NAIMertz

FOR LEASE | OFFICE/MEDICAL | 2,320+/- SF

10101 Academy Road

Philadelphia, PA 19114

OFFERING SUMMARY

Lease Rate:	$21.95 SF/yr (Gross)
Building Size:	20,000± SF
Available SF:	2,320± SF
Lot Size:	1.24± acres
Year Built:	1983
Renovated:	2008
Construction:	Masonry & steel
Zoning:	CMX2 -Neighborhood Commercial Mixed Use

Property Overview

Two-story office/medical building in Northeast Philadelphia. Elevator served. Lit pylon signage. Security cameras and alarm system.

Property Highlights

- 2,320± SF available for lease on lower level
- Possible separate office space available
- Ample parking
- On-site pharmacy and dental lab
- Additional tenants include dental office, Aria Health, chiropractor, Jefferson network physicians and teenage health services.
- Across the road from Northeast Philadelphia Airport
- 2.4± miles to Route 1
- 3± miles to Route 63 (Woodhaven Road)
- 6.5± miles to I-95

Joe Sternberg
O: 215 396 2900 x107
joe.sternberg@naimertz.com

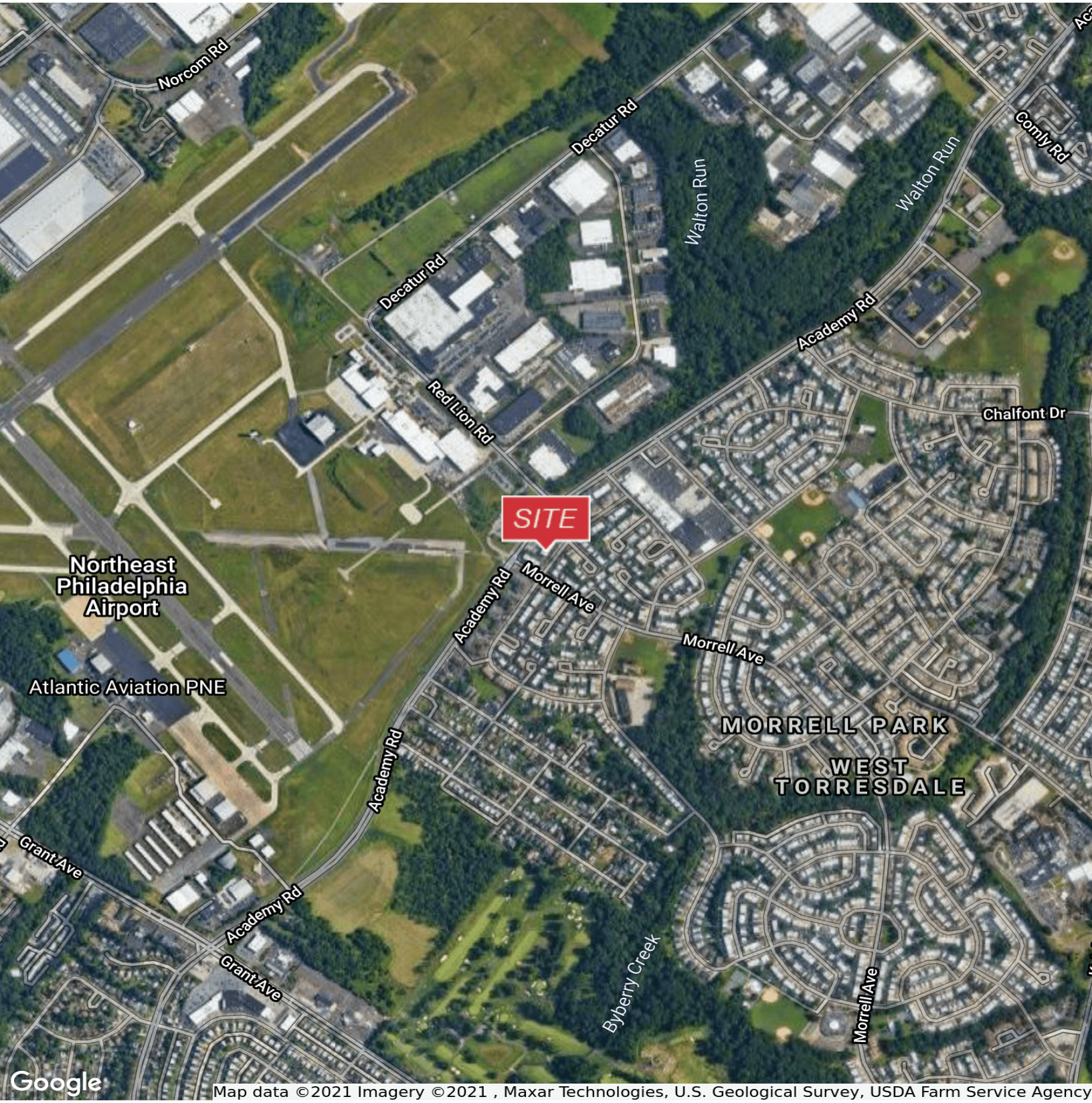
Lisa Madzin
O: 215 396 2900 x106
lisa.madzin@naimertz.com

https:naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz

FOR LEASE | OFFICE/MEDICAL | 2,320+/- SF



Joe Sternberg
O: 215 396 2900 x107
joe.sternberg@naimertz.com

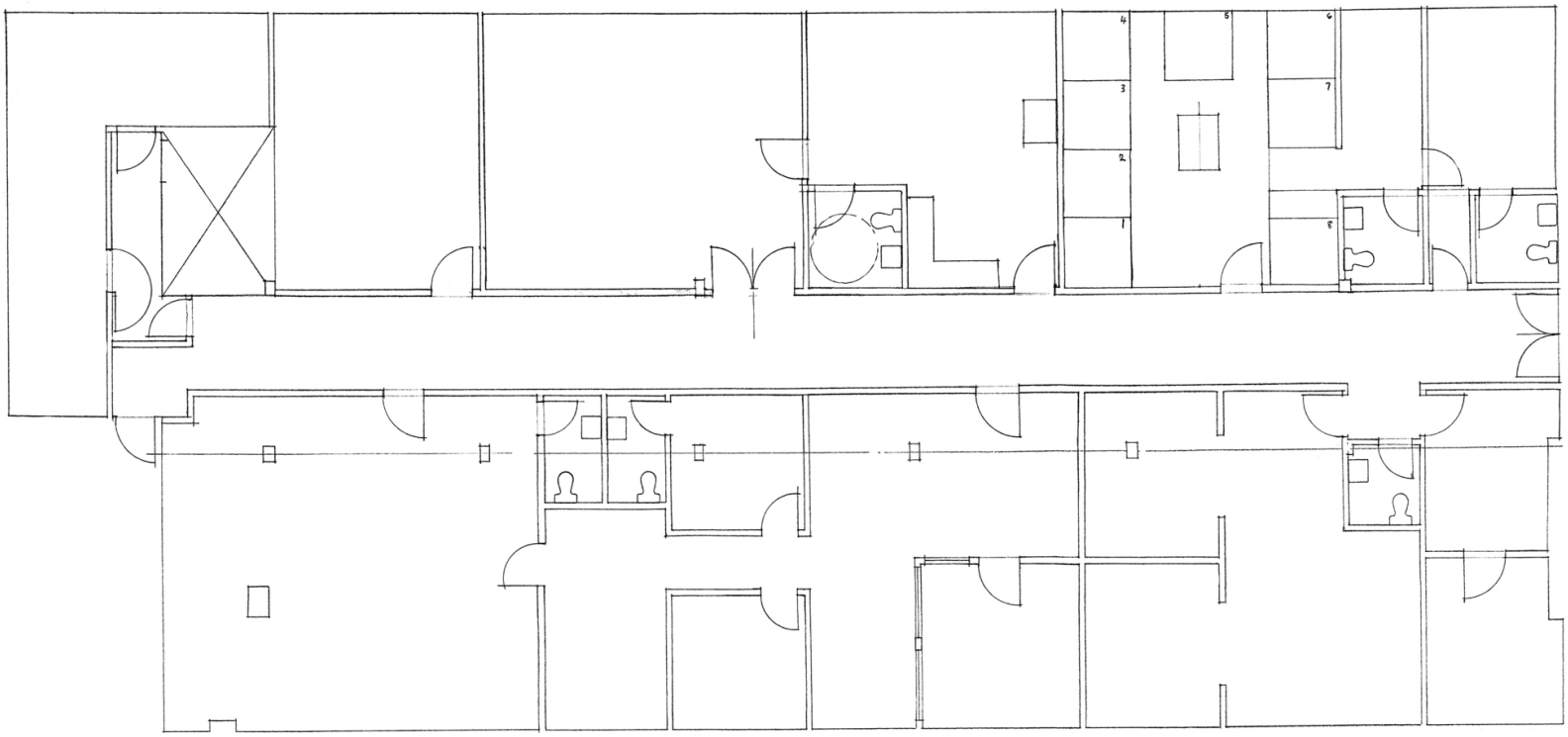
Lisa Madzin
O: 215 396 2900 x106
lisa.madzin@naimertz.com

https:naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.

NAIMertz

FOR LEASE | OFFICE/MEDICAL | 2,320+/- SF



Floor Plan -2,320+/- SF on Lower Level

Joe Sternberg
O: 215 396 2900 x107
joe.sternberg@naimertz.com

Lisa Madzin
O: 215 396 2900 x106
lisa.madzin@naimertz.com

https:naimertz.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. OUTLINES ARE APPROXIMATE AND SHOWN ONLY TO IDENTIFY THE PARCEL IN CONSIDERATION.