

NorthEast MEDICAL CENTER

9150 Marshall St | Philadelphia, PA 19114



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EXECUTIVE SUMMARY

NorthEast
MEDICAL CENTER



OFFERING SUMMARY



Wolf Commercial Real Estate (WCRE | CORFAC International), as an exclusive broker, is pleased to present a +/- 29,600 SF Medical Office investment opportunity at 9150 Marshall Street in Northeast Philadelphia, PA - NorthEast Medical Center.

This 75% leased asset offers investors stable in-place income alongside a clear value-add opportunity through the lease-up of approximately 7,600 SF of vacancy and the extension of tenants with near-term expirations. The asset features an overall average weighted remaining lease term of 4 years and 2 months, with active discussions underway to renew and extend existing tenancy. The anchor tenant, occupying 16,550 SF, is under lease through 2034, providing long-term income stability.

The property currently generates \$405,555 in annual income, with a conservatively projected potential income of \$516,028 - representing a 27% increase in net operating income through vacancy lease-up and property stabilization. This projection is based on achieving market rents for the remaining 7,600 SF of vacant space under current leasing conditions.

This offering provides investors with immediate cash flow through sticky tenancy and the opportunity to enhance long-term returns through strategic leasing and enhanced asset management.

- Todd Monahan, Managing Director

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NorthEast MEDICAL CENTER

THE ASSET



PROPERTY OVERVIEW

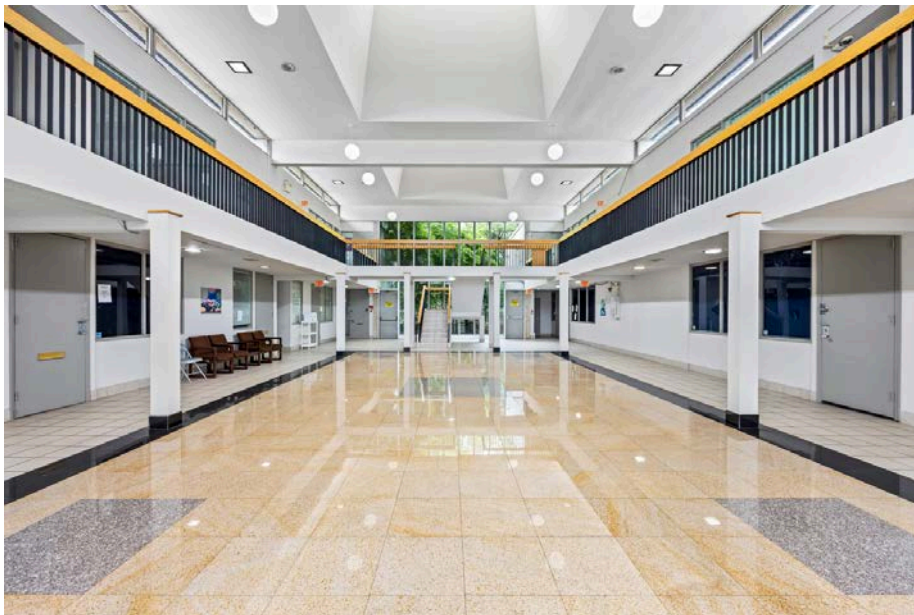
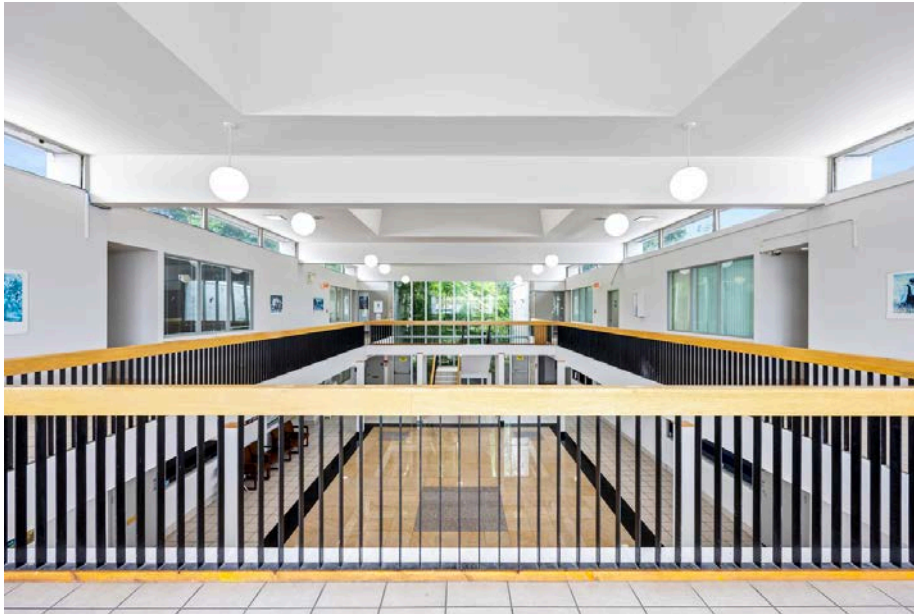
BUILDING CLASS	Class C Medical Office Building (MOB)
RENTABLE BUILDING AREA	29,600 SF
NUMBER OF STORIES	2
YEAR BUILT	1970
NUMBER OF TENANTS	4
NUMBER OF VACANT UNITS	5 (TOTAL OF ~7,600 SF)
BUILDING OCCUPANCY	75%



EXTERIOR PHOTOS



INTERIOR PHOTOS





9150 Marshall Street is strategically situated in a well-established medical and commercial corridor of Northeast Philadelphia. Located just off Route 1 and Welsh Road, the property benefits from immediate adjacency to Federal Realty’s Northeast Shopping center, home to national retailers generating strong daily foot traffic and drawing from a wide regional customer base.

Just a few blocks away, The Court at Grant Avenue serves as a key neighborhood retail hub and includes grocers along with additional national retailers. The nearby Tremont Shopping Center further complements the environment with additional service-oriented tenants and local practices.

Also in close proximity is Northeast Philadelphia Airport (PNE), a significant general aviation facility that supports medical transport, corporate aviation, and regional logistics. The site benefits from seamless access to Roosevelt Boulevard (US Route 1), and a dense surrounding residential population, making it a natural destination for both primary and specialty healthcare services.




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TENANCY OVERVIEW


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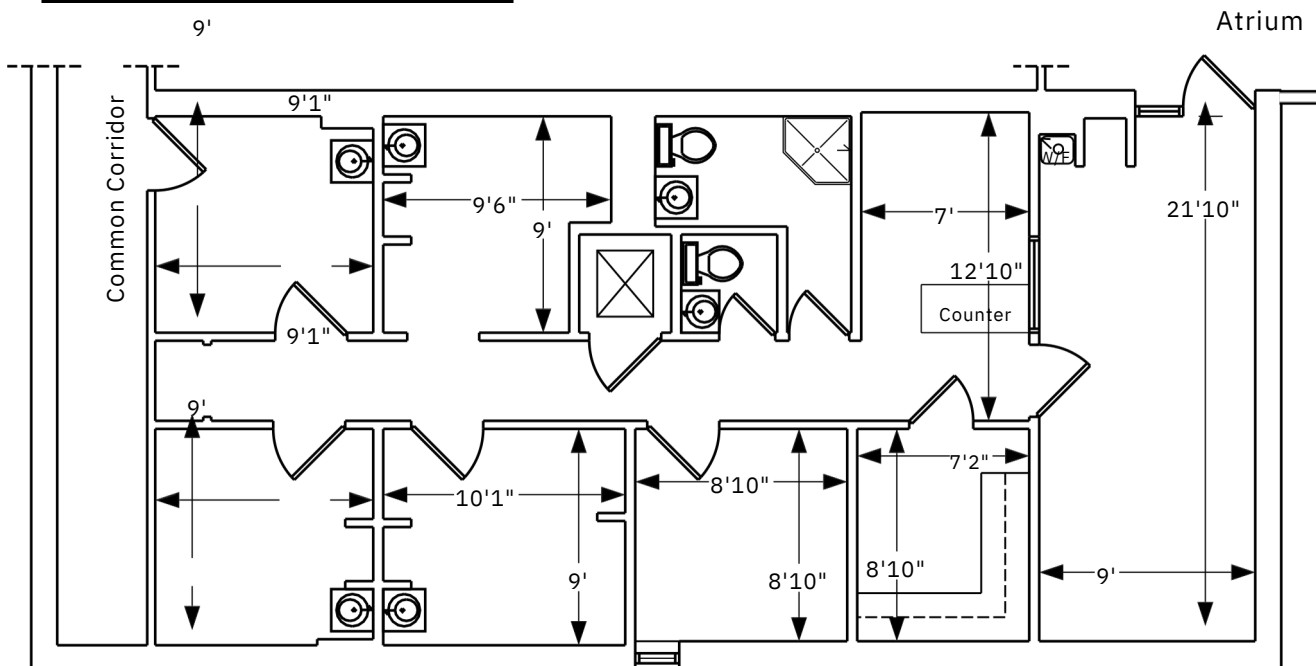
CURRENT BUILDING TENANCY

9150 Marshall	Tenant Company	Lease Term	Occupied SF
 SOAR CORP RECOVERY CENTERS	SOAR CORP	2/27/2034	16,550
	HARMONY WELLNESS	11/1/2031 *10 Year Renewal Option	3,700
Orthopedic Clinic	ORTHOPEDIC SUPPLY	In Process of Extending	1,250
ROTH EAR, NOSE & THROAT 	ROTH EAR NOSE & THROAT	In Process of Extending	1,200

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -
	* ACTUAL MEASUREMENTS MAY VARY		* NOT TO BE USED FOR CONSTRUCTION PURPOSES
	* POSITION OF WALLS AND FIXTURES ARE APPROXIMATE		* ONLY TO BE USED WITH WRITTEN PERMISSION

NORTHEAST MEDICAL CENTER

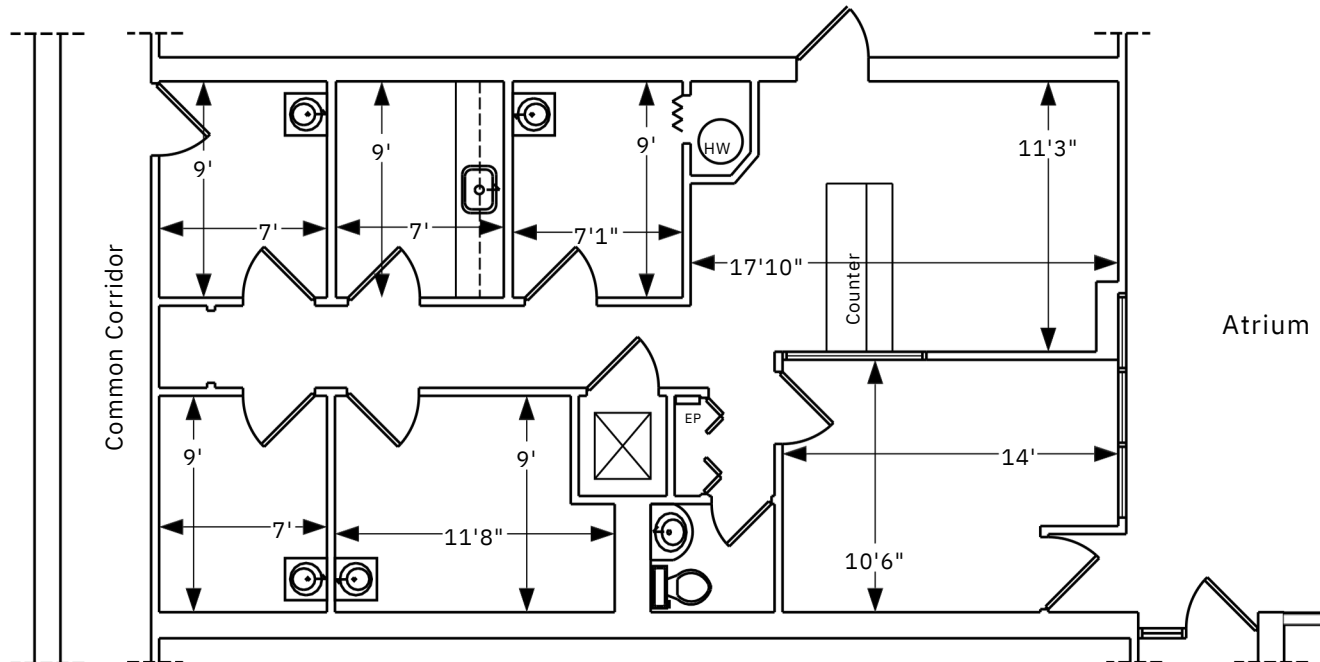


SUITE 11
1,038 SQ. FT.

CURRENT BUILDING VACANCY


<div>9150 MARSHALL ST. PHILADELPHIA, PA</div>	DETAILED FLOOR PLANS		<div>ROOMINDERS</div>	REAL ESTATE MARKETING
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM		C 609-504-2117
	E JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025		REVISED -
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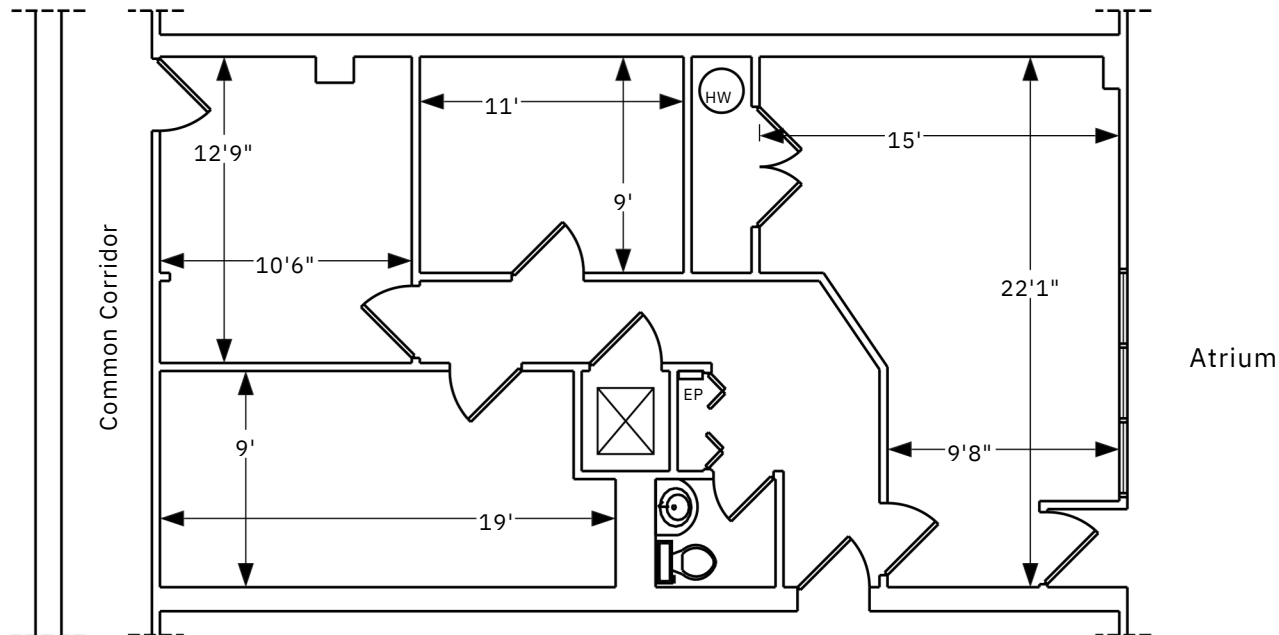


SUITE 12
930 SQ. FT.

CURRENT BUILDING VACANCY

9150 MARSHALL ST. PHILADELPHIA, PA	DETAILED FLOOR PLANS  ROOMINDERS REAL ESTATE MARKETING		
	P 856.429.4233	WEB - WWW.ROOMINDERS.COM	C 609-504-2117
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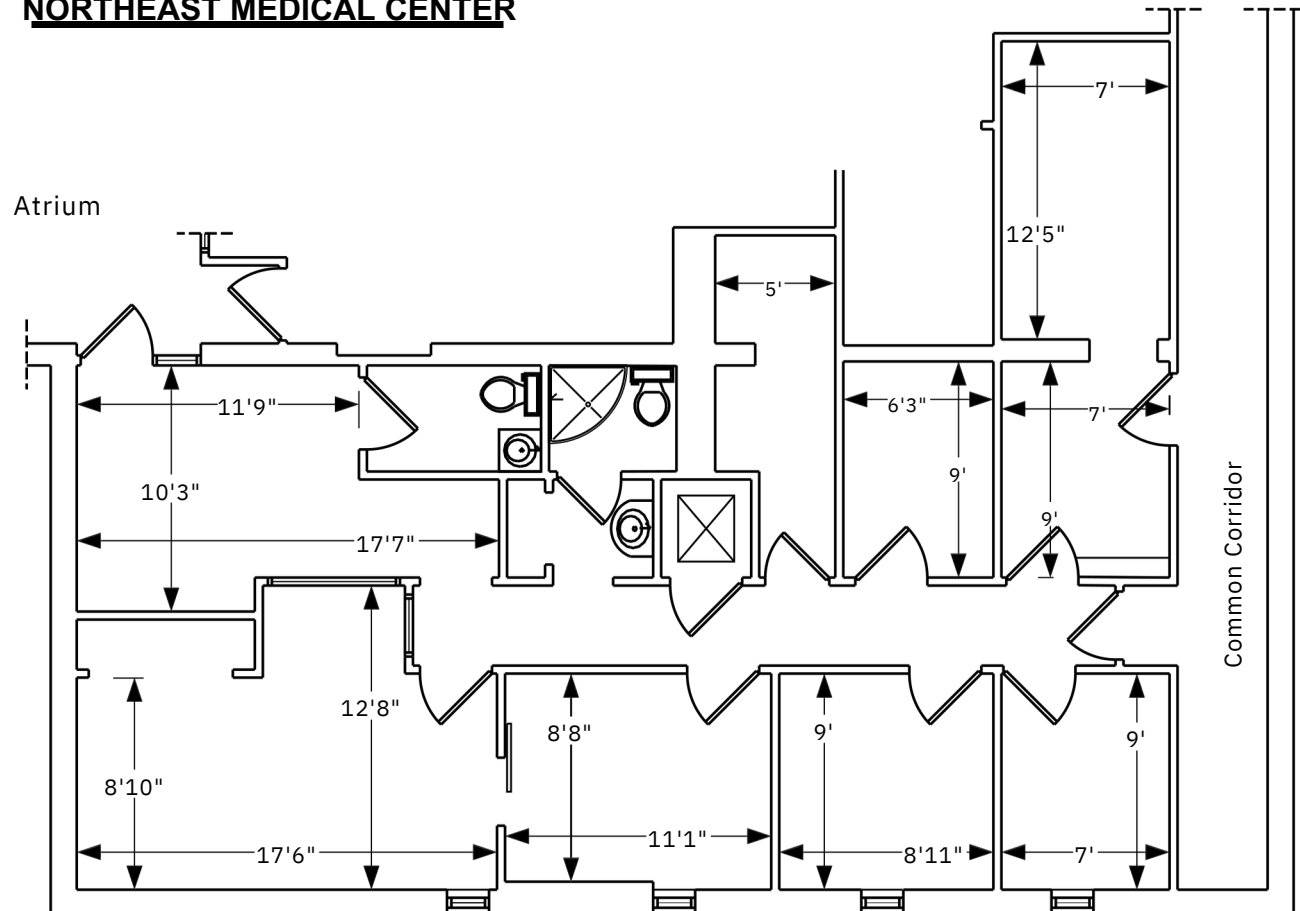


SUITE 13
930 SQ. FT.

CURRENT BUILDING VACANCY


9150 MARSHALL ST. PHILADELPHIA, PA			DETAILED FLOOR PLANS	 ROOMINDERS	REAL ESTATE MARKETING
P	856.429.4233	WEB - WWW.ROOMINDERS.COM	C	609-504-2117	
E	JON@ROOMINDERS.COM	MEASURED BY JON HITCHNER 5.28.2025	REVISED -		
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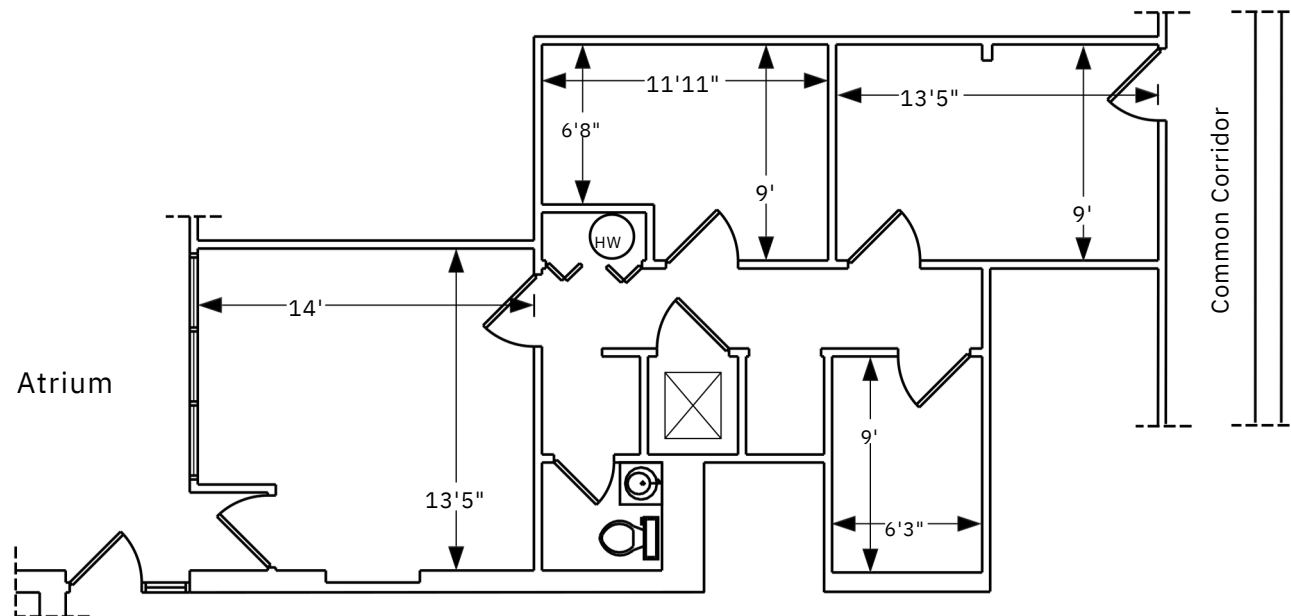


SUITE 16
1,148 SQ. FT.

CURRENT BUILDING VACANCY

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SUITE 17
660 SQ. FT.

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REAL ESTATE MARKETING

C 609-504-2117

REVISÉ -

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Floor plan of the second floor showing various rooms and their dimensions:

- Atrium:** 12'8" wide, 14'4" high.
- Common Corridor:** 7' wide.
- Room 1 (Top Left):** 12'8" wide, 8'9" high.
- Room 2 (Top Middle):** 10'1" wide, 9' high.
- Room 3 (Top Right):** 7'10" wide, 9' high.
- Room 4 (Top Far Right):** 7' wide, 9' high.
- Room 5 (Middle Left):** 6'8" wide, 12'11" high.
- Room 6 (Middle Right):** 9' wide, 7' high.
- Room 7 (Bottom Right):** 6'11" wide, 9' high.
- Room 8 (Bottom Left):** 19'8" wide, 7'4" high.

The plan also includes a bathroom and a room with a desk and chair in the center.

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AREA OVERVIEW

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LOCAL MAP | *Annotated*



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	26,082	240,008	512,237
DAYTIME POPULATION	25,046	192,622	443,529
HOUSEHOLDS	11,235	90,237	191,781
AVERAGE HH INCOME	\$ 87,328	\$ 94,382	\$ 96,597
MEDIAN HH INCOME	\$ 55,825	\$ 66,384	\$ 66,471
MEDIAN AGE	41	39	39
% COLLEGE EDUCATED	36%	30%	30%

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