

**FOR LEASE**



# INFORMATION

## SPACE FEATURES

- 8,077 SF over 2 floors, plus a basement
- Zoned CMX-2
- Prime location with frontage along the dense vehicle thoroughfare at the 3-way signalized intersection of 40th Street, Haverford Avenue and Lancaster Avenue

## PROPERTY DETAILS

- Built in 1890 and situated directly across from the "Freedom Now Rally" Dr. Martin Luther King Memorial
- Located in University City, just a short walk to the main hub for the science, academic and medical campuses of University of Pennsylvania and Drexel on Market Street
- Ideal for medical, restaurant, and retail use

## DEMOGRAPHICS

### DREXEL UNIVERSITY (0.3 MILES)

- Undergraduate Students 16,616
- Graduate 9,516
- Total Student Population 27,308
- Faculty/Staff 1,176

### UNIVERSITY OF PENNSYLVANIA (0.6 MILES)

- Undergraduate Students 10,033
- Graduate 11,874
- Total Student Population 28,607
- Faculty/Staff 16,700

As the Exclusive Representative for the Landlord, Delphi Property Group, LLC is pleased to call your attention to the availability of retail & office space at

**600 NORTH 40TH ST  
PHILADELPHIA PA 19106**



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