

Location. Location. Us.™



MICHAEL SALOVE COMPANY

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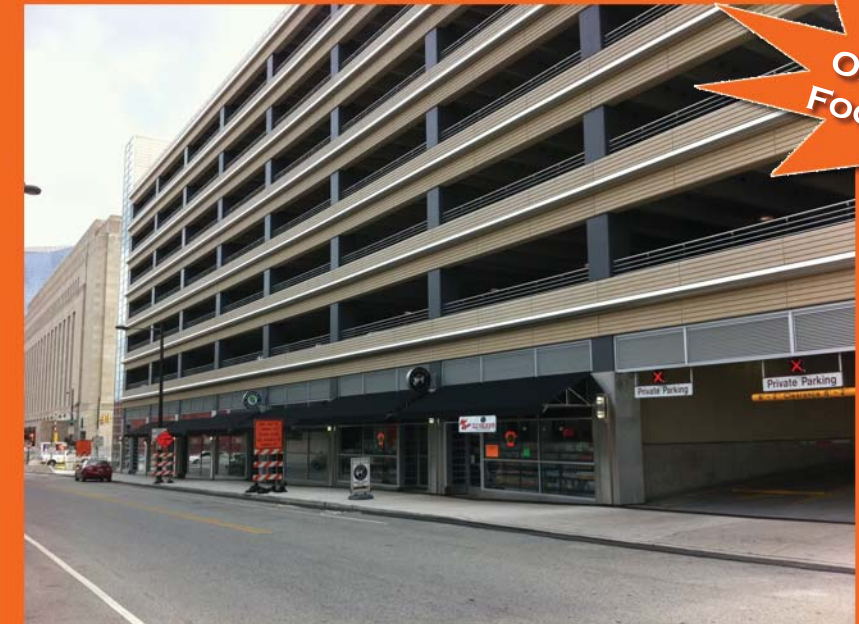
IMMEDIATELY ADJACENT TO:

- IRS HEADQUARTERS (5,000 EMPLOYEES)
- 30TH STREET STATION (AMTRAK/SEPTA HUB)
- UNIVERSITY OF PENNSYLVANIA (20,000 STUDENTS)
- DREXEL UNIVERSITY (20,000 STUDENTS)
- UNIVERSITY OF THE SCIENCES (3,000 STUDENTS)
- UPENN HEALTH SYSTEM (14,000 EMPLOYEES)
- USPS MAIN BRANCH
- CIRA CENTRE OFFICE TOWER
- AFSCME HEADQUARTERS
- THE LEFT BANK APTS.
- WXPN/WORLD CAFE LIVE



UNIVERSITY CITY PHILADELPHIA
30TH STREET BETWEEN CHESTNUT & WALNUT STREETS

NEW CONSTRUCTION FIRST FLOOR RETAIL SPACE
3,500 SF AVAILABLE



JOIN:
OLD NELSON
FOOD MARKET

- SITUATED ON GROUND FLOOR OF PARKING GARAGE (1,750 SPACES)
- 50' DEPTHS YIELD MAXIMUM FRONTAGE FOR RETAIL SPACES
- DIRECTLY ADJACENT TO NEW IRS HEADQUARTERS (5,000 EMPLOYEES)
- IN CLOSE PROXIMITY TO UPENN, DREXEL, AND 30TH ST. STATION
- TWO WAY VEHICULAR ACCESS ON 30TH STREET
- SITE OFFERS UNIQUE TAX BENEFITS, KOIZ (KEYSTONE OPPORTUNITY IMPROVEMENT ZONE)

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