

# UNIQUE OPPORTUNITY AT RODIN PLACE

JOIN PHILADELPHIA  
PEDIATRIC DENTISTRY,  
ADVOCARE  
FAIRMOUNT  
PEDIATRICS &  
ADOLESCENT  
MEDICINE, WILLS EYE  
PHYSICIANS,  
CLEMENTINE  
MONTESSORI, AND  
NEURABILITIES  
HEALTHCARE



## 2000 HAMILTON STREET PHILADELPHIA, PA

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**Wolf Commercial Real Estate**  
**www.WolfCRE.com**



## PROPERTY DESCRIPTION

**Location:** 2000 Hamilton Street  
Philadelphia, PA 19130

**Size/SF Available:** Suite 115: 5,775 SF  
Suite 204: 2,648 SF  
Suite 205: 6,503 SF  
Suite 221: 1,150 SF  
Suite 303: 3,988 SF  
Suite 308: 2,446 SF

**Lease Price:** Call for information

## PROPERTY AREA/HIGHLIGHTS

- Ideal for medical office users
- Entrance directly on elevator lobby
- Opportunity to create highly visible medical or office suite
- Great natural light
- Safe and secure parking
- 10 Tesla Super Charger charging stations
- Situated in the Art Museum/Fairmount Area
- Close proximity to active convenient national retailers: Target and Whole Foods
- Join Philadelphia Pediatric Dentistry, Advocare Fairmount Pediatrics & Adolescent Medicine, Wills Eye Physicians, Clementine Montessori and Neurabilities Healthcare



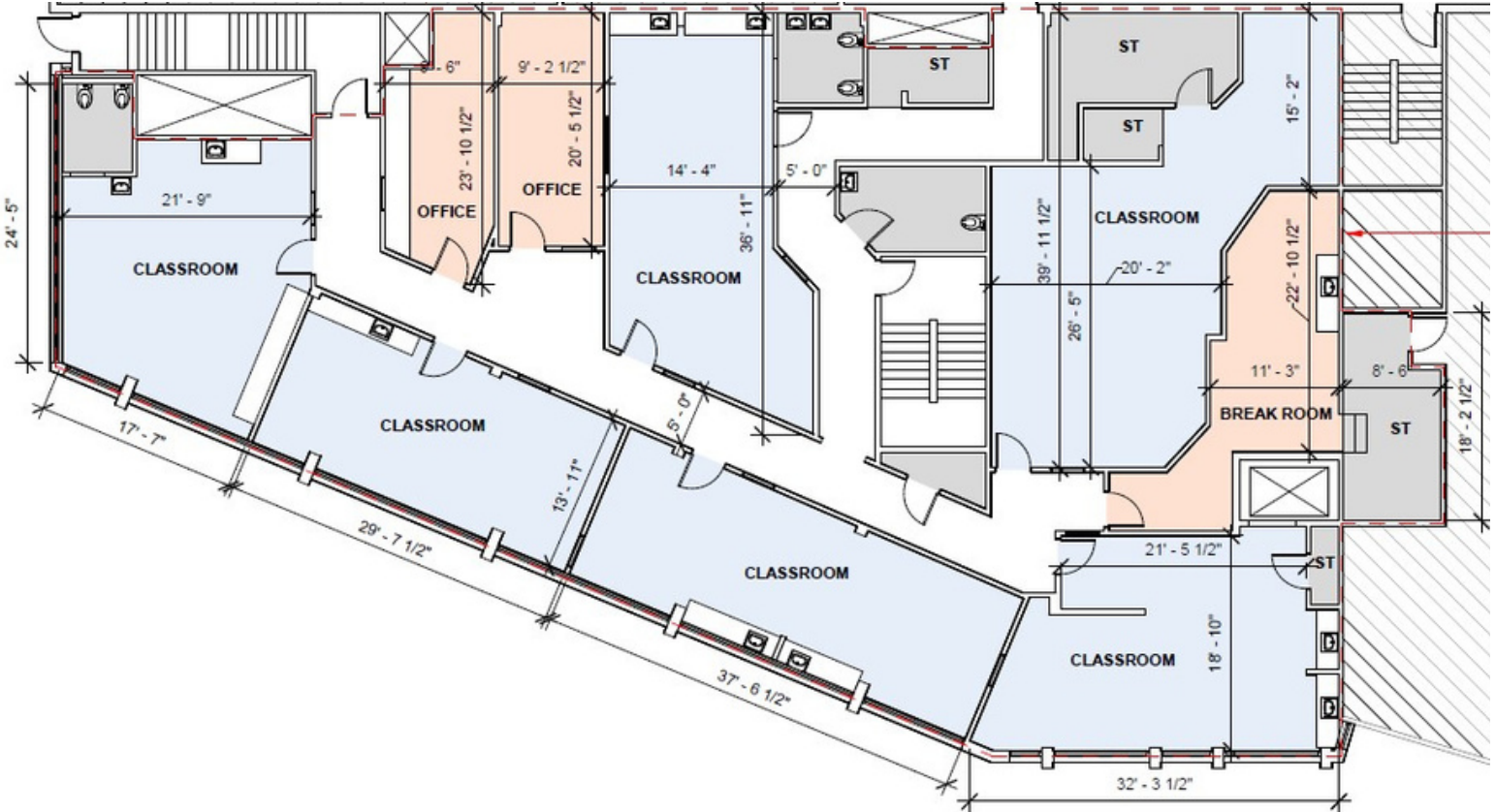
## 2020 DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
Est. Population	5,730	20,488	76,514
Est. Households	3,492	12,291	40,908
Est. Avg. HH Income	\$131,031	\$129,225	\$115,856

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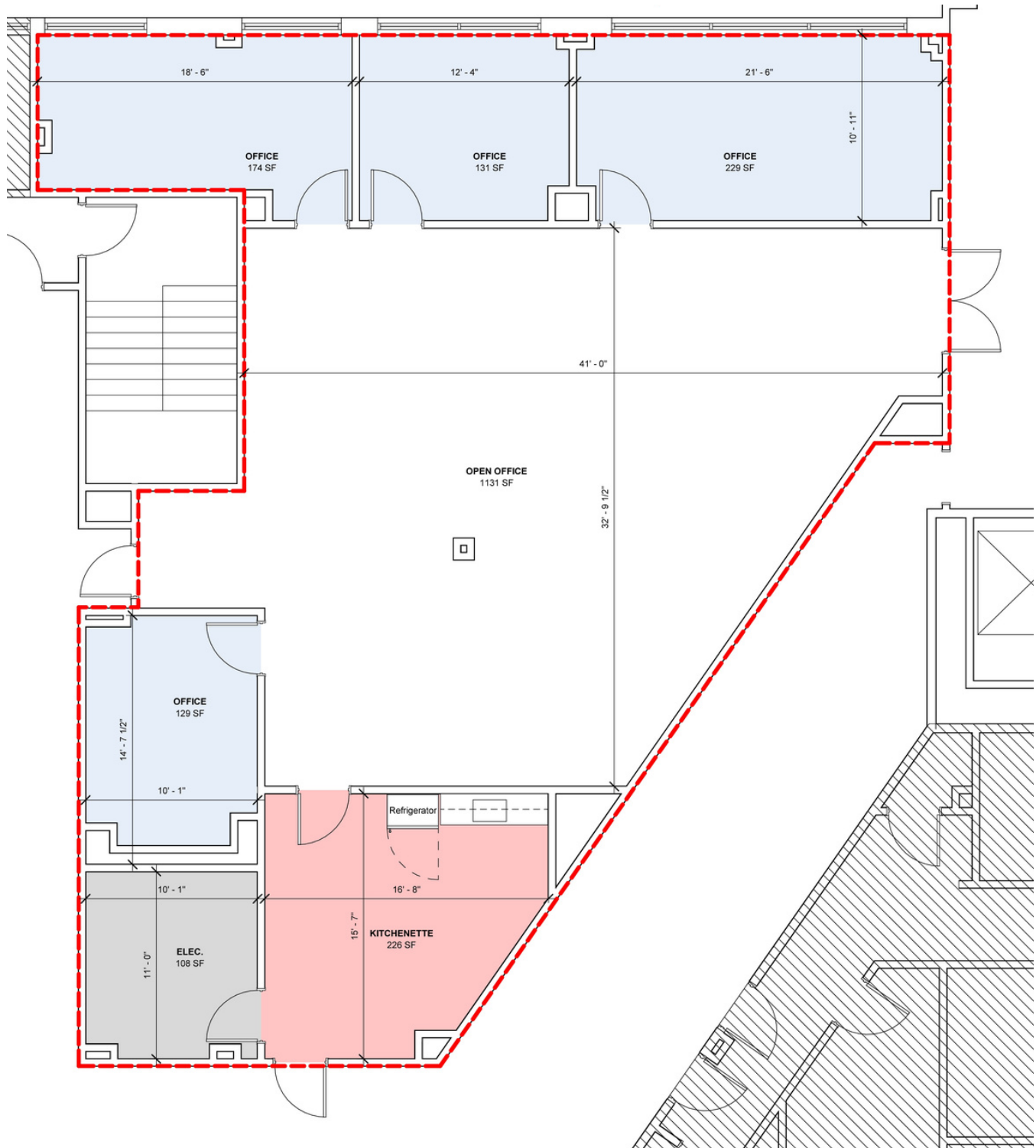


**FLOOR PLAN  
SUITE 115: 5,775 SF**



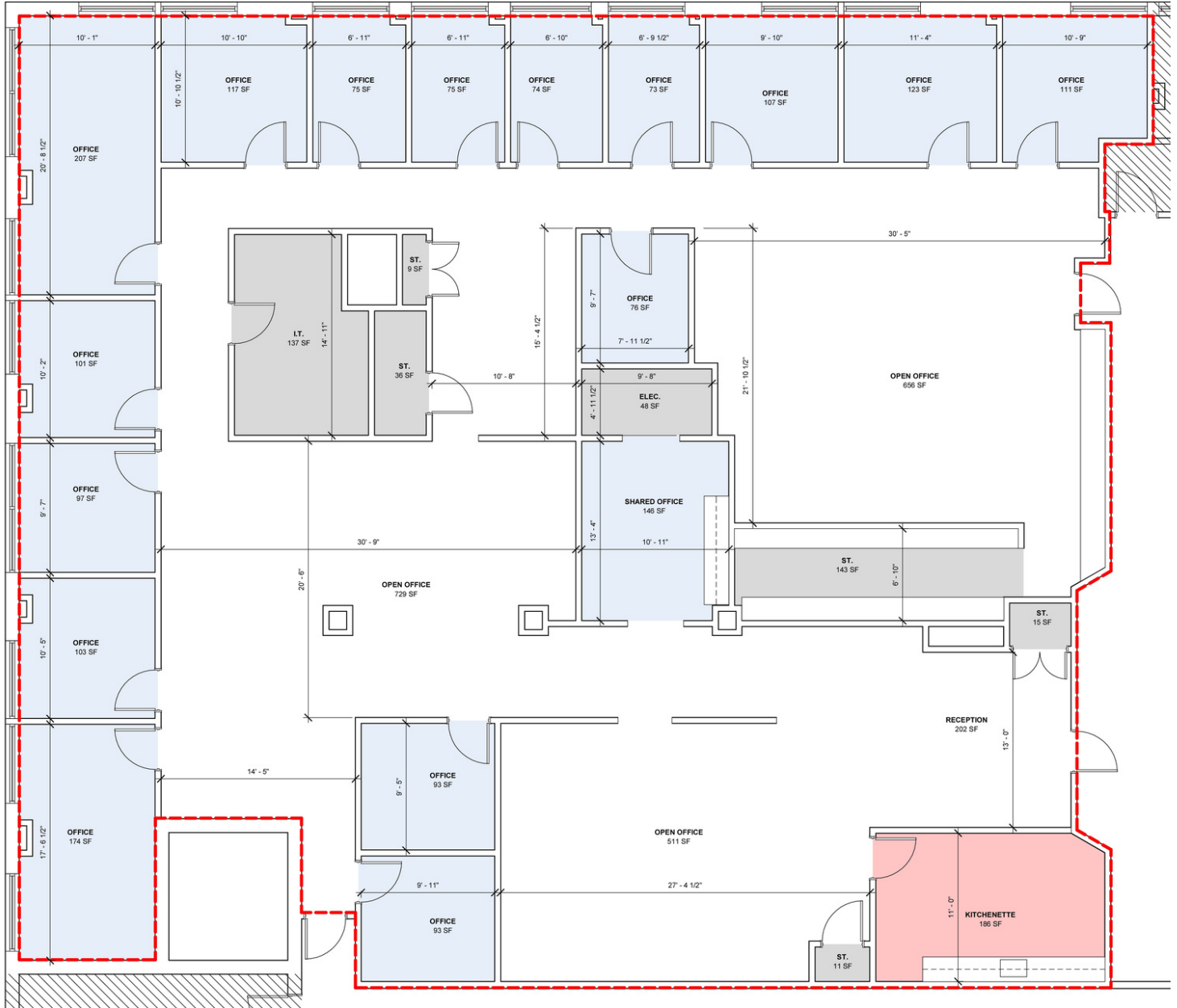
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# FLOOR PLAN SUITE 204: 2,648 SF



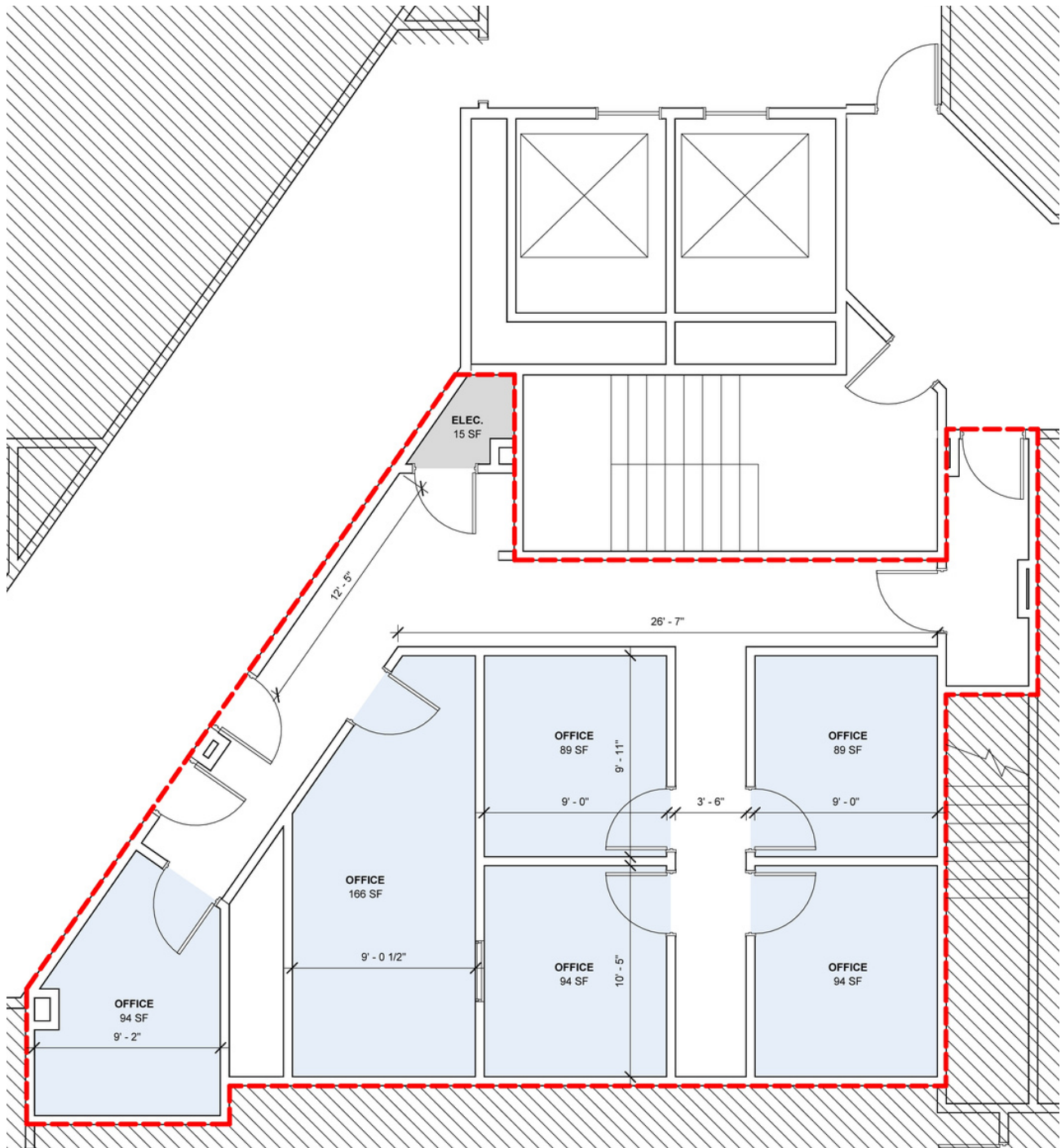
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**FLOOR PLAN  
SUITE 205: 6,503 SF**



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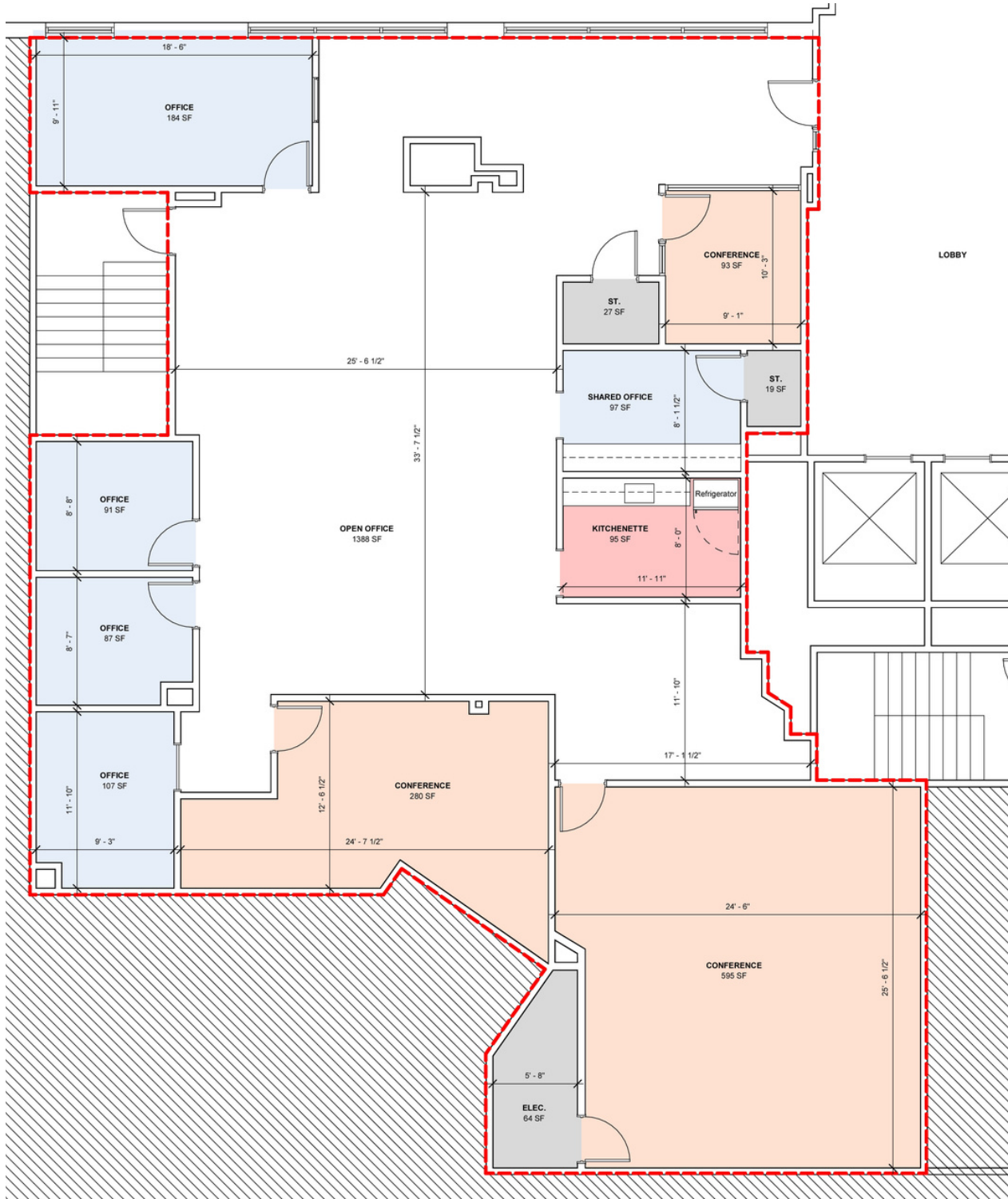
**FLOOR PLAN  
SUITE 221: 1,150 SF**



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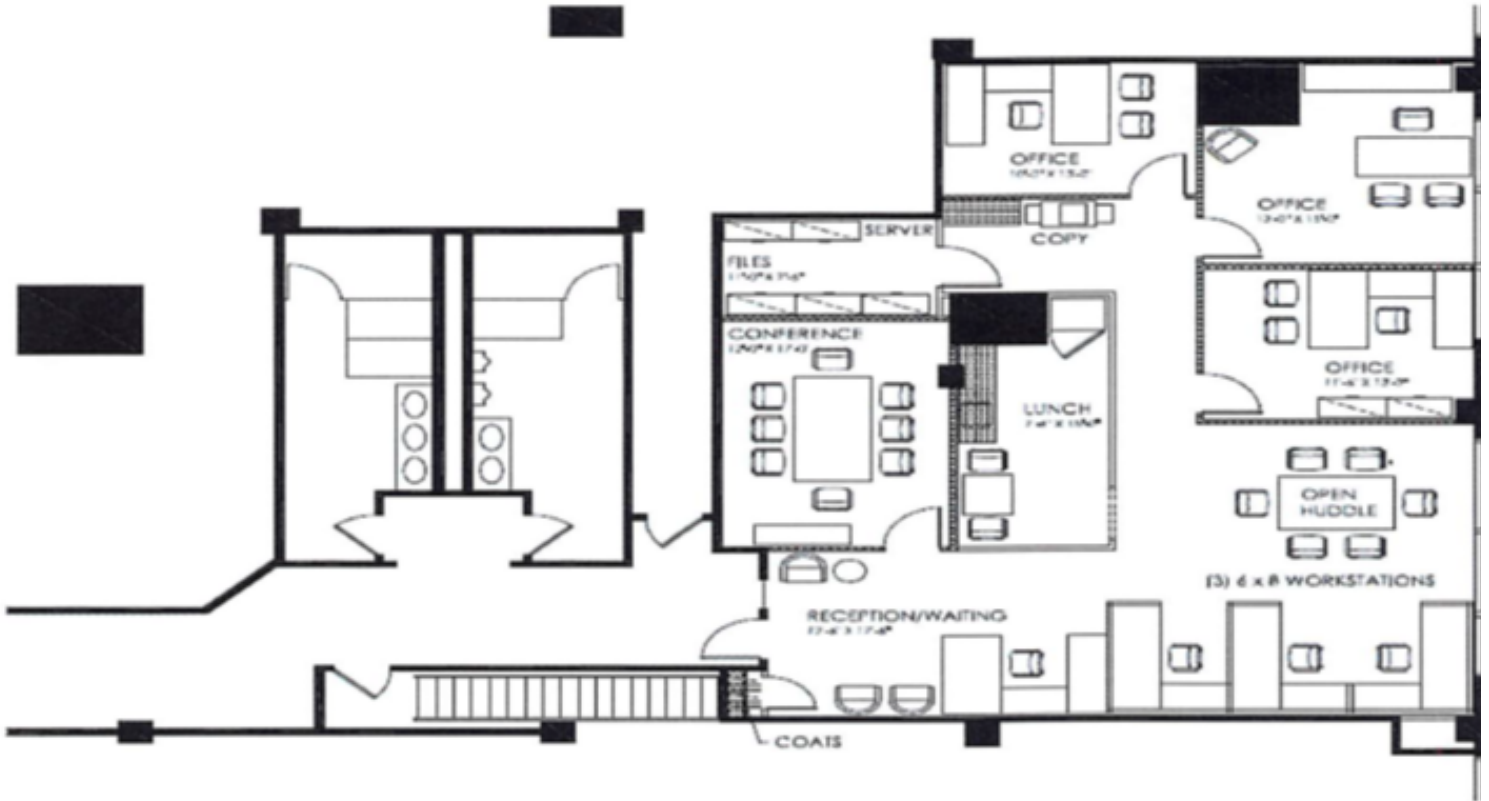


**FLOOR PLAN  
SUITE 303: 3,988 SF**



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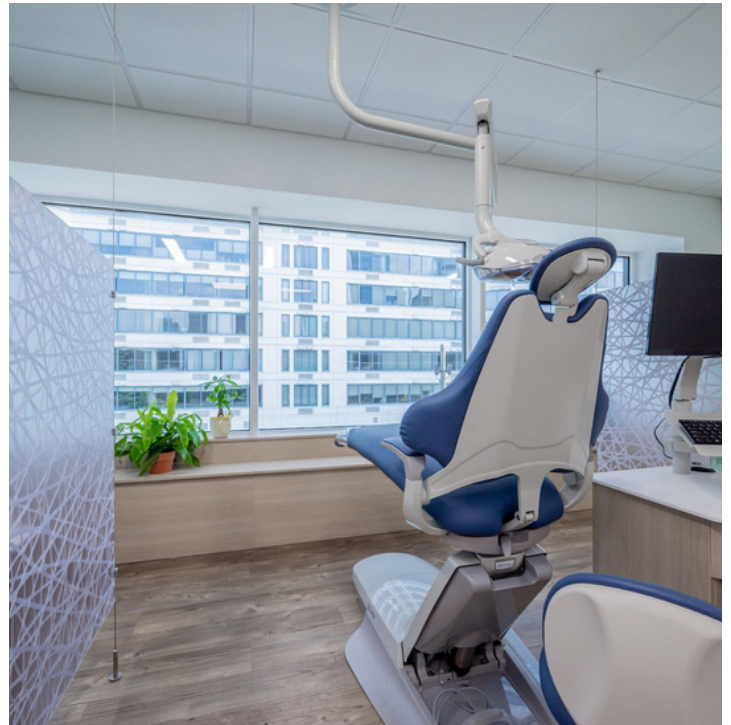
**FLOOR PLAN  
SUITE 308: 2,446 SF**



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**Opportunity to build 1st class medical and office space,  
such as Philadelphia Pediatric Dentistry**



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