4225 Chestnut Street,
4240-4256 Chestnut Street,
4245-4249 Sansom Street, Philadelphia, PA 19104

University City Development Site Available
Seller looking to incorporate their new +/-25-30,000 square foot offices as part of a new project on the south side of Chestnut Street

For more information:
Thomas Bond
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215 568 1755

Jack Byers
jbyers@geisrealty.com
215 568 8015
Proposed
30th Street Station District
10 million SF of Commercial and Residential

Proposed
U City Square Development
6.5 million SF of Office, Lab, Residential, and Retail

Proposed
3.0 University Place
189,000 SF LEED Platinum Office Building

Subject Properties
1. Homewood Suites by Hilton
2. The Fresh Grocer
3. Penn Presbyterian Medical Center
4. Children’s Hospital of Philadelphia

DEMOGRAPHICS

Population 48,589
Employees 72,088
Students 55,388
Office Occupancy 95.5%
Multi-Family Occupancy 93.3% (4 & 5-Star properties)

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**ZONING DISTRICT**

**TYPICAL PLAN/BUILDING FORM**

**TYPICAL BUILDING**

**DIMENSIONAL STANDARDS**

### CMX-4

**Description:** Center City commercial mixed use

**Uses permitted as of right:** Household Living; Group Living; Personal Care House; Single-Room Residence; Passive Recreation; Active Recreation; Family Day Care; Group Day Care; Day Care Center; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services; Basic; Wireless Service Facility; Wireless Freestanding Tower; Building or Tower-Mounted Antenna; Business and Professional Office; Medical; Dental; Health Sole or Group Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmacies, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Nightclubs and Private Clubs; Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; On-Premise Dry Cleaning; Marina; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Fortune Telling Service; Radio, Television, and Recording Services; Visitor Accommodations; Commissions and Catering Services; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair; Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden

**Uses requiring special exception approval:** Non-Accessory Above-ground Structured Parking

### RM-1

**Permitted Building Type:** Detached; Semi-Detached; Attached

**Uses permitted as of right:** Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm

**Uses requiring special exception approval:** Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility

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

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Renovate and Expand Strategy, standard construction above improved existing

Zoning Category – All CMX4
Maximum FAR = 5
Maximum Floor Area = 69,600 sf
Total Site Area - 13,920 sf ±
Total Overall Area & Floors = Existing 2 stories = 14,000 sf each; New 5 stories = 8,320 sf each; 41,600 sf
Total Area/Floors – Commercial = 2 stories, 28,000 sf renovated existing space
Total Area/Floors – Residential = 5 stories, 41,600 sf new construction above existing
Total Units – Residential = approximately 45 units, 750 sf per unit
Density (Units/AC) – Residential = 140 DU/AC
Parking spaces (approximate) = 0 provided, 14 required for residential
4225 Chestnut Street, 4240-4256 Chestnut Street, & 4245-4249 Sansom Street, Philadelphia, PA 19104

Demolish Existing and Construct New, standard mid-rise construction

Zoning Category – All CMX4
Maximum FAR = 7 (underground parking bonus)
Maximum Floor Area = 97,440 sf
Total Site Area = 13,920 sf ±
Total Overall Area & Floors = 5 stories; 50,000 sf
Total Area/Floors – Commercial = 0
Total Area/Floors – Residential = 50,000 sf
Total Units – Residential = approximately 60 units, 750 sf per unit
Density (Units/AC) – Residential = 188 DU/AC
Parking spaces (approximate) = 30, 18 required for residential

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4204-4256 Chestnut Street

**OPTION A** – 1 story steel podium with standard construction above

Zoning Category – All CMX4

Maximum FAR – 7 (underground parking bonus)

Maximum Floor Area = 185,500 sf

Total Site Area = 26,500 sf

Total Overall Area & Floors – 7 stories, 148,000 sf

Total Area/Floors – Commercial = 28,000 sf

Total Area/Floors – Residential = 120,000 sf

Total Units – Residential = approximately 125 units, 750 sf per unit

Density (Units/AC) – Residential = 205 DU/AC

Parking spaces (approximate) = 85, 38 required for residential
420-4256 Chestnut Street

**OPTION B** – steel frame high rise construction

Zoning Category – All CMX4

Maximum FAR – 7 (underground parking bonus)

Maximum Floor Area = 185,500 sf

Total Site Area = 26,500 sf

Total Overall Area & Floors = 18 stories, 181,400 sf

Total Area/Floors – Commercial = 43,160 sf

Total Area/Floors – Residential = 138,240 sf

Total Units – Residential = approximately 150 units, 750 sf per unit

Density (Units/AC) – Residential = 247 DU/AC

Parking spaces (approximate) = 85, 45 required for residential

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**OPTION C** – steel frame high rise construction

- **Zoning Category** – All CMX4
- **Maximum FAR** – 7 (underground parking bonus)
- **Maximum Floor Area** = 185,500 sf
- **Total Site Area** = 26,500 sf
- **Total Overall Area & Floors** = 11 stories, 179,600 sf
- **Total Area/Floors** – Commercial = 29,350 sf
- **Total Area/Floors** – Residential = 150,250 sf
- **Total Units** – Residential = approximately 160 units, 750 sf per unit
- **Density (Units/AC)** – Residential = 262 DU/AC
- **Parking spaces (approximate)** = 85, 48 required for residential

Massing Options