



MSC

GERMANTOWN AVENUE

1400 GERMANTOWN
OLDE KENSINGTON | PHILADELPHIA, PA

SMALL TURN-KEY OFFICE
OR RETAIL FOR LEASE |
1,000 SF + 700 SF
BASEMENT SPACE

1400 GERMANTOWN AVENUE

DEMOGRAPHICS

EST. POPULATION

1 mi **74,340**

EST. MEDIAN HH INCOME

1 mi **\$84,947**

EST. HOUSEHOLDS

1 mi **32,621**

EST. MEDIAN AGE

1 mi **31.5**



PROPERTY DETAILS

- ▶ Small Corner For Lease: 1,000 SF + 700 SF Basement Space
- ▶ Currently set up as an office with: 4 Private Offices, Kitchenette, ADA Bathroom, Conference Room in Basement with an Additional Bathroom
- ▶ Space can easily convert to traditional retail space, fit for a variety of concepts
- ▶ Along the creative corridor and artist hub surrounding N. American Street, with neighbors including: The Ray, Crane Arts, The Clay Studio, The Loom Philly, The PaperMill Studios, Billy Penn Studios, Pig Iron Theatre, and tons of local galleries
- ▶ Potential to Purchase Building
- ▶ Available Now

JOIN NEIGHBORING TENANTS

CHAR

 **Laser Wolf**
לזר וולף

REANIMATOR
COFFEE
ROASTERS

WISSAHICKON
BREWING CO
EST. Natural Craft 2015

 **WIRLYBIRD**
— COFFEE —

STATESIDE
URBANCRAFT
— VODKA —

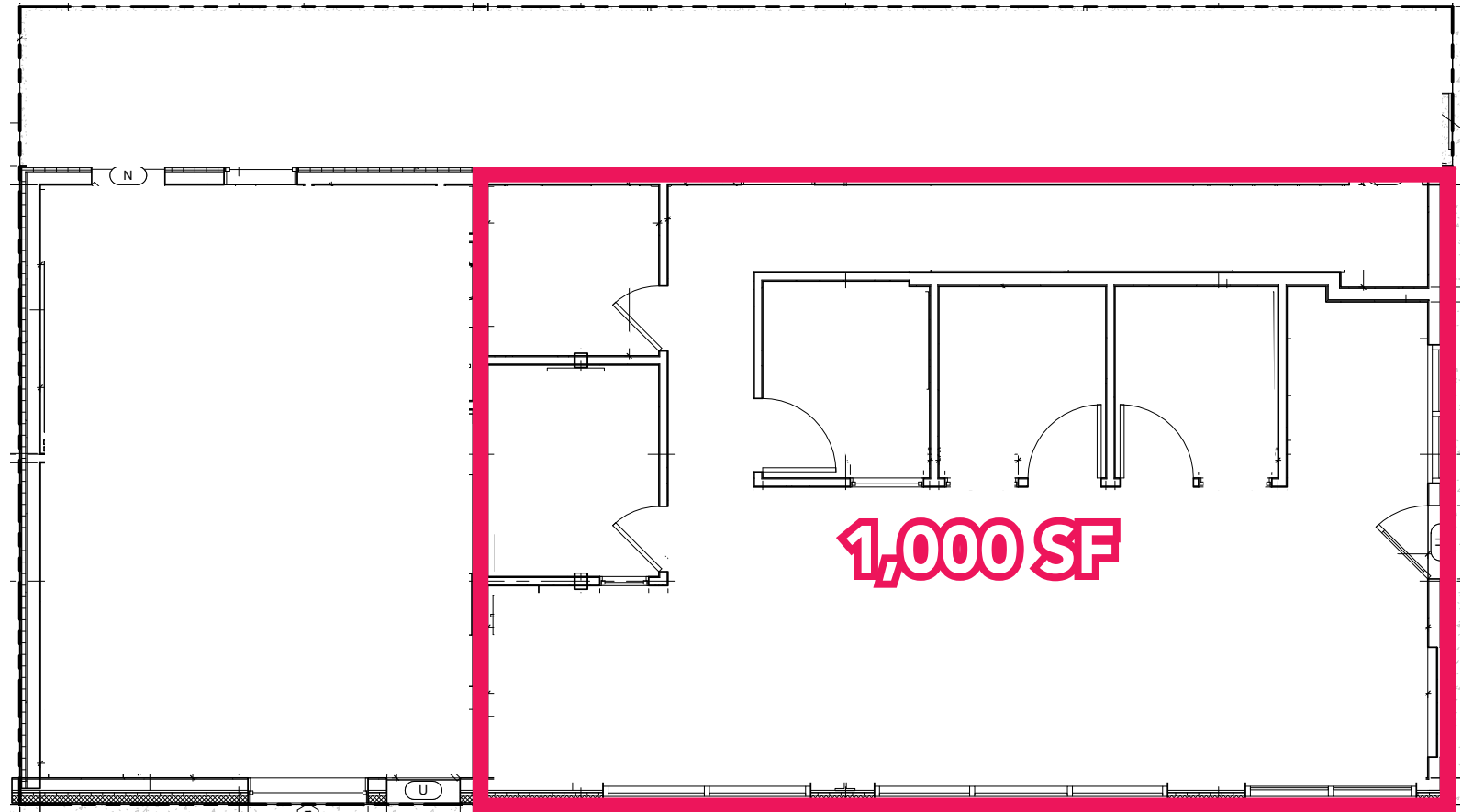
 **heart + paw**



Note
TO
Self
WELLNESS

icebox
project
space

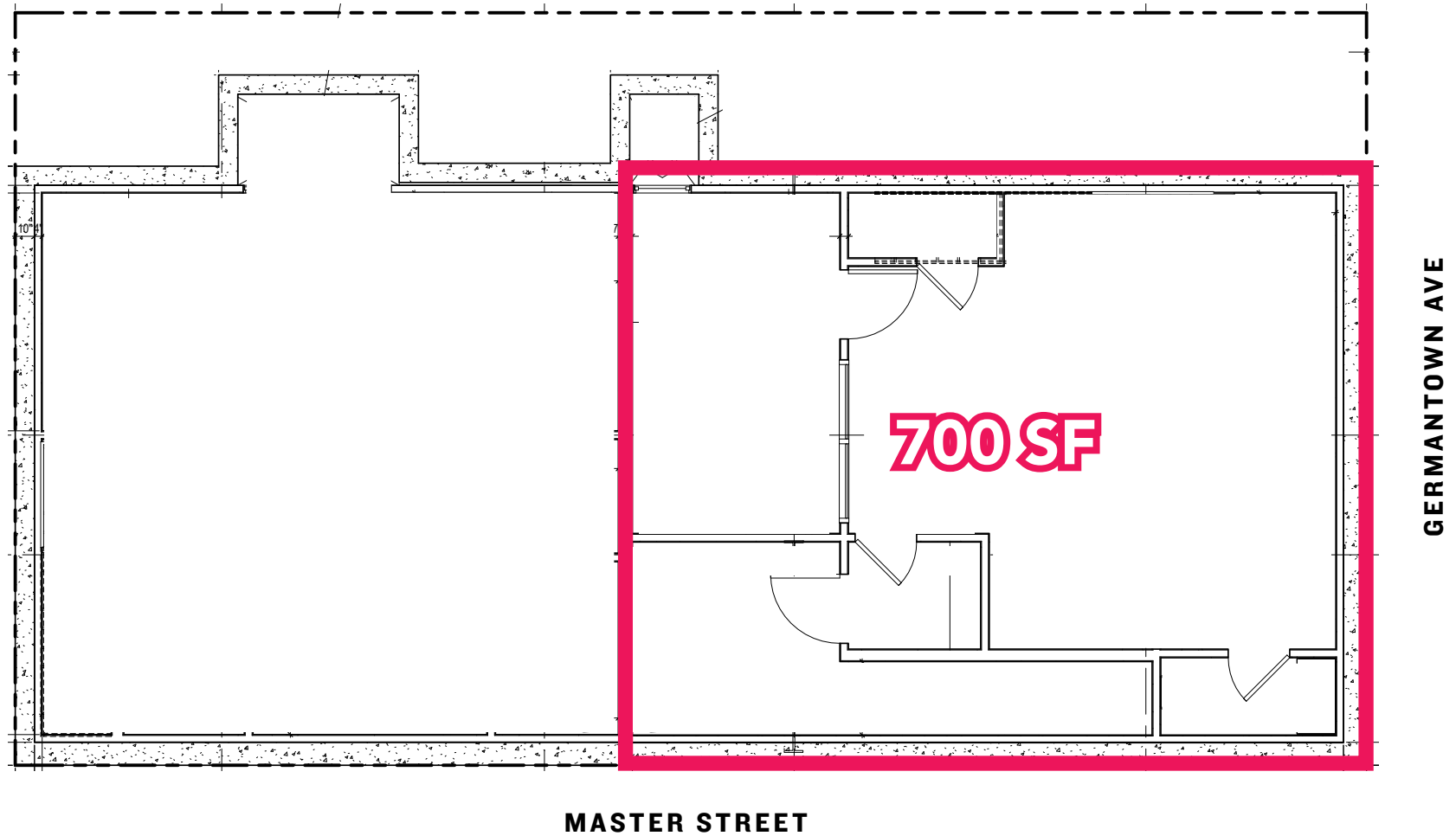
FIRST FLOOR PLAN



GERMANTOWN AVE

MASTER STREET

BASEMENT FLOOR PLAN



GROUND FLOOR



GROUND FLOOR



BASEMENT



AERIAL



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