

# 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**

### **Todd Monahan**

Managing Director & Exec. VP  
610.213.1647  
todd.monahan@wolfcre.com

### **Bethany Brown**

Vice President 267.226.6602  
bethany.brown@wolfcre.com



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 221: 1,150 SF

**Lease Price:** Call for information

**Current Conditions:** • Currently configured as 6 small offices, but can be opened up for any use

## PROPERTY AREA/HIGHLIGHTS

- Ideal for medical office users
- Entrance directly on elevator lobby
- 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, Advocate Fairmount Pediatrics & Adolescent Medicine, Wills Eye Physicians, Clementine Montessori and Neurabilities



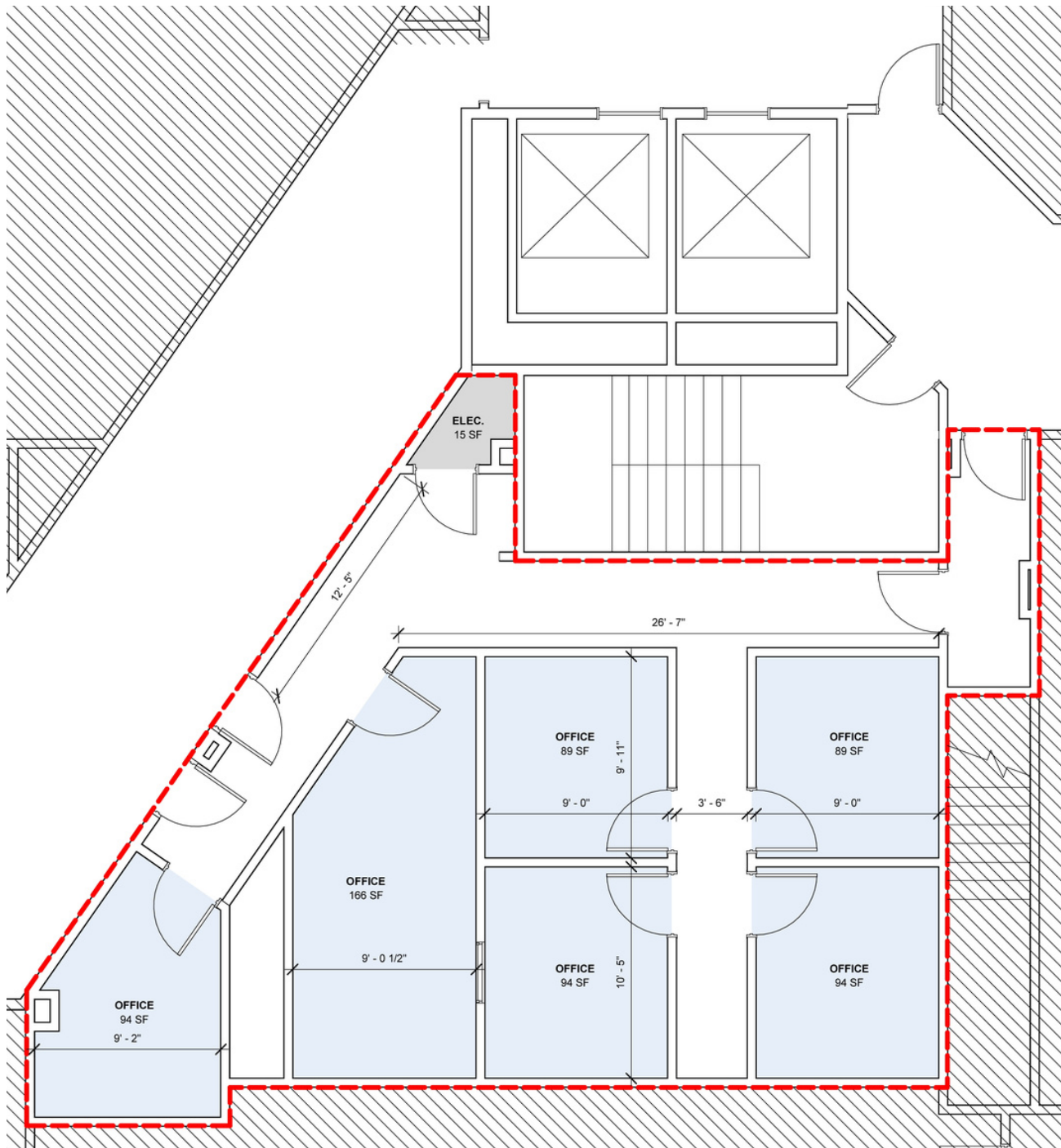
## 2020 DEMOGRAPHICS

	.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

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.



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



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.