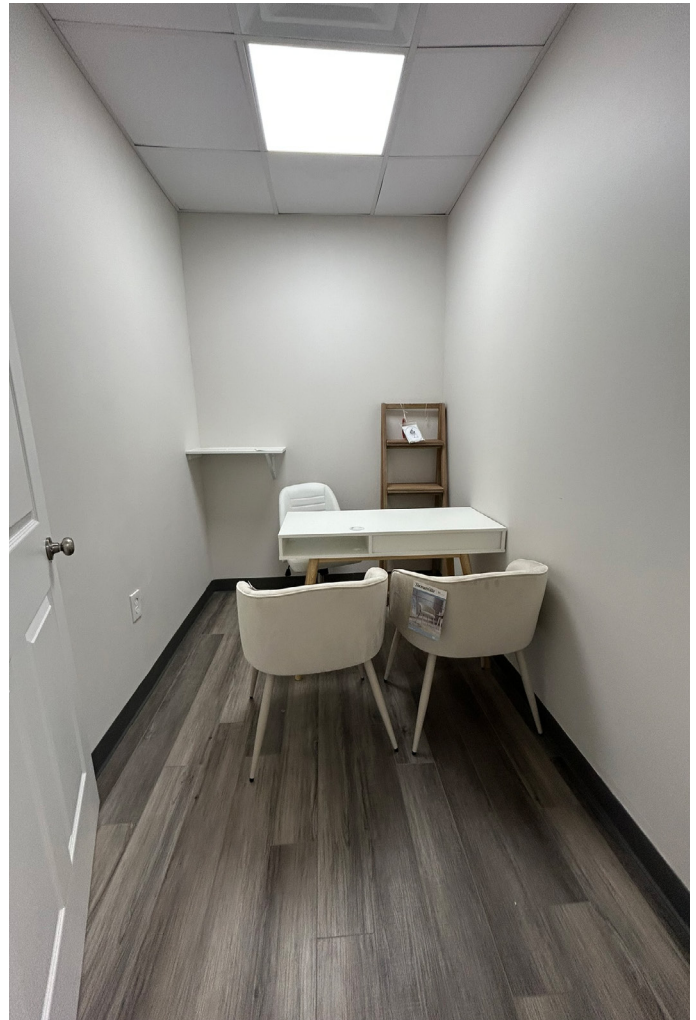


# RARE 1,250 SF Office Availability in 19114

3790 Morrell Avenue, Philadelphia, PA 19114

**For Lease**  
1,250 SF Available  
\$20/SF



## Property Highlights

- Rare 1,250 SF office availability in 19114
- Abundant off-street parking
- Move-in ready office space
  - 8 private offices
  - check-in counter
  - large shared waiting room

## Location Highlights

- ¼ mile from Holy Family University and ¾ mile from Jefferson Torresdale Hospital
- Less than 2 miles from I-95 (Academy & Woodhaven Roads entrance ramps)
- Located just off of Frankford Avenue, offering a wide variety of retail amenities

For more information, please contact:



**Karl Schwemlein**  
karls@geisrealty.com  
(215) 253-5530 (Direct)  
(267) 475-9576 (Cell)

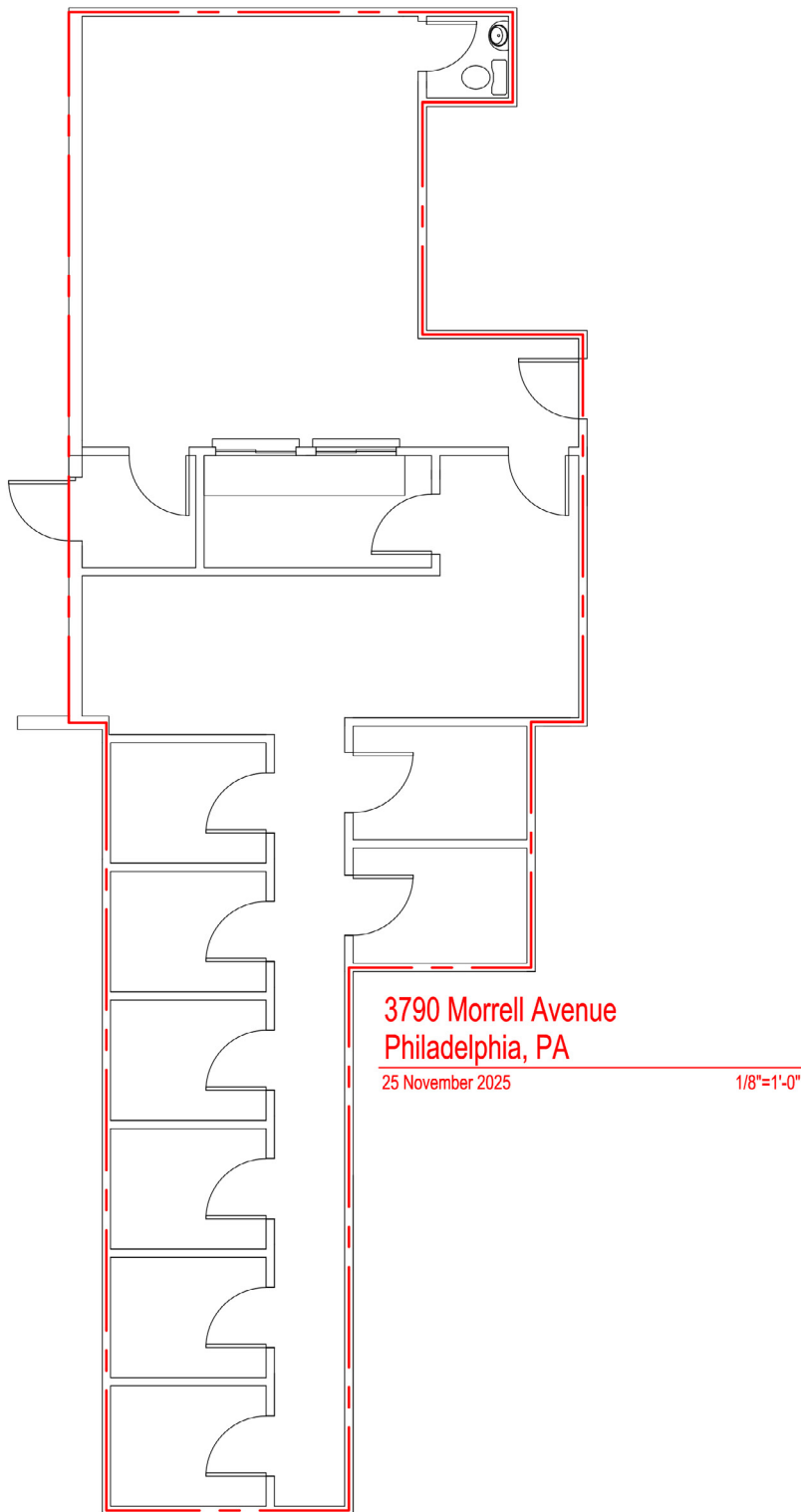
Duane Morris Plaza  
30 South 17th Street, Suite 210  
Philadelphia, PA 19103

(215) 568-7222 Tel  
(215) 568-5043 Fax  
geisrealty.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.

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## Floor Plan



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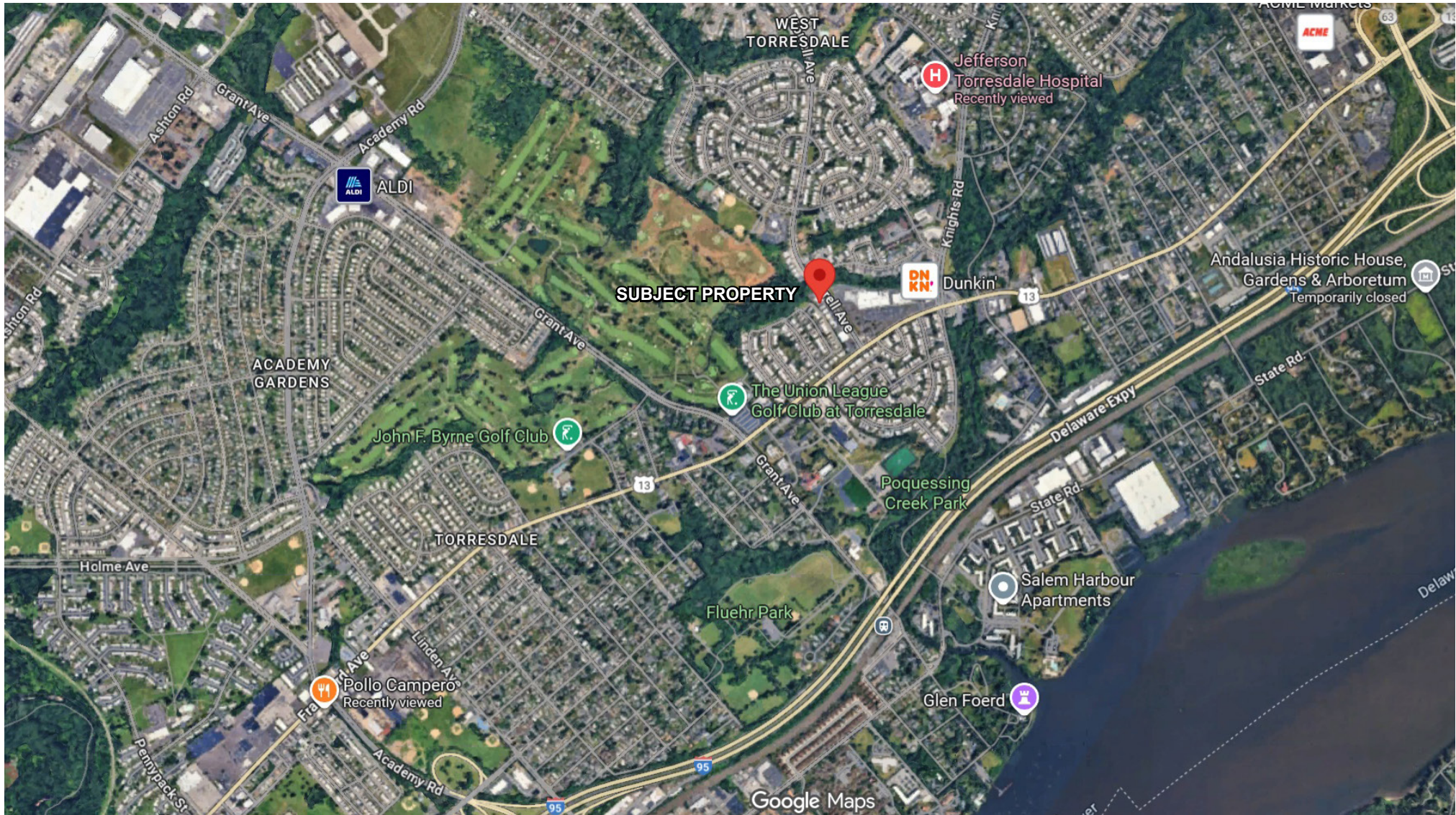
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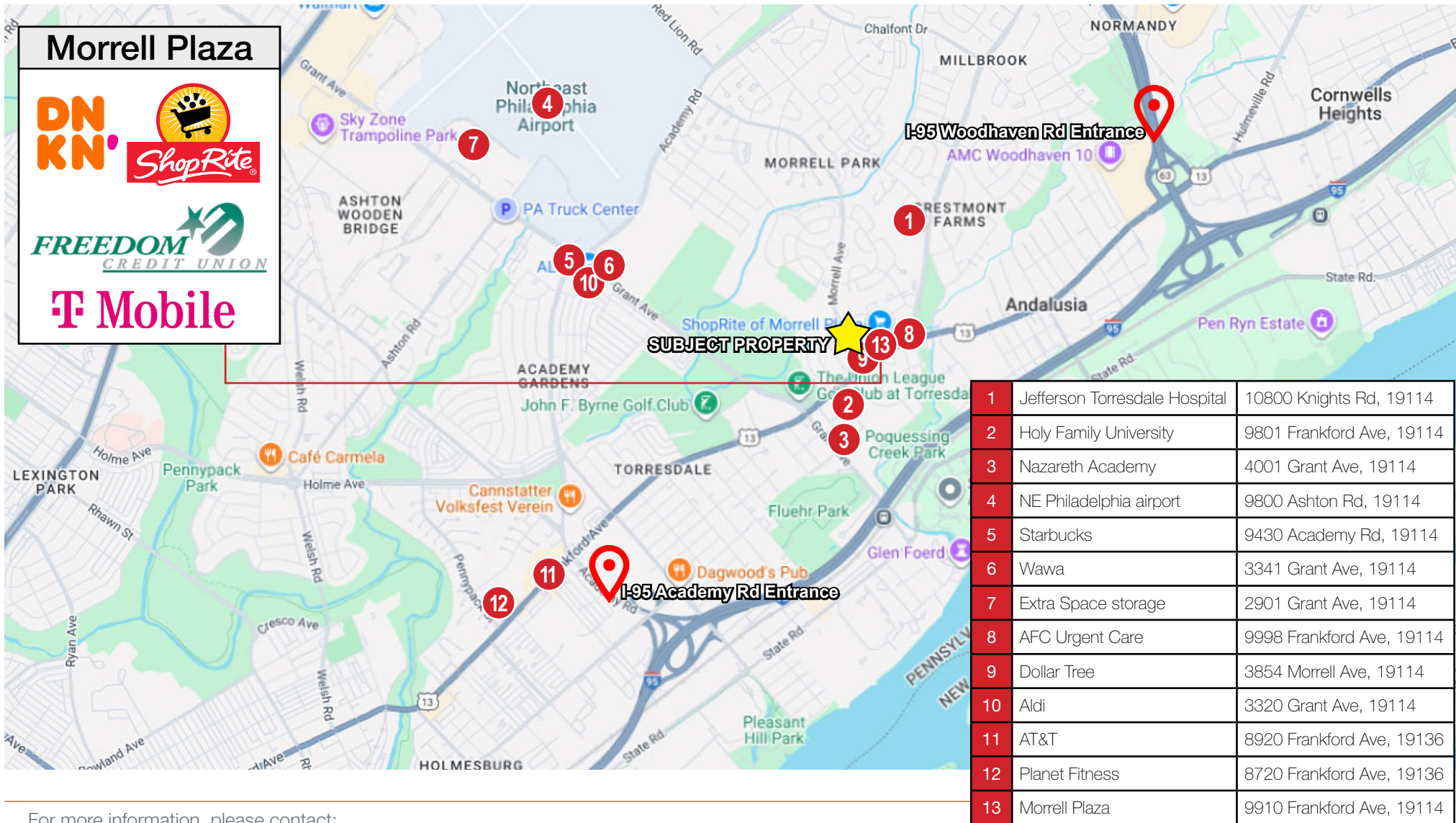
## Amenities Map



2024	1 mile	3 mile	5 mile
Population	21,437	131,922	396,645
Daytime Employment	4,217	51,561	133,517

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## Location & Demographics



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