

# Office Space Available

8400 Roosevelt Boulevard - Philadelphia, PA 19152

Available Units: ±11,473 SF Former Eye Hospital, ±1,400 SF, ±2,500 SF, & ±1,700 SF



**Questions? Contact Us.**

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# Office Space Available

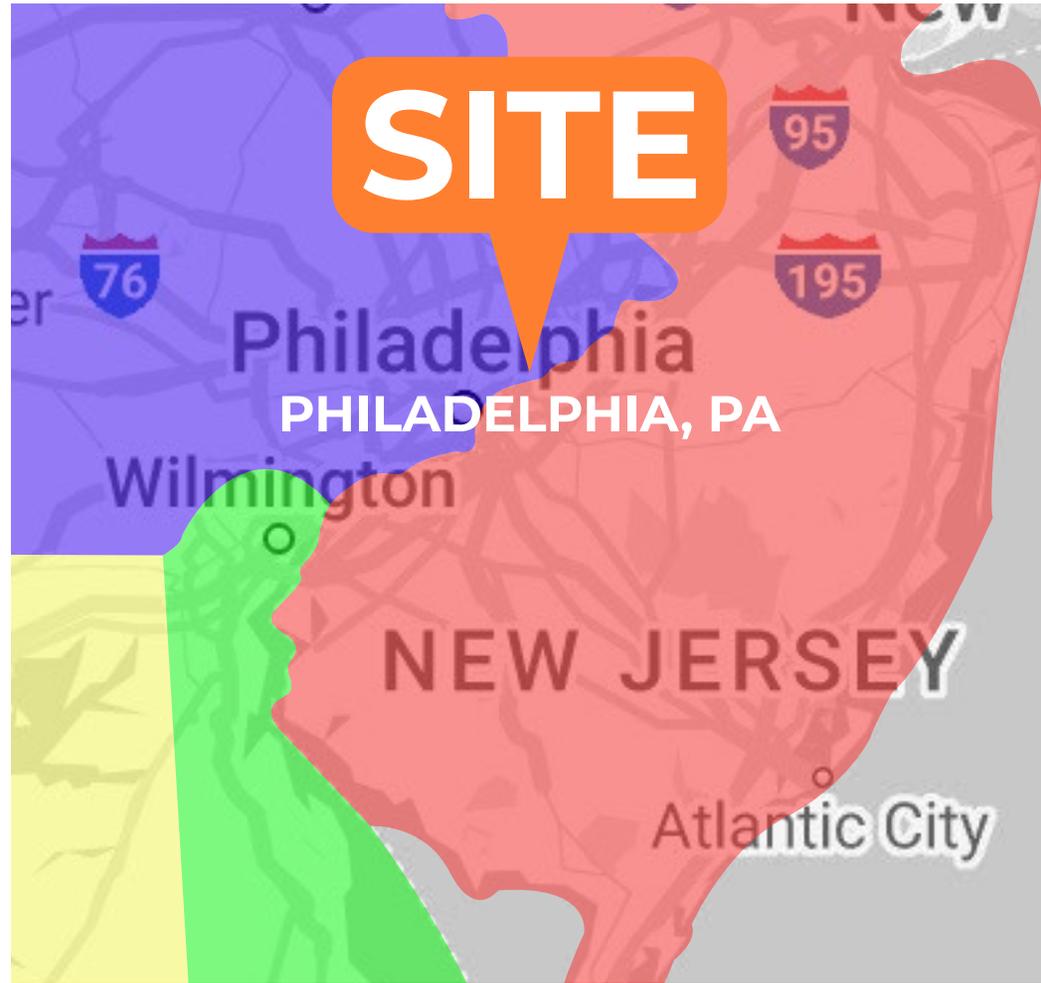
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## Highlights

- Building exposure along busy Roosevelt Boulevard (Route 1) with 28,475 AADT
- Potential new tenant rental incentive; subject to lease terms
- 288,545 total households within a 10 minute drive time
- Neighboring medical tenants include: University Otolaryngology, Deer Meadows Retirement, Nazereth Hospital, REM Audiology Associates, & Prism Career Institute
- Just Leased: ±1,549 SF to Philadelphia Medical Group, LLC!

Demographic	1 Mile	3 Miles	5 Miles
Population	34,898	269,363	551,844
Households	15,110	105,531	212,111
Avg HH Income	\$74,260	\$75,310	\$79,980
Daytime Employees	12,053	68,859	170,040



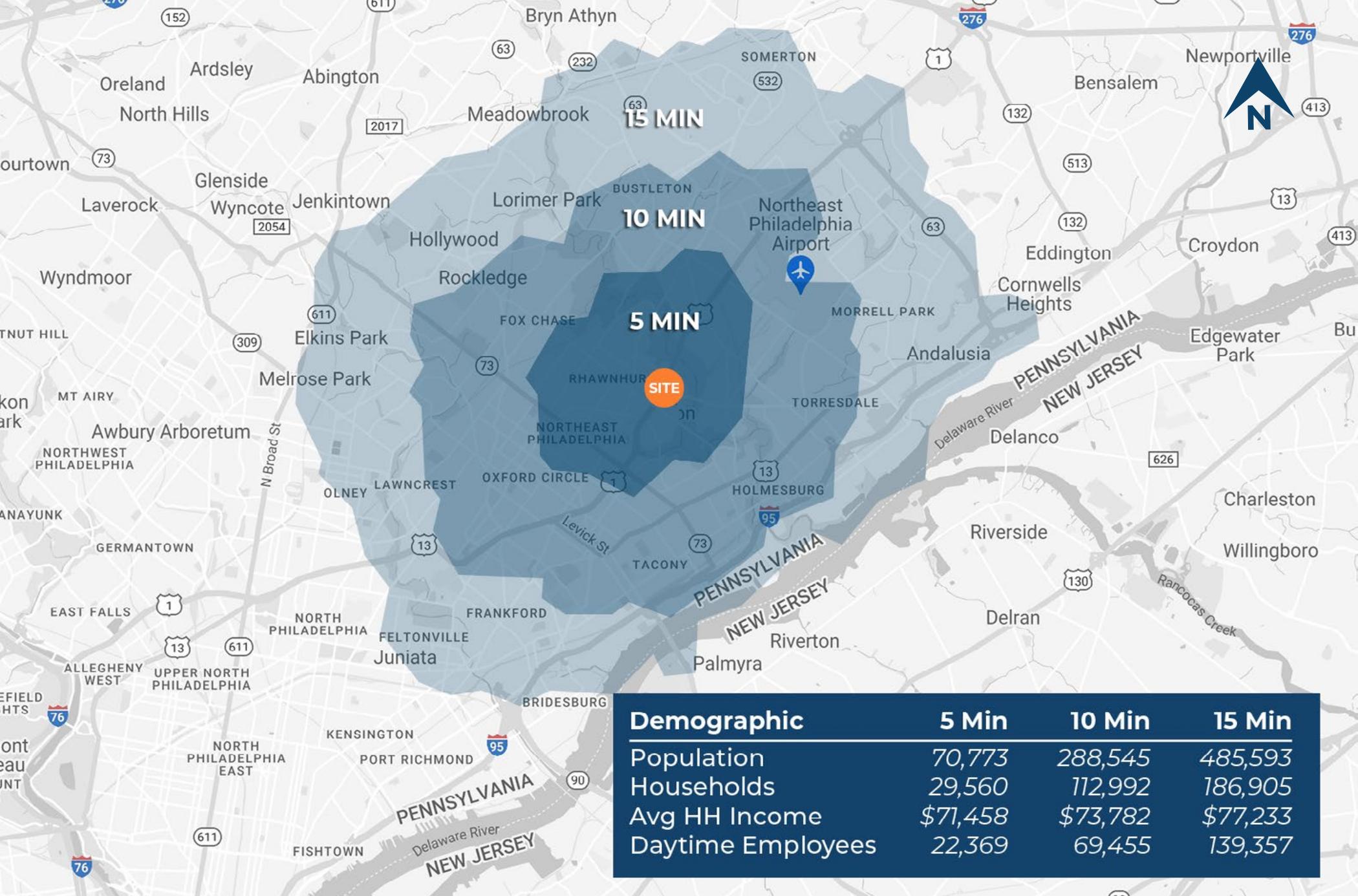
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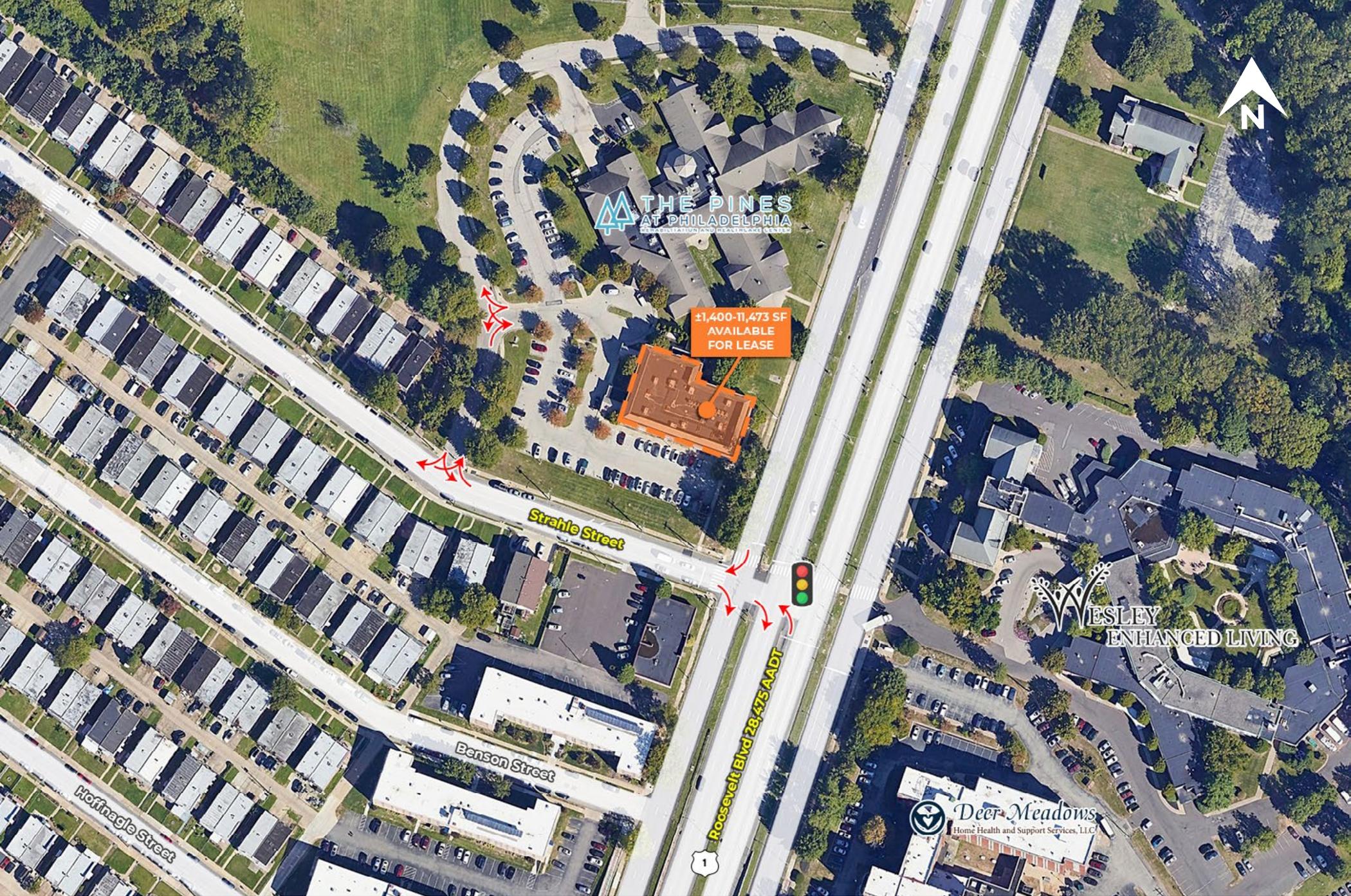
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# Drive Time Map



THE PINES  
AT PHILADELPHIA  
RESIDENTIAL AND HEALTHCARE GROUP

±1,400-11,473 SF  
AVAILABLE  
FOR LEASE

Strahle Street

Benson Street

Hoffnagle Street

Roosevelt Blvd 28,475 AADT

WESLEY  
ENHANCED LIVING

Deer Meadows  
Home Health and Support Services, LLC

# Local Aerial

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# Market Aerial