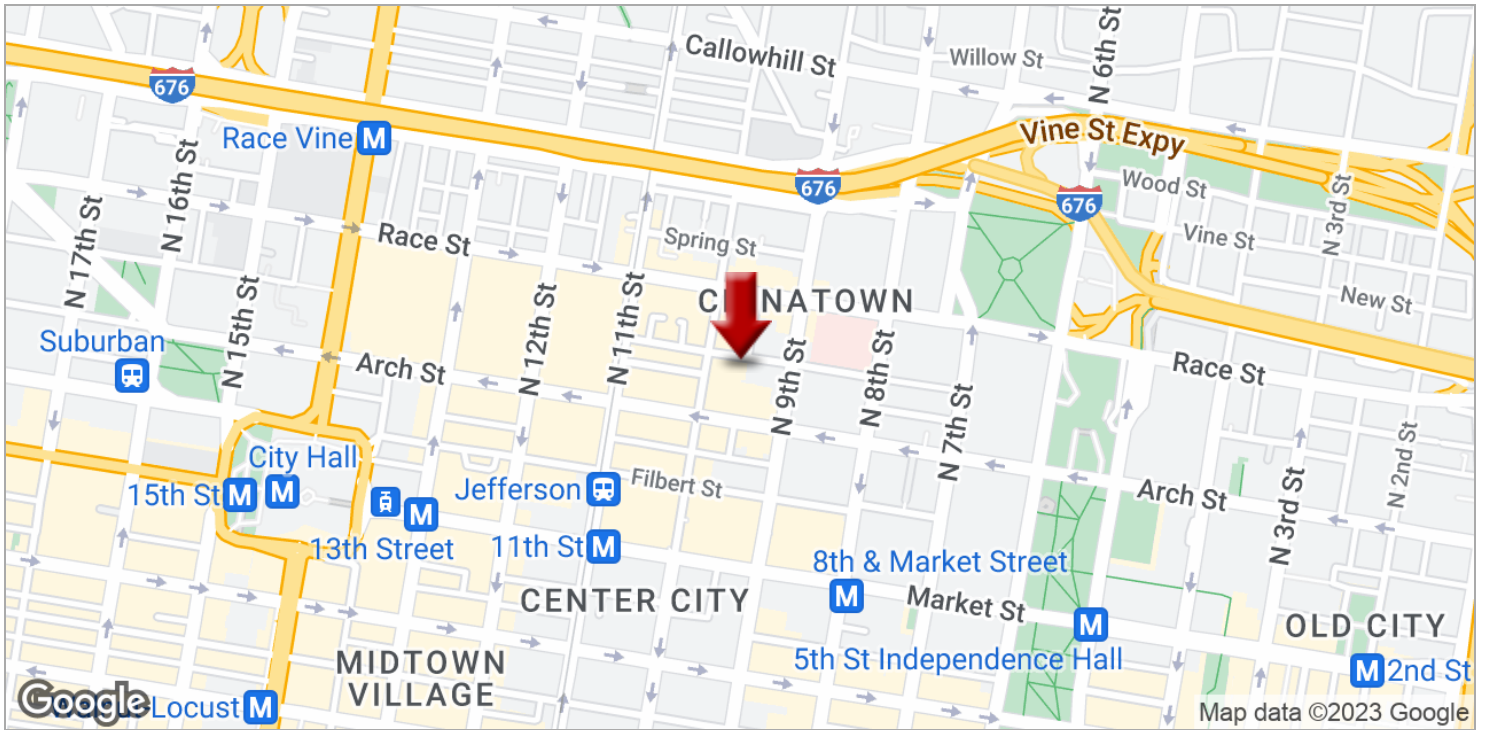
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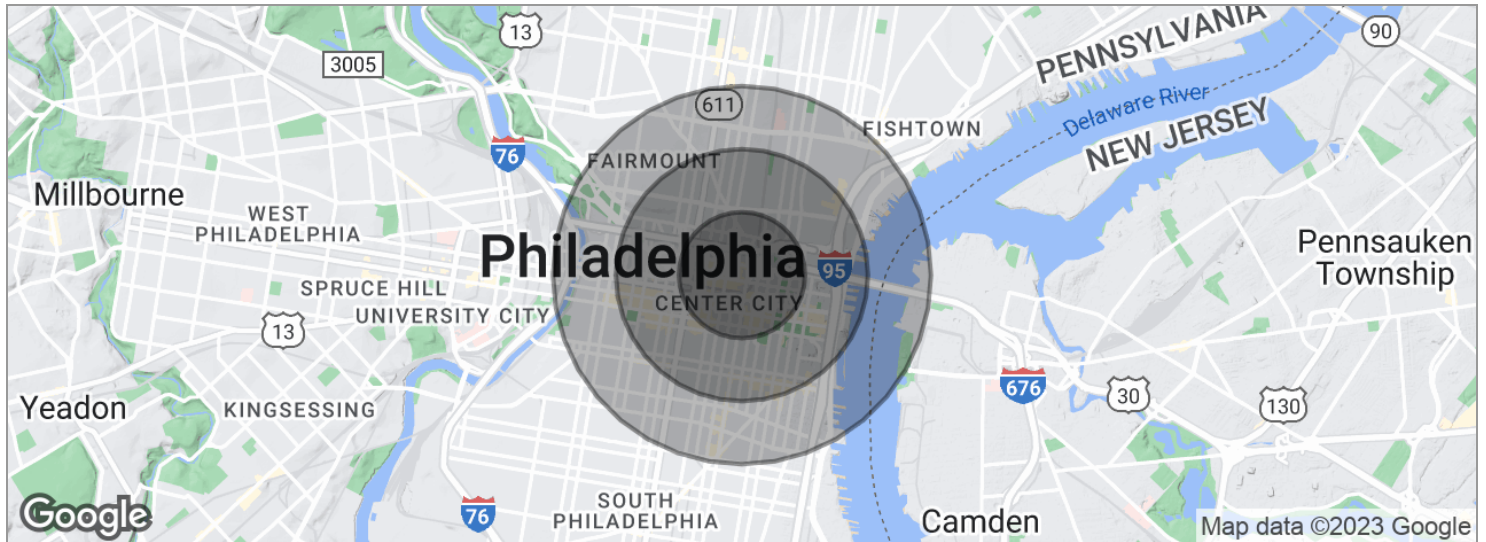
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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 9,862 | 56,049 | 124,271 |
| Median age | 32.7 | 36.1 | 35.0 |
| Median age (male) | 33.8 | 37.4 | 35.6 |
| Median age (Female) | 31.0 | 34.7 | 34.2 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| 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 (%) | 0.5 MILES | 1 MILE | 1.5 MILES |
| Hispanic | 5.6% | 5.3% | 7.2% |
| RACE (%) | 0.5 MILES | 1 MILE | 1.5 MILES |
| 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 2020 ACS - US Census

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