

OFFERING MEMORANDUM

# CENTER CITY PHILADELPHIA MEDICAL OFFICE CONDOMINIUM

207 N BROAD STREET  
PHILADELPHIA, PA 19107

**PRESENTED BY:**

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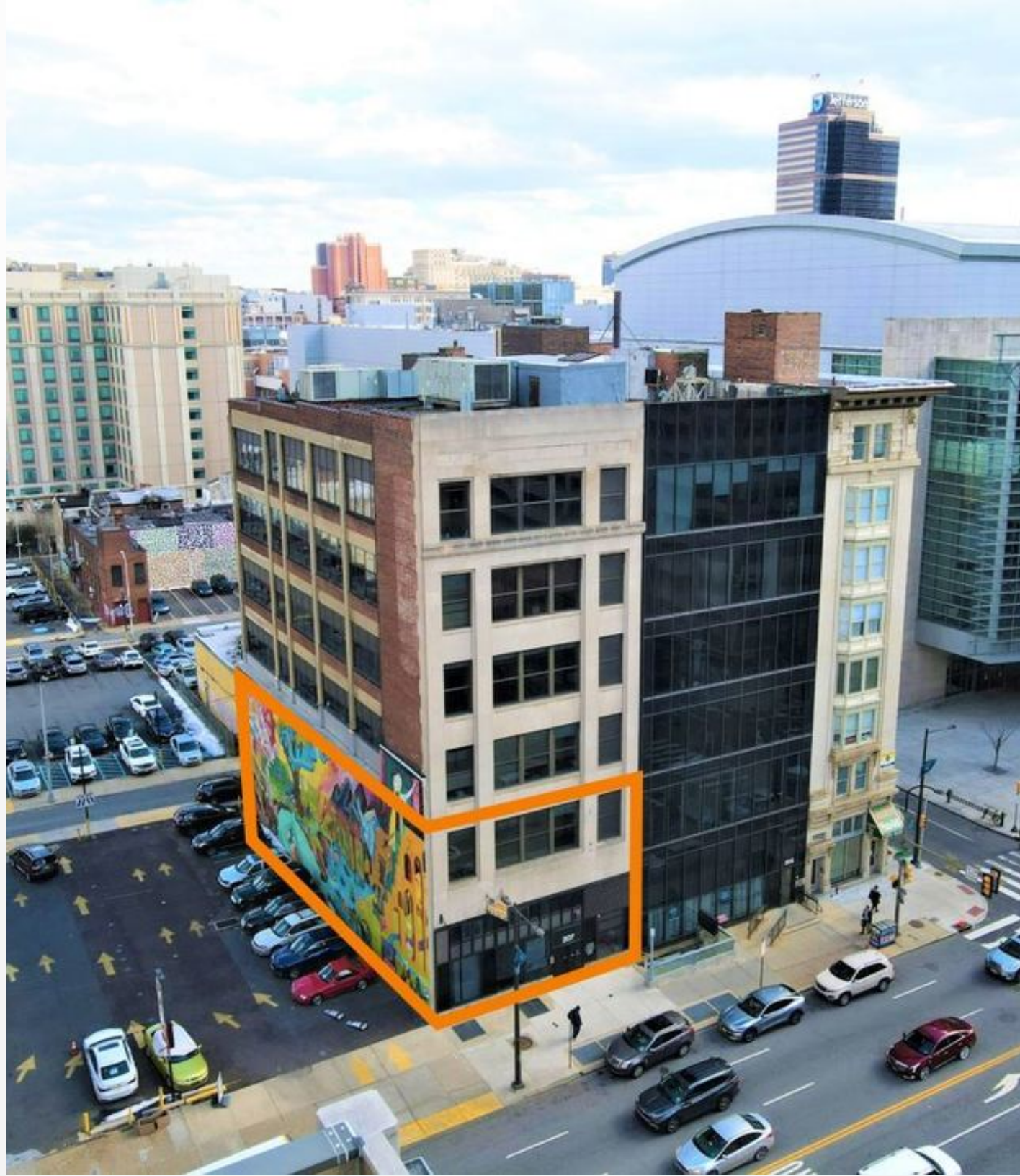
PA #RM423727

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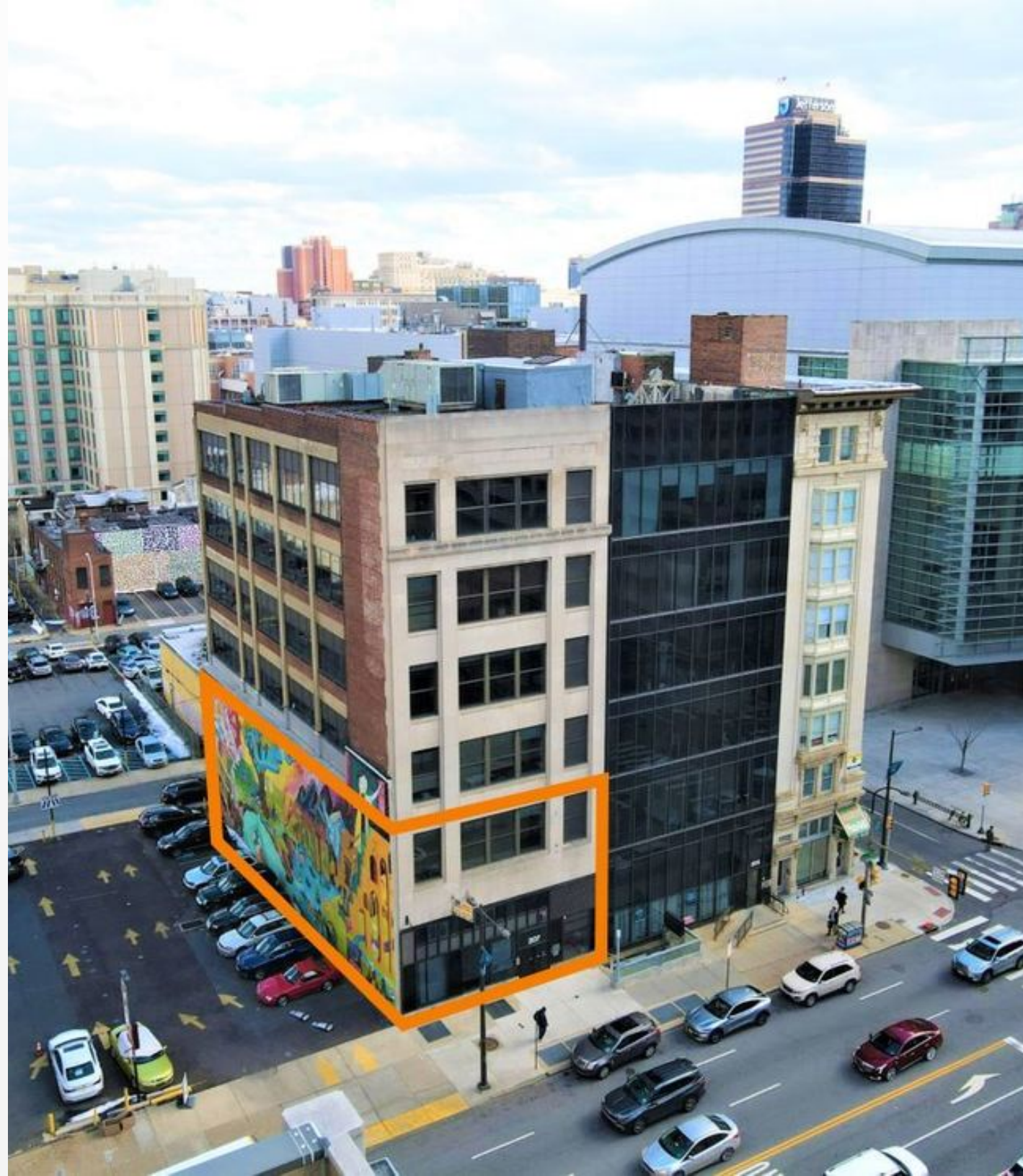
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SECTION 1

# THE PROPERTY







## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,690,000
<b>AVAILABLE SF:</b>	6,300 SF±
<b>LOT SIZE:</b>	0.092 Acres
<b>PRICE / SF:</b>	\$268.25
<b>YEAR BUILT:</b>	1939
<b>ZONING:</b>	CMX4
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Market Street East
<b>APN:</b>	883023600

## PROPERTY OVERVIEW

SVN proudly presents an exceptional opportunity to acquire a first floor medical office condo in the City of Philadelphia, Pennsylvania. This 6,300 SF, 2-level suite is centrally located between Race Street and Vine Street Expressway. Close proximity to City Hall, the Convention Center, Reading Terminal Market, and other well known amenities. The property benefits from a CMX-4 Center City Commercial Mixed-Use zoning district, which allows for a wide range of permitted commercial and retail uses, by right. Versatile floor plan offering an uncompromising environment of convenience and turn-key medical set up. Convenient parking is available in the adjacent public parking lot.

## LOCATION OVERVIEW

Situated in Philadelphia, the largest city in the state and the 6th most populous U.S. city. Philadelphia is an economic and cultural anchor of the Greater Philadelphia region, which ranks as one of the top three metropolitan areas in the Northeast. This diverse business community, with its strong international connections, has one of the largest concentrations of health resources complimented by a multitude of life science, financial services, and informational technology services. Five Fortune 1000 companies have their headquarters in the City of Philadelphia. The property is conveniently located on SEPTA's Broad Street Line, which provides excellent accessibility throughout the City with a stop at Suburban Station, one of Philadelphia's main transportation hubs. Easy access to New Jersey, New York and Washington, D.C.

SALE PRICE	\$1,690,000
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### LOCATION INFORMATION

STREET ADDRESS	207 N Broad Street
CITY, STATE, ZIP	Philadelphia, PA 19107
COUNTY	Philadelphia
MARKET	Philadelphia
SUB-MARKET	Market Street East
CROSS-STREETS	Race Street
MUNICIPALITY	City of Philadelphia
SIDE OF THE STREET	Northeast
MARKET TYPE	Medium
NEAREST HIGHWAY	Vine Street Expy, I-676 & I-95
NEAREST AIRPORT	Philadelphia International [PHL]-11 Mi.

### PARKING & TRANSPORTATION

PARKING	Surface Parking Lot
	Off Street, Public Parking

### PROPERTY INFORMATION

ZONING	CMX4 - Community and Center City Commercial Mixed-Use District
PROPERTY SUBTYPE	Medical
LOT SIZE	0.092 AC
APN #	883023600
RE TAXES	\$6,920
CONDO FEE	\$1,870 Annually
PROPERTY TYPE	Office

### BUILDING INFORMATION

BUILDING SIZE	6,300 SF±
NUMBER OF FLOORS	2
YEAR BUILT	1939
GROSS LEASABLE AREA	6,300 SF±
CONSTRUCTION STATUS	Existing
FOUNDATION	12' Slab to Slab
MEZZANINE	Yes

### UTILITIES & AMENITIES

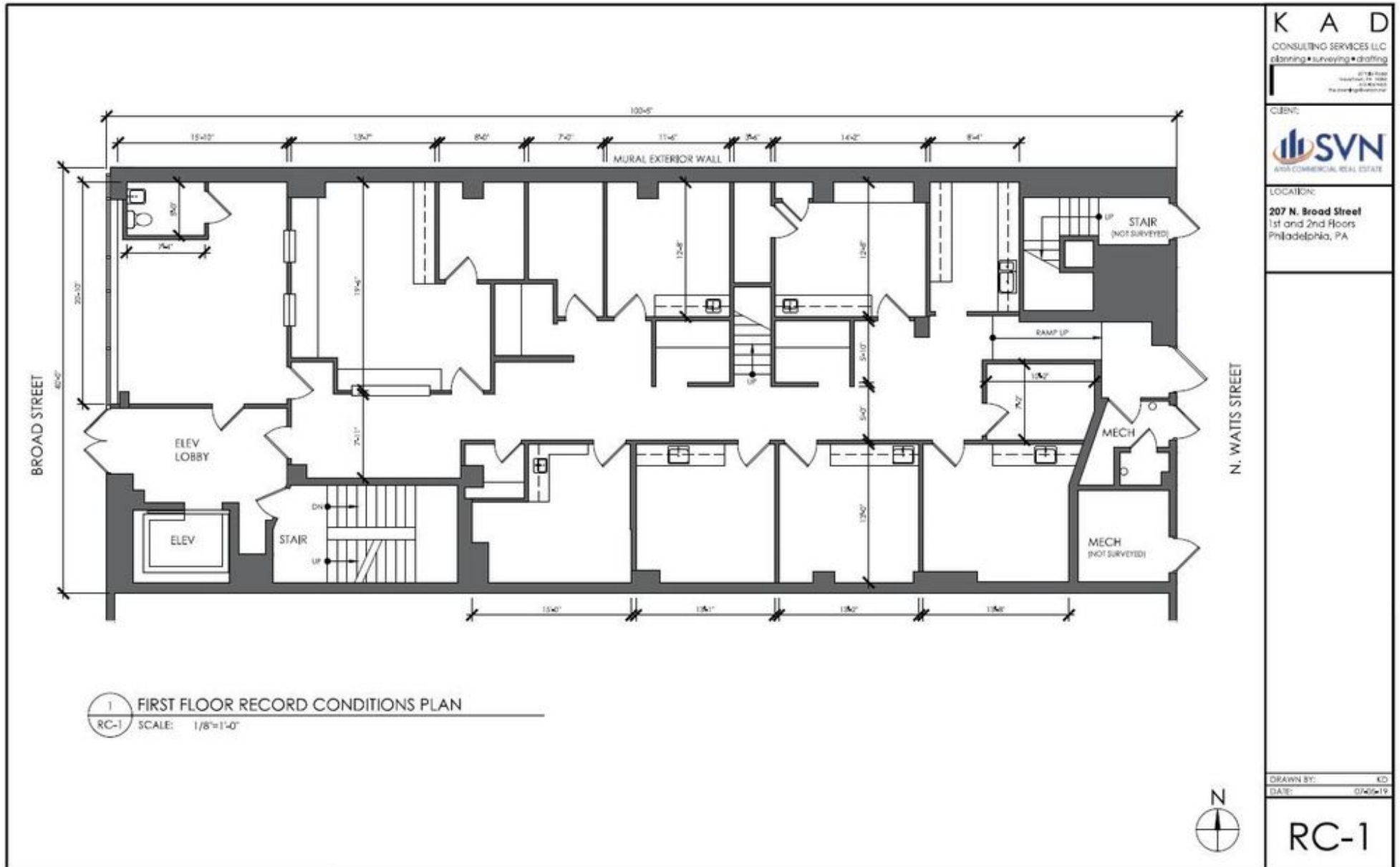
ELEVATORS	Yes
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes



## PROPERTY HIGHLIGHTS

- Center City medical office
- Medical, office, or retail opportunity
- Condo-fee simple ownership
- 6,300 SF available
- 1st floor location
- Turn-key medical set up
- 30,380 SF gross building area
- Elevator served building
- Off street, public parking lot directly adjacent
- All public transportation nearby
- Amenities rich location
- Highly visible & accessible
- Located in the Central City neighborhood of Philadelphia
- Minutes from Reading Terminal Market, Philadelphia City Hall, Pennsylvania Convention Center and Pennsylvania Academy of the Fine Arts
- Close to Philadelphia Marriott Downtown, restaurants & amenities
- Convenient Access to I-676 (Vine Street Expressway) & I-95















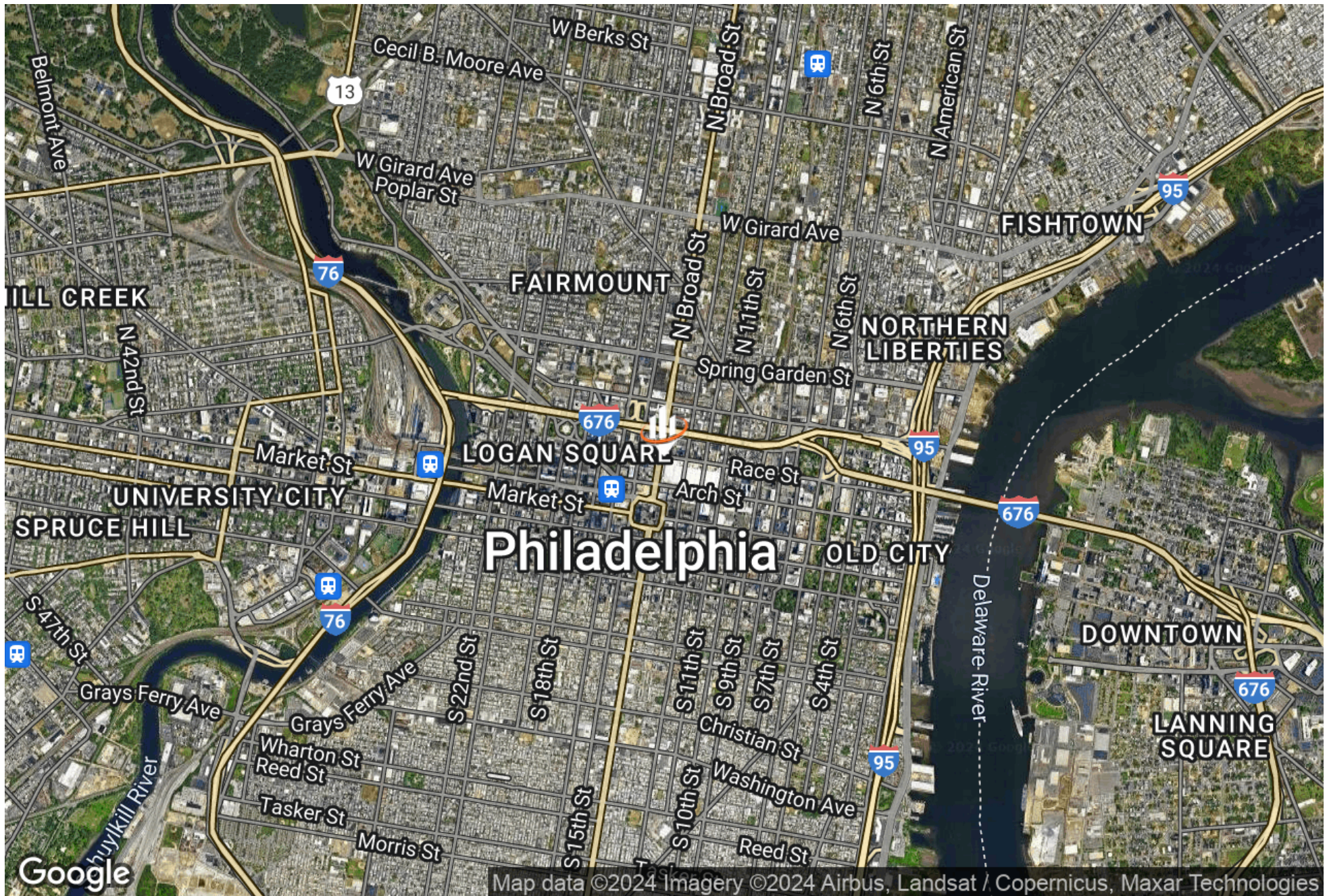


## SECTION 2

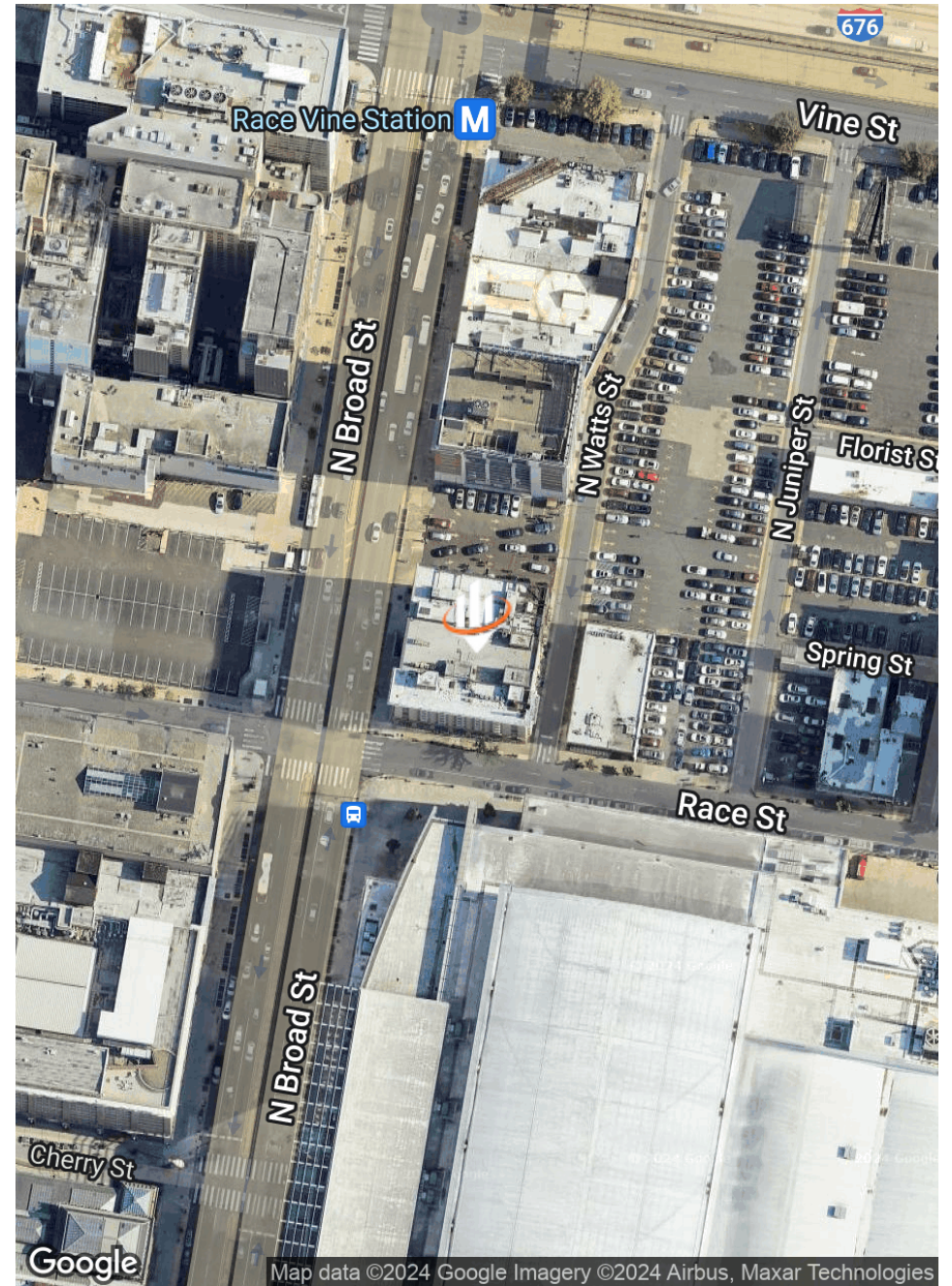
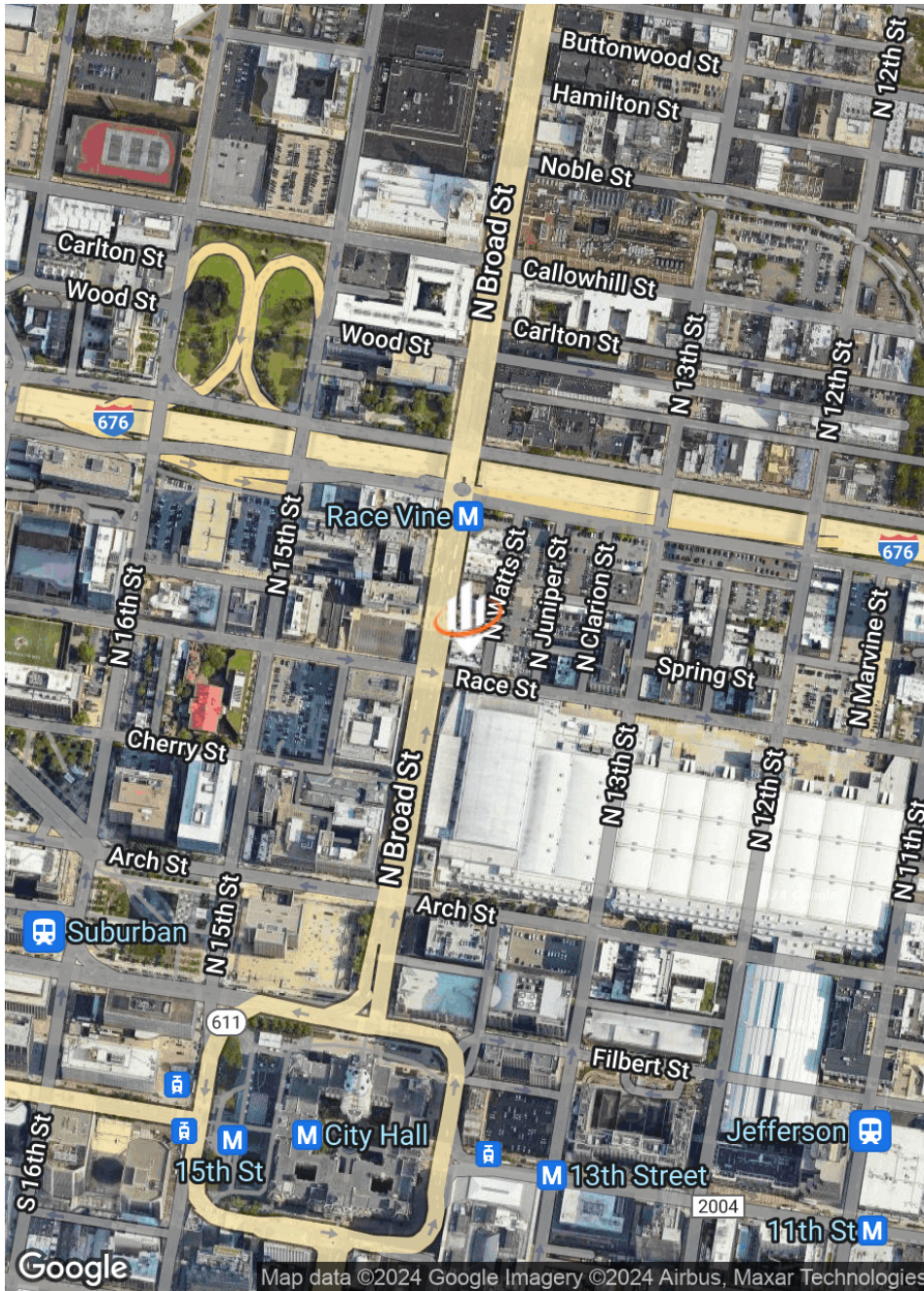
# THE LOCATION







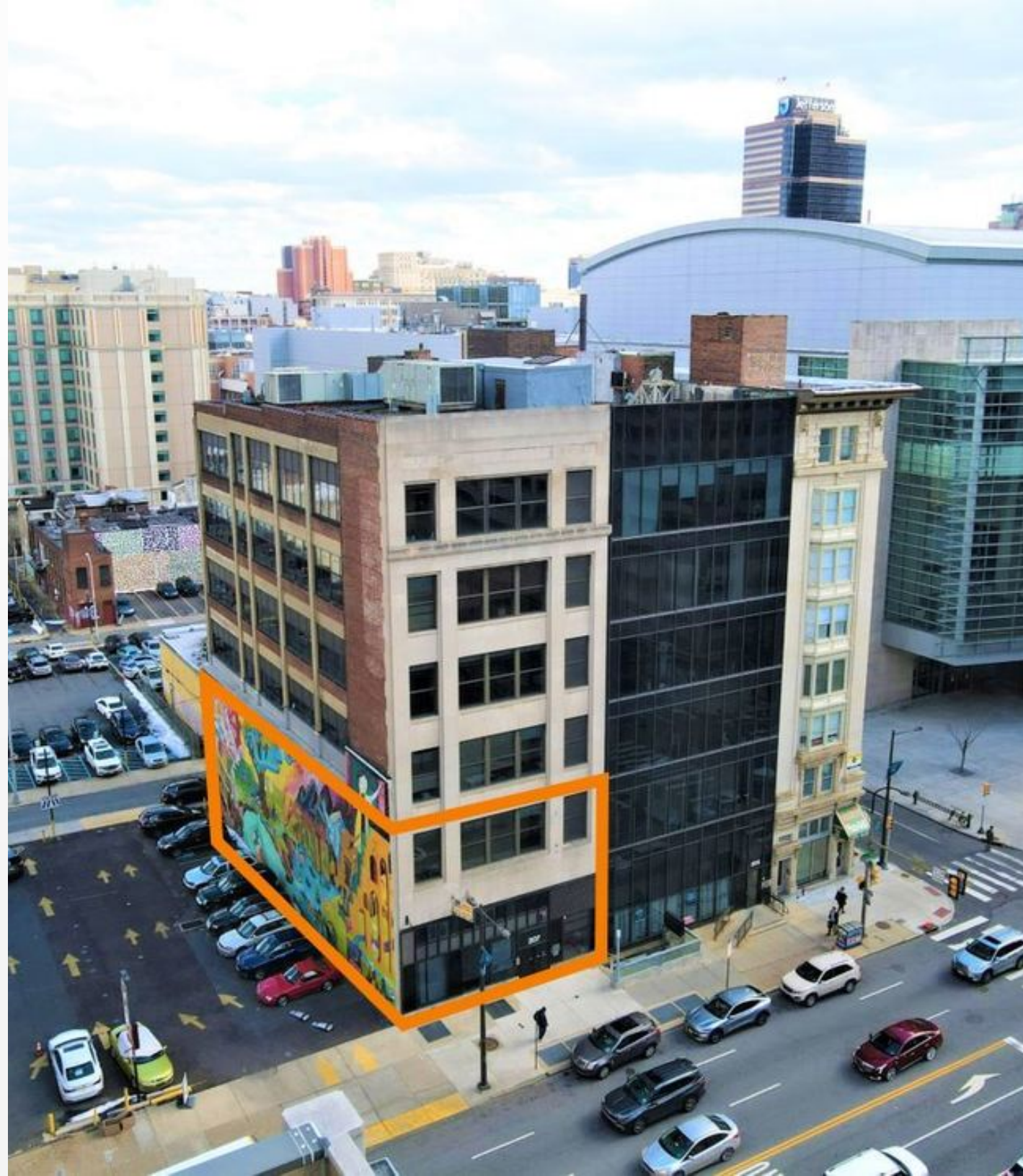






SECTION 3

# DEMOGRAPHIC PROFILE





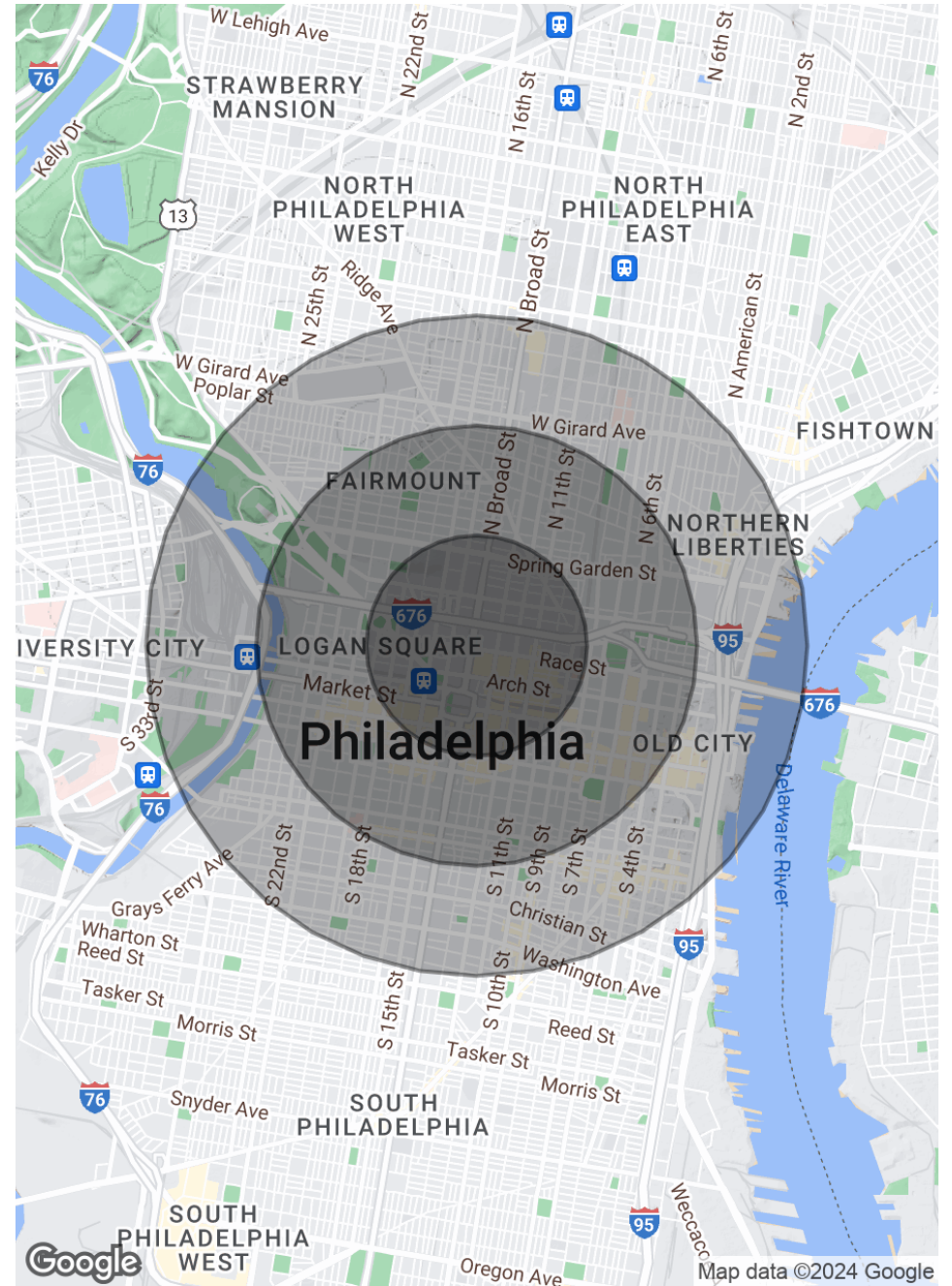
## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,273	65,334	137,293
AVERAGE AGE	37.9	35.2	34.5
AVERAGE AGE (MALE)	37.7	36.1	35.1
AVERAGE AGE (FEMALE)	37.2	34.0	33.7

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,170	37,588	73,566
# OF PERSONS PER HH	1.8	1.7	1.9
AVERAGE HH INCOME	\$68,302	\$76,308	\$80,212
AVERAGE HOUSE VALUE	\$257,211	\$363,793	\$409,179

\* Demographic data derived from 2020 ACS - US Census





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