



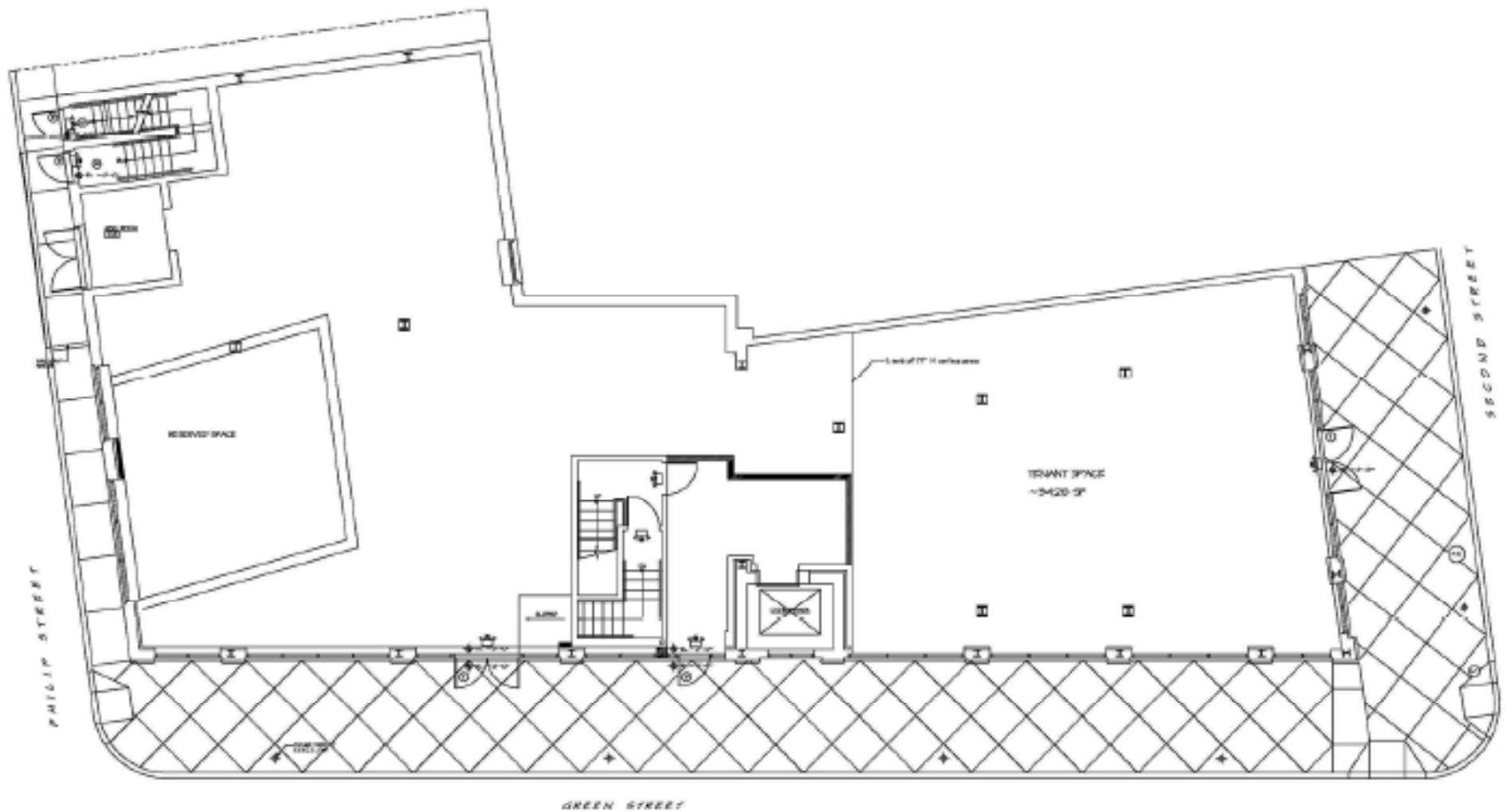
COMMERCIAL SPACE

- The Southern Gateway to Northern Liberties, a dynamically growing area projected to have 8000 residents within the next few years.
- Highly visible corner location, blocks from Old City.
- Dramatic Restaurant space potential.
- 3500 square feet available on the first floor.
- 115 feet of street frontage on Green St. ~32 feet on Second.
- Dramatic 17' high ceilings at east end (corner of Second and Green).
- Full height new curtain wall/storefront system on Second St.
- Full Height storefront system on Green St.
- Subdivision possible.
- Potential for added commercial/office use of ~2500 sf on 2nd floor.
- New 3 phase, 200 amp service separately metered.
- New 2" water lateral separately metered
- Natural gas service.
- New 250 MBTU boiler and with auxiliary hydronic heating.



All square footages are approximate and for reference purposes only. Prices and availability are subject to change without notice for all units. Renderings are the conceptions of the artist.

The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion without notice.



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