

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. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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

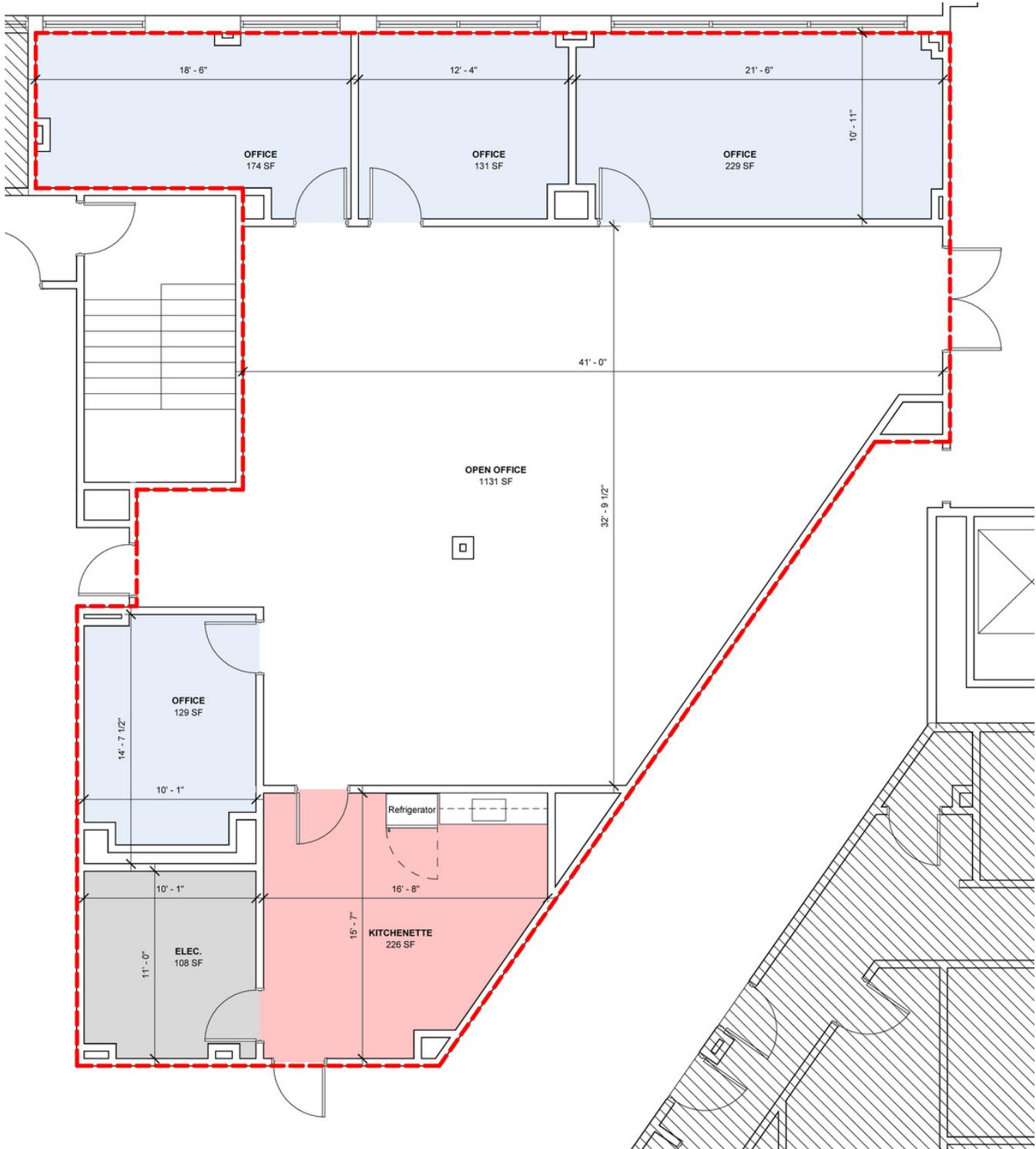


2020 DEMOGRAPHICS

	.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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