

## **3419 KENSINGTON AVENUE**

## **AVAILABLE FOR LEASE 12,000SF**

Free-standing building with prime location on Kensington Avenue providing great visibility and high volume of foot traffic

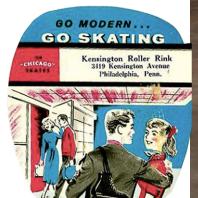
Space is column free with towering 18' ceilings and a 400-sf mezzanine loft overlooking the main floor

One block from Septa Tioga El station providing easy access to residents and to visitors from Center City (15-20 minutes)

Ample street parking in front and near the property with easy access for deliveries and drop offs

Join Philadelphia Pretzel Factory, Naturally Sweet Desserts, Pound Cake Heaven, MaKen Studios South, soon-to-be J-centrel, and J Street Lofts already on your block

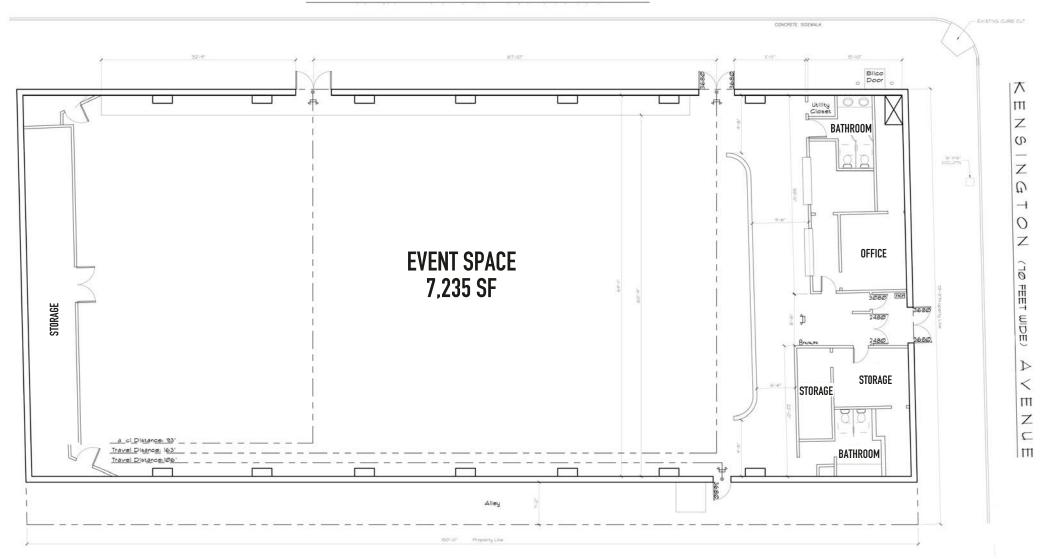
Once home to popular community spots including the Harrowgate Theater and Kensington Roller Rink





# **SITE PLAN**

### E.RUSSELL (40 FEET WIDE) STREET





#### PRIME LOCATION ON KENSINGTON AVENUE



LIVABILITY SCORES

91
WALKER'S PARADISE

TRANSIT SCORE

68

MANY PUBLIC TRANS. OPTIONS

BIKE SCORE

68

BIKEABLE



"THE TRUTH ABOUT **KENSINGTON AVENUE...** GREAT PEOPLE. GREAT FOOD. **VIBRANT AND GROWING POCKETS OF** COMMERCIAL ACTIVITY "COMMUNITY MEMBER



For leasing inquiries, please contact:

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