

# UNIQUE OPPORTUNITY AT RODIN PLACE

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



## 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 115: 5,775 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

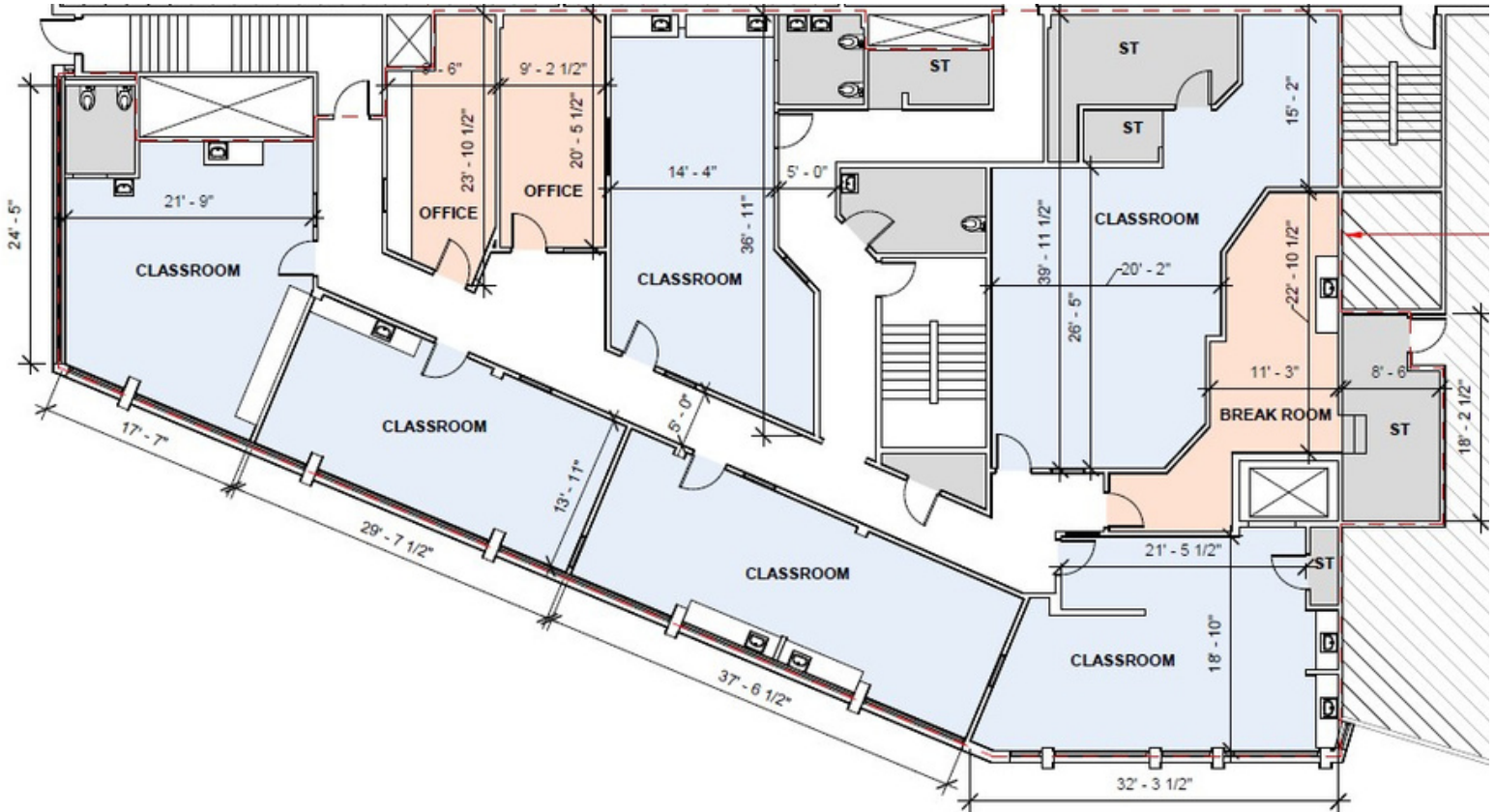
|                     | .25 Miles | .5 Miles  | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 5,730     | 20,488    | 76,514    |
| Est. Households     | 3,492     | 12,291    | 40,908    |
| Est. Avg. HH Income | \$131,031 | \$129,225 | \$115,856 |

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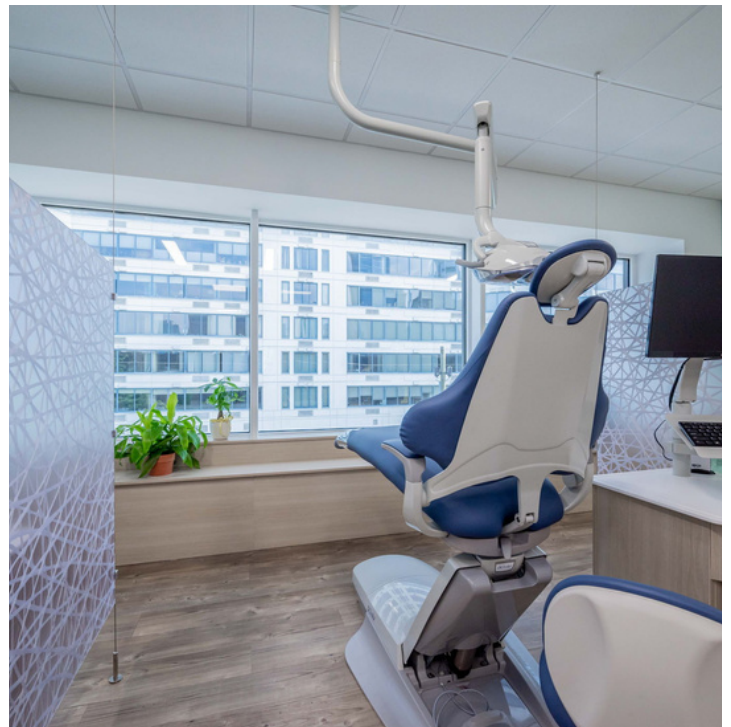
## FLOOR PLAN

### SUITE 115: 5,775 SF



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



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