

**RD+**  
**ROTHBERG  
DUBROW**



TENANT

**3254 TULIP ST.  
PHILADELPHIA, PA**

*Single/Multi-tenant Medical Office  
with signage & parking*



## 3254 Tulip St. | Property

Located at Commonwealth Campus, a major hub for multispecialty healthcare serving the local community

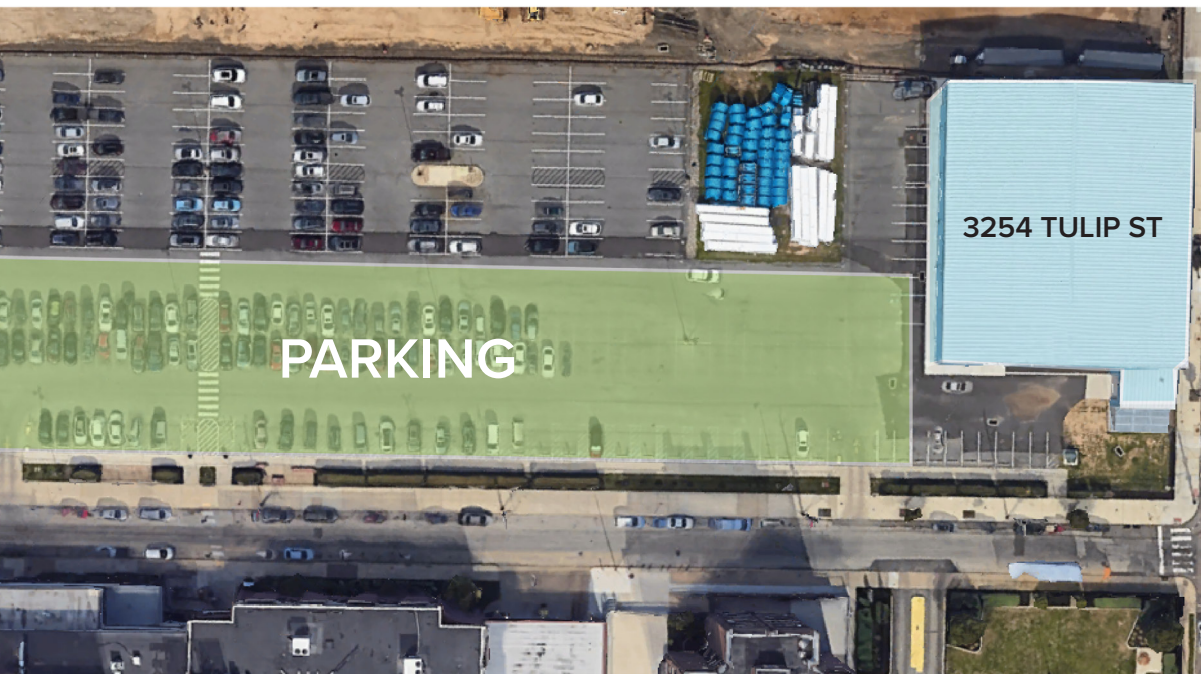
- + Up to 16,000sf for Lease
- + Gated parking directly in front of the suite
- + Ground floor lease options with potential for exterior building signage
- + Brand new medical office fit outs will be delivered by ownership
- + Adjacent to the fully occupied 225,000sf Commonwealth Campus

### Commonwealth Campus Tenants Include:

#### Temple University Health Programs:

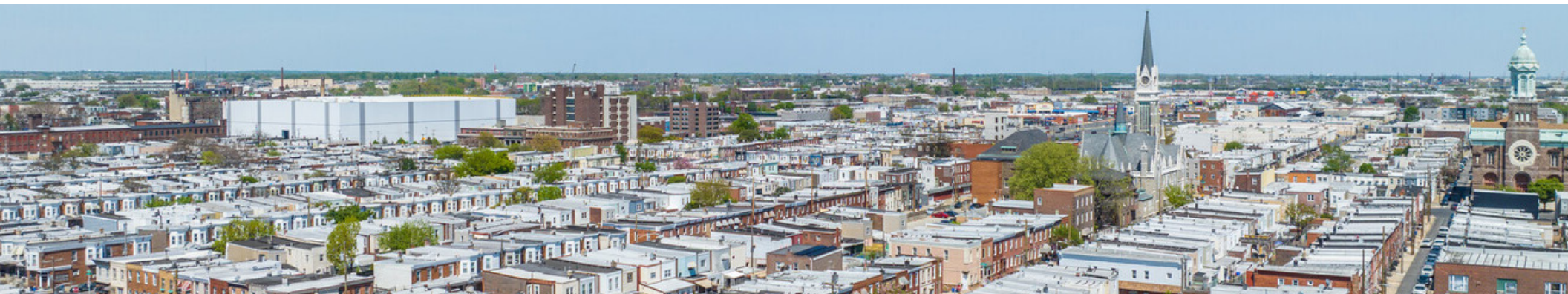
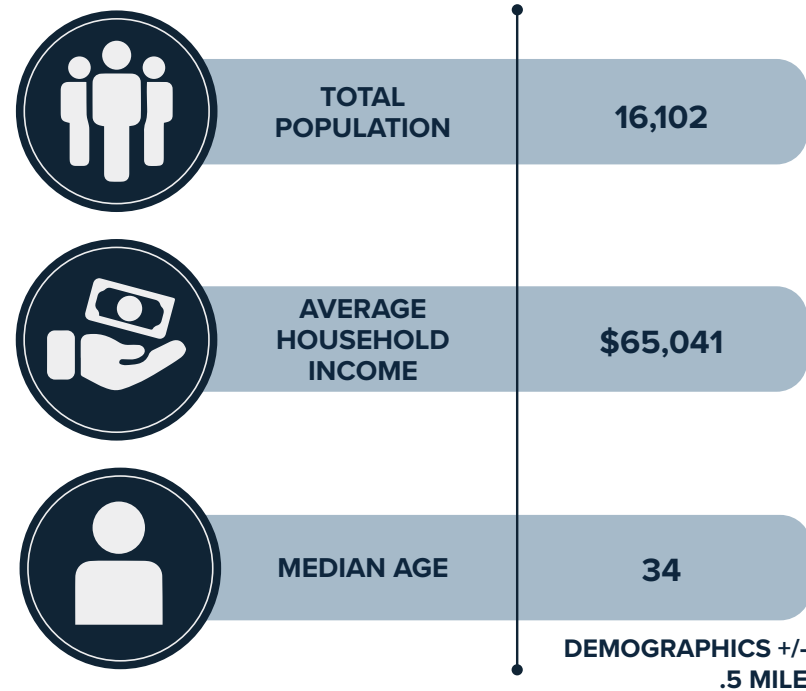
Real World Diabetes Program  
Endoscopy Center  
Gastroenterology  
Laboratory Services  
Oral & Maxillofacial Surgery  
PET/CT Scanners  
Radiology

Temple Heart & Vascular Institute  
Temple Ready Care  
Special Smiles  
Children's Dental  
Management  
IC Laser Eye Care  
Memphis Street Pediatric  
Del Val Maxillofacial & Oral Surgery  
Lifestyle Hearing Corp



## 3254 Tulip St. | Location

- + Port Richmond is a historic neighborhood located in the River Wards section of Philadelphia, Pennsylvania
- + Situated along the Delaware River and bordered by neighborhoods Kensington and Fishtown
- + Well-connected to public transportation, with several bus routes, the Market-Frankford Line, and the Light Rail providing easy access to other parts of the city
- + Home to a variety of restaurants, bars, and shops, including several Polish delis and bakeries that reflect the neighborhood's cultural heritage
- + The neighborhood has seen a recent resurgence in popularity due to its proximity to downtown Philadelphia and its vibrant community of residents and businesses





3254 Tulip St. | Aerial View



Adjacent to the fully occupied, 225,000sf **Commonwealth Campus**, 3254 Tulip Street offers access to a thriving medical community. This location is ideal for healthcare providers.

## 3254 Tulip St. | Area

### Food & Restaurants

- |                        |                          |
|------------------------|--------------------------|
| 1. Momento's Pizza     | 10. Burger King          |
| 2. Johnny B's Pizza    | 11. Taco Bell            |
| 3. Kaku Latin Food     | 12. Applebee's           |
| 4. MoJu's Family Pizza | 13. McDonald's           |
| 5. Yang's Kitchen      | 14. New China Restaurant |
| 6. Domino's Pizza      | 15. Cibao Restaurant     |
| 7. Panda Express       | 16. Kensington Pub       |
| 8. Popeyes             |                          |
| 9. Checkers            |                          |

### Stores, Retail, & Fitness

- |                         |               |
|-------------------------|---------------|
| 1. CVS                  | 4. Burlington |
| 2. Planet Fitness       | 5. Ross       |
| 3. CrossFit Renaissance | 6. Dunkin'    |

3254 Tulip St.



3254 Tulip St. | Transit



MARKET-FRANKFORD

3254 Tulip St.

10 Minutes

P

5 Minutes

+ SEPTA Market Frankford

+ SEPTA Bus Routes

P PARKING



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