

# Loft-Style Space Available for Lease

### Tenant Improvements Available

## 2207-25 N. American Street Philadelphia, PA 19133

#### **Property Highlights**

- 40,000 SF multi-tenanted converted building
- On-site ownership
- Private parking lot and ample street parking
- 5-10 minute walk to York-Dauphin stop on the Market-Frankford Line
- Serviced by SEPTA Bus routes 39,57 & 89 Route 57 stops at Fern Rock transportation center

#### **Availability**

- Lower Level 2,403 SF Retail/Office
- 2nd Floor 2,500 SF Office
- 3rd Floor 1,600 SF Office\*
- 4th Floor 1,600 SF Office\*

\*Can be combined for 3,200 SF Office

#### **Rental Rate**

• \$18.00/SF NNN

For more information, please contact:



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