

UNIQUE OPPORTUNITY AT RODIN PLACE

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



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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 115: 5,775 SF
Suite 204: 2,648 SF
Suite 205: 6,503 SF
Suite 221: 1,150 SF
Suite 303: 3,988 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

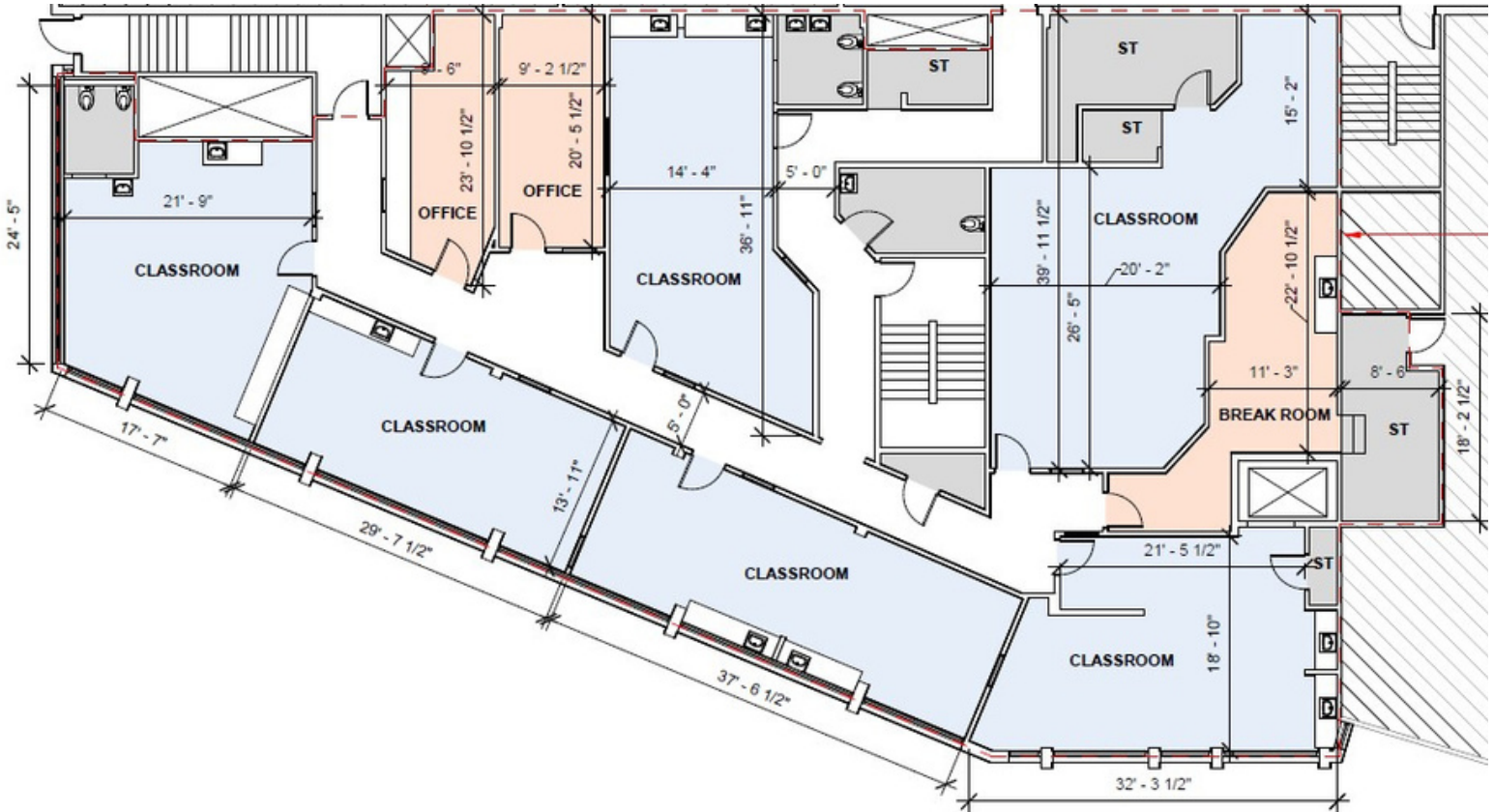
2020 DEMOGRAPHICS



	.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

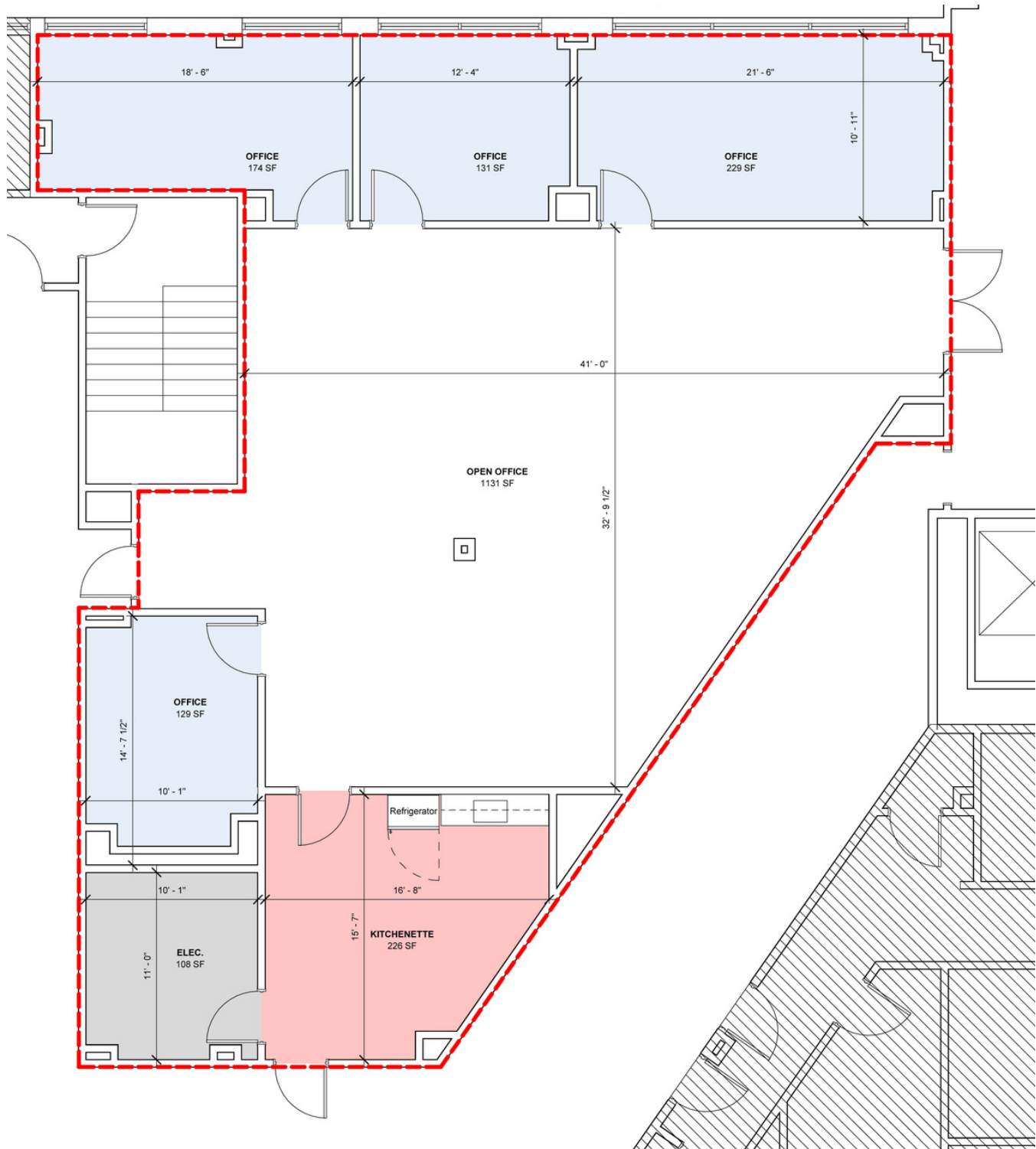
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FLOOR PLAN
SUITE 115: 5,775 SF



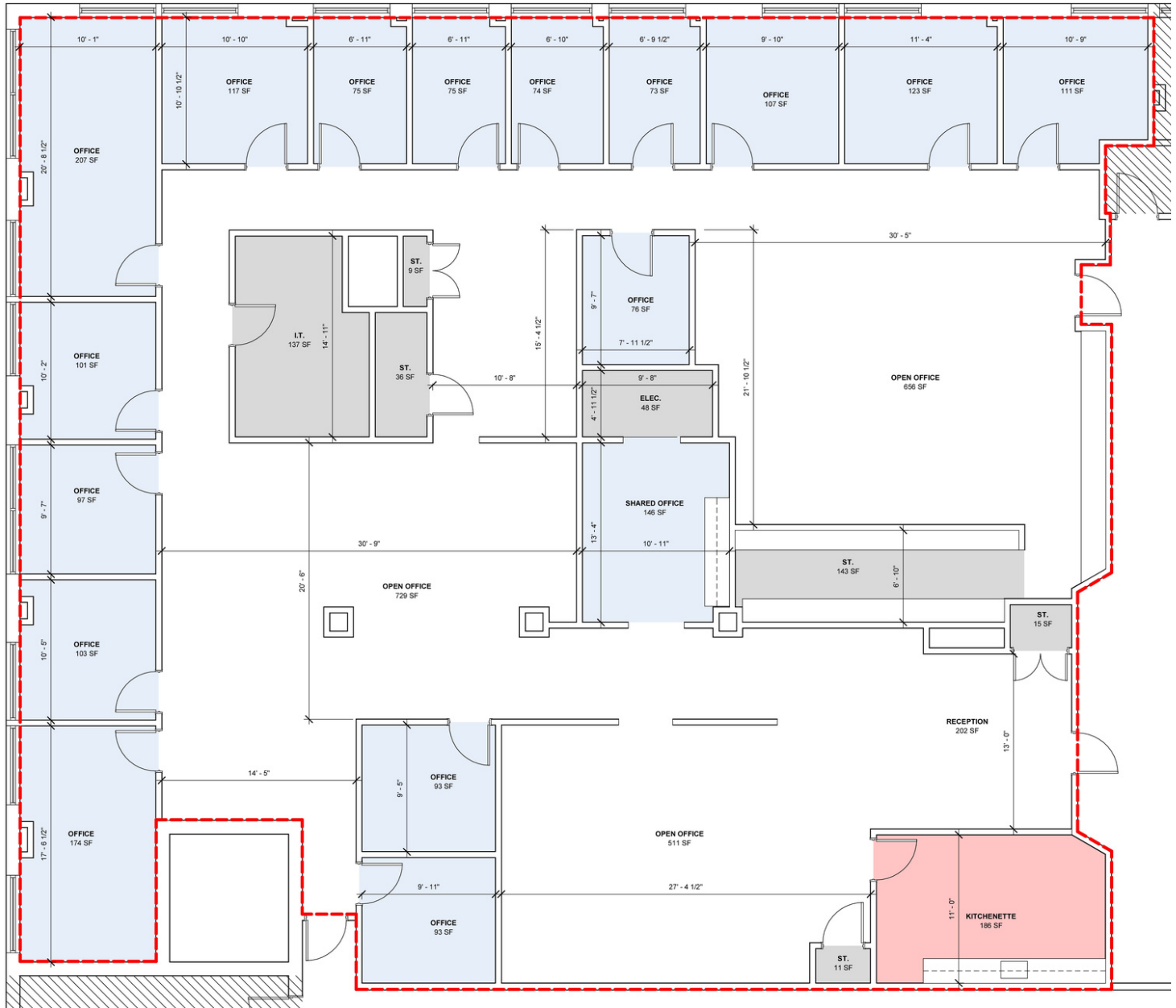
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FLOOR PLAN SUITE 204: 2,648 SF



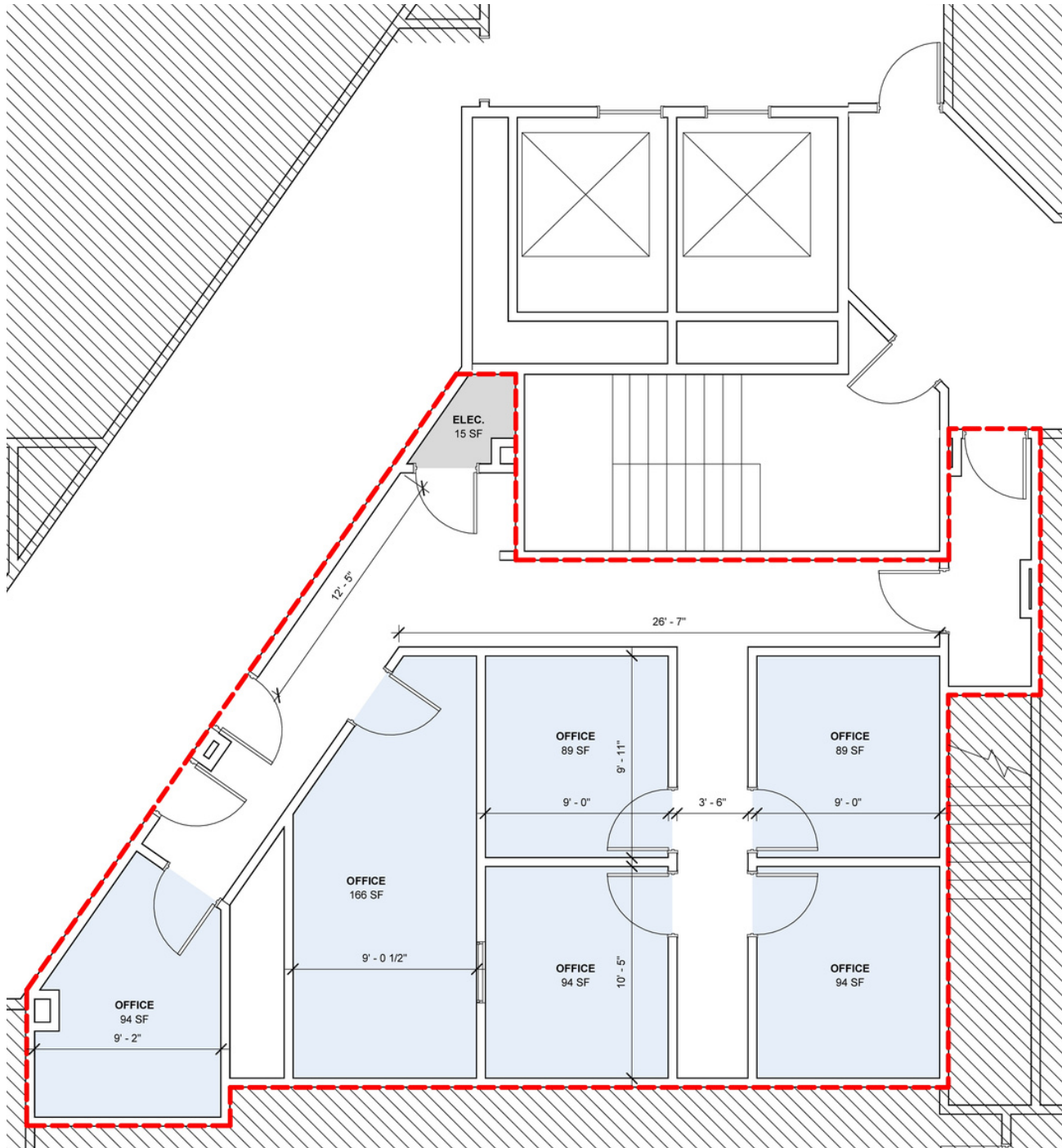
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FLOOR PLAN SUITE 205: 6,503 SF



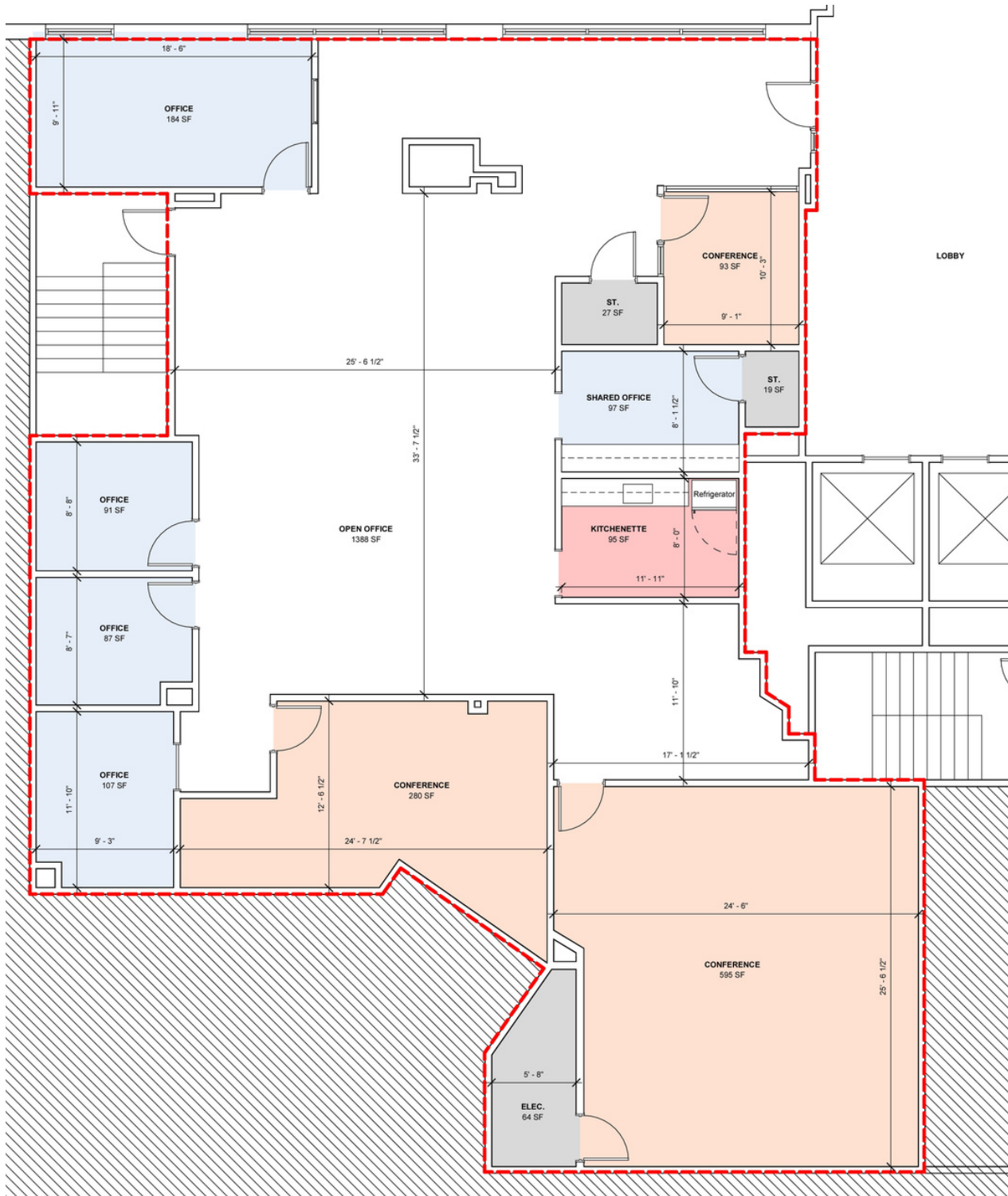
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**FLOOR PLAN
SUITE 221: 1,150 SF**



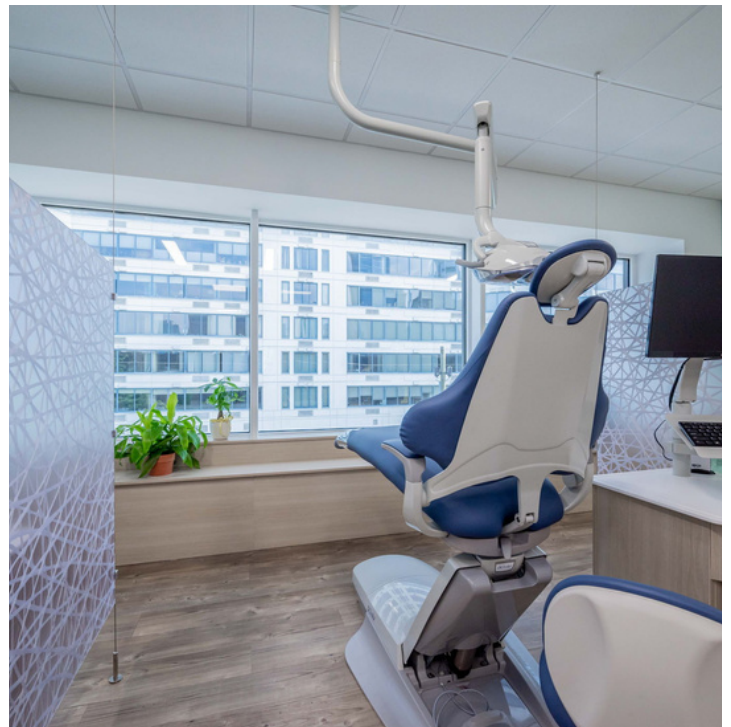
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FLOOR PLAN SUITE 303: 3,988 SF



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



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