

FOR LEASE
324-334 RICHMOND ST.

Penn Treaty Park Area



Property Highlights

- ◆ 2,500 - 10,000 SF Office/Studio/Educational
- ◆ 5,000 SF Fenced Parking Lot (Common)
- ◆ Ample On-Site Parking
- ◆ Convenient to Public Transportation Systems
- ◆ Easy Access to Major Highways (I-95, I-76, I-676)

Leasing Info:

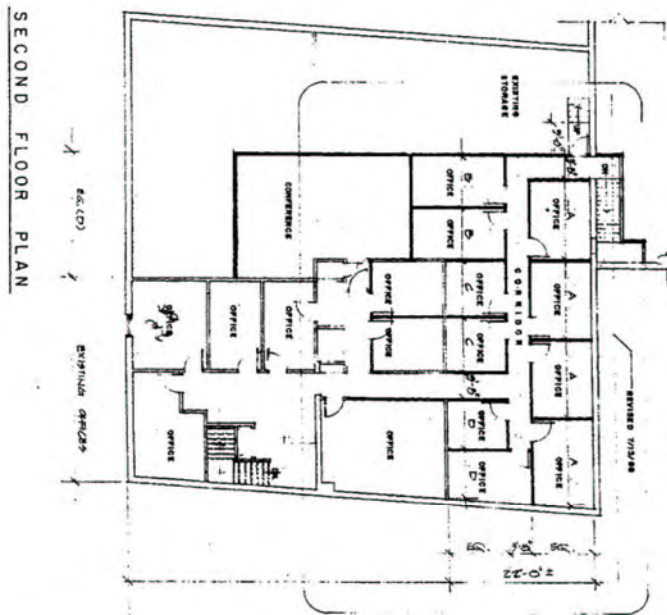
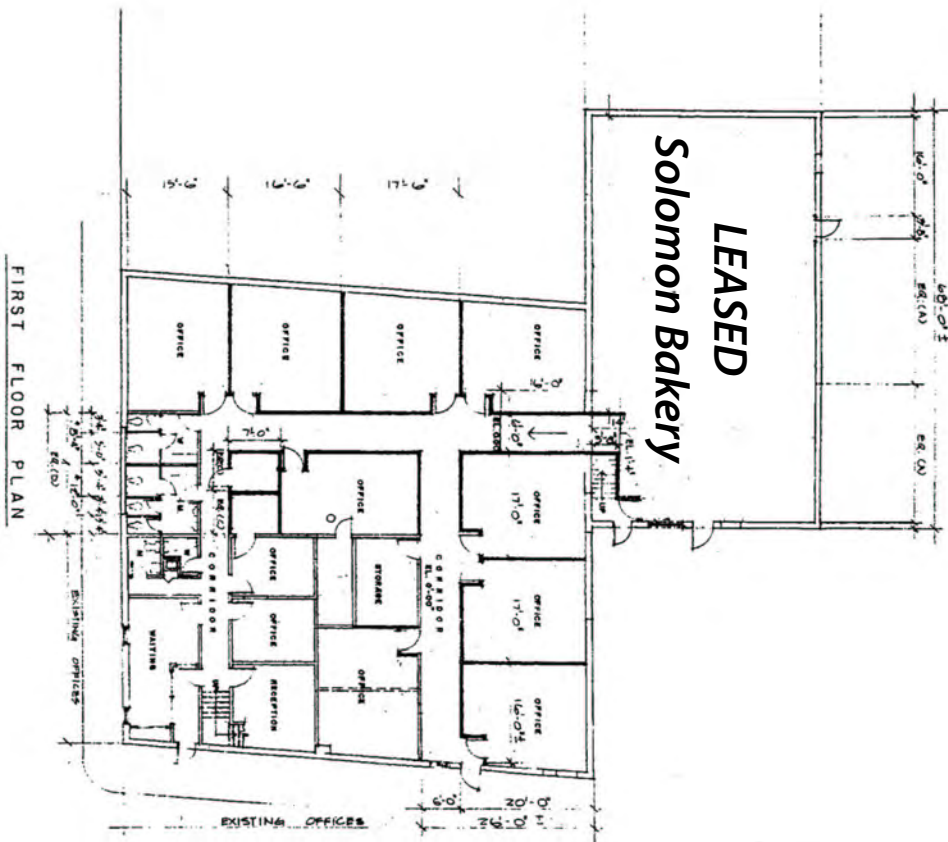
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Information provided by reliable sources. Subject to errors, omissions, price change, prior sales or withdrawal from market without notice.



120-124 East Lancaster Avenue
Suite 101
Ardmore, PA19003
www.eusrealty.com



Legend
 PARTITION
 EXISTING WALL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE

FLOOR PLANS

NO. 324 & 326-334
Richmond Street
 PHILADELPHIA, PENNSYLVANIA



T.C. Lei & Associates P.C.
 Architecture, Engineering & Planning
 232 N. 22nd Street, Philadelphia, PA 19103

Scale: As Shown
 Drawing No. 1

324-34 RICHMOND STREET
PHILADELPHIA, PA

DATA SHEET

DESCRIPTION:	Office Facility
LOT SIZE:	<i>Parcel:</i> 12,472 SF (.029 AC)
BUILDING SIZE:	<i>Offices:</i> 10,000 SF (2 story) <i>Warehouse:</i> 3,500 SF (Leased)
CONSTRUCTION:	<i>Floor:</i> Concrete (1 st Floor) <i>Walls:</i> Concrete Block <i>Roof:</i> Mostly refurbished 5 years ago by Ownership
CEILING HEIGHT:	Approximately 7'1"-7' 11" under drop ceiling on 1st floor. Approximately 7'1"-7'5" under drop ceiling on 2nd floor.
OFFICES:	<i>1st fl. Offices:</i> approx. 5,000 +/- sq. ft. <i>2nd fl. Offices:</i> approx. 5,000 +/- sq. ft.
HEAT/AC:	1 st Floor mech rm HVAC#1-3ton HVAC#2-4ton 2 nd Floor mech rm corner office HVAC#6 3ton 2 nd Floor mech rm storage HVAC#4 2 nd Floor loft HVAC#7
POWER:	Primary power, which is distributed to 2 meters: one for warehouse other for offices.



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**LAVATORY FACILITIES:
IN OFFICE BUILDING**

1st floor: (1) ladies' room with (2) toilets
and (2) sinks.

(1) men's room with (3) toilets,
(2) urinals and (2) sinks.

1 bathroom 1 toilet and 1 sink
1 bathroom 1 toilet and 1 sink

LIGHTING:

Offices: Fluorescent

**SANITARY SEWER
SERVICE:**

Municipal service provided by The City of Philadelphia.

WATER SERVICE:

Municipal service provided by The City of Philadelphia.

NATURAL GAS SERVICE:

Service provided by Philadelphia Gas Works.

ZONING:

I-2 (Medium Industrial)

LOCATION:

Superbly located adjacent to Delaware Avenue and within minutes of I-95, the Betsy Ross and Ben Franklin Bridges to New Jersey are within minutes. Center City Philadelphia is 5 minutes away, and the Philadelphia International Airport is 20 minutes away.

PUBLIC TRANSPORTATION:

Route 43 SEPTA bus line is on Delaware Avenue and Route 25 and 5 buses are 3 blocks away. Girard El stop is 8 minutes walk.

NEARBY AMENITIES:

Virtually every convenience is close by, including a CASINO, variety of culinary, academic and recreational facilities, cultural attractions, and numerous affordable housing options. Several hotels/motels and commercial banks are also located within close proximity.



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