

AVAILABLE

2201
E ALLEGHENY AVENUE



MEDICAL BUILD-TO-SUIT OPPORTUNITY

± 128,000 SF Available

2201 Allegheny Avenue, Philadelphia, PA



Wolf Commercial Real Estate
www.wolfcre.com

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2201 E Allegheny Avenue is a 128,000 square-foot, fully approved development aiming to provide premier medical space for Northeast Philadelphia. The primary building has 120,000 square feet available on five floors with roughly 24,000 SF floor plates. The adjacent building features 8,400 SF of ground level space.

Unique Branding Opportunity

2201 E Allegheny Avenue will provide an opportunity for the naming rights on the building along with exterior building signage.



Amenities



Accessibility

Only .5 miles from the Allegheny Station and .5 miles for Exit 25 off I-95



Tax Abatement

Tenant will experience benefits of Philadelphia 10-year tax abatement from new construction



Amenities

Ownership is open to provide needed amenities requested by tenants including a fitness center, lounge, conference center, etc.



Parking

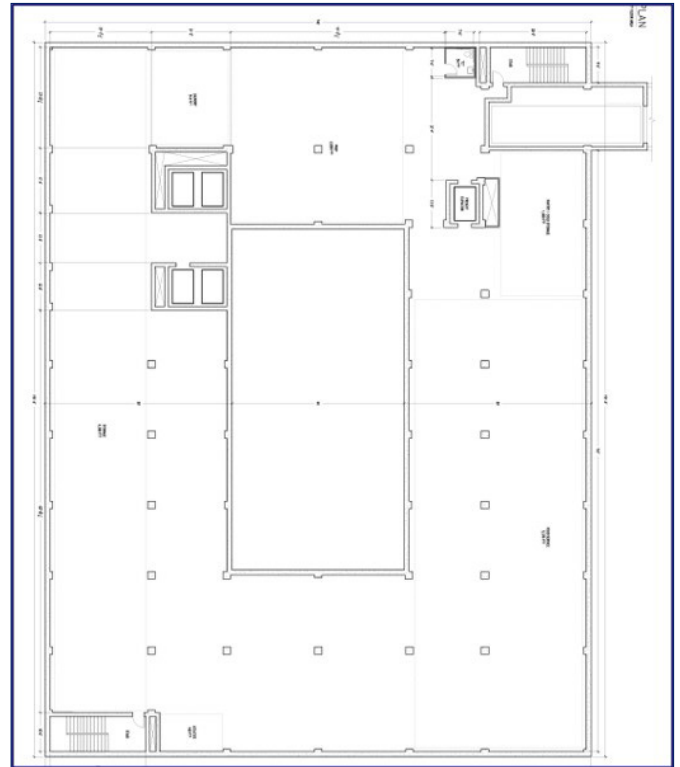
Situated on 7 acres, the development can provide ample parking opportunities for employees and patients.

Base Floor Plan

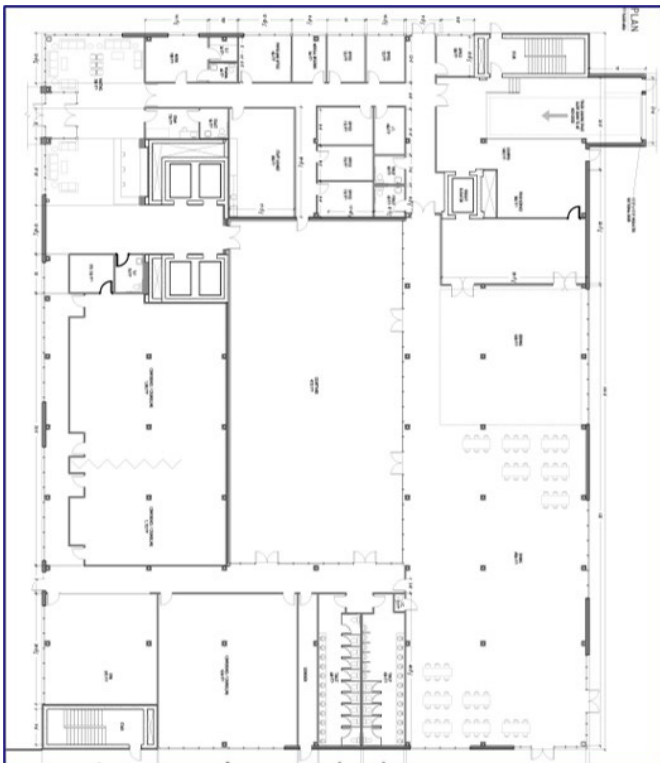
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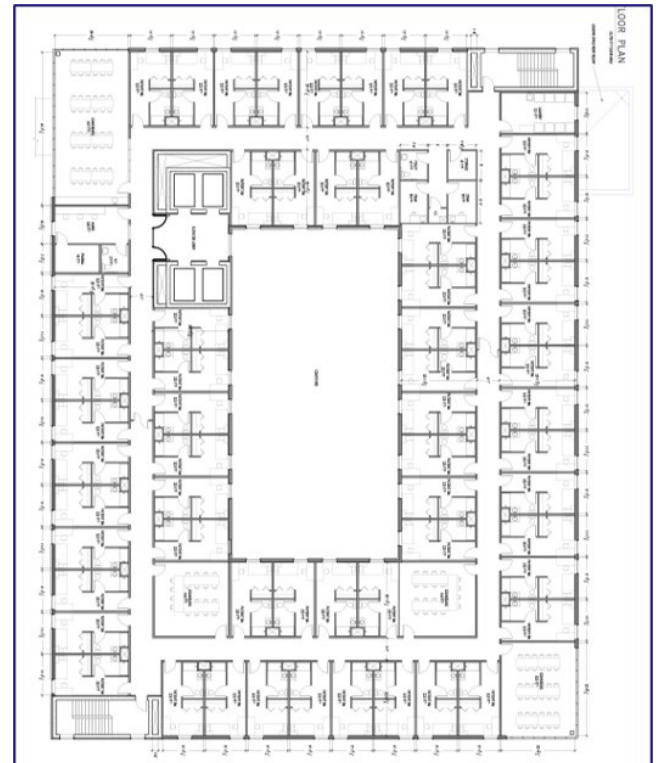
The adjacent building features 8,400 SF of ground level space



Proposed Ground Floor Plan



Proposed Hospital Floor Plan



Area Map



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	55,652	322,469	913,912
Median age	29.1	30.0	32.0
Median age (male)	27.4	28.5	30.3
Median age (Female)	30.6	31.1	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	18,470	107,484	329,313
# of persons per HH	3.0	3.0	2.8
Average HH income	\$34,949	\$36,630	\$46,076
Average house value	\$73,462	\$131,293	\$176,763

Contact Us

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