

# UNIQUE OPPORTUNITY AT RODIN PLACE

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



## 2000 HAMILTON STREET PHILADELPHIA, PA

**BROKER  
BONUS**  
\$1/SF

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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
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**Wolf Commercial Real Estate**  
**www.WolfCRE.com**



## PROPERTY DESCRIPTION

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

**Size/SF Available:** Suite 204: 2,648 SF

**Lease Price:** Call for information

**Current Conditions:**

- 1 Large interior office
- 3 Large perimeter offices or conference rooms
- Kitchenette
- Large open area

## 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



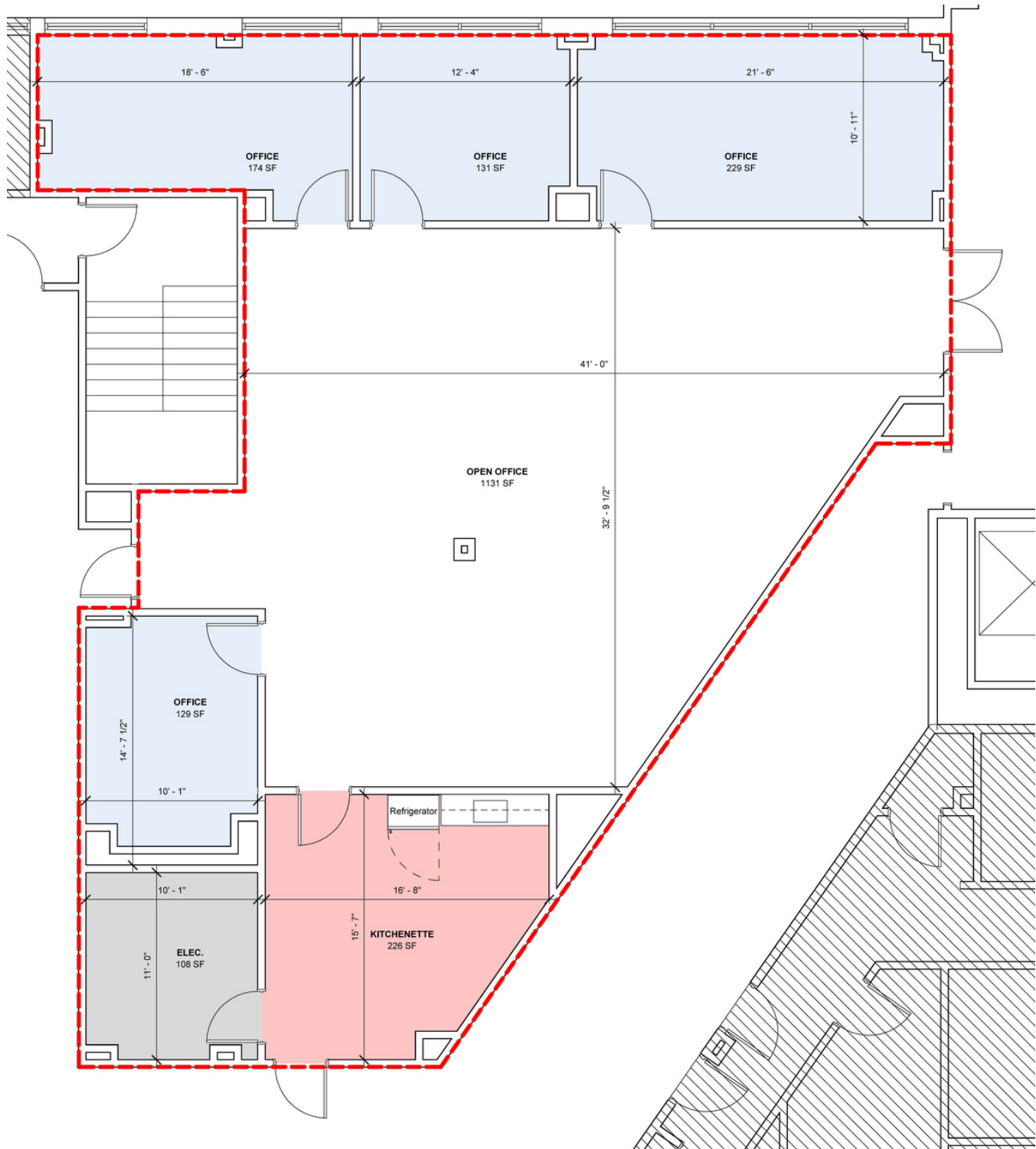
## 2020 DEMOGRAPHICS

	.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 204: 2,648 SF



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