



PROPERTY DETAIL

## 8040 Roosevelt Boulevard

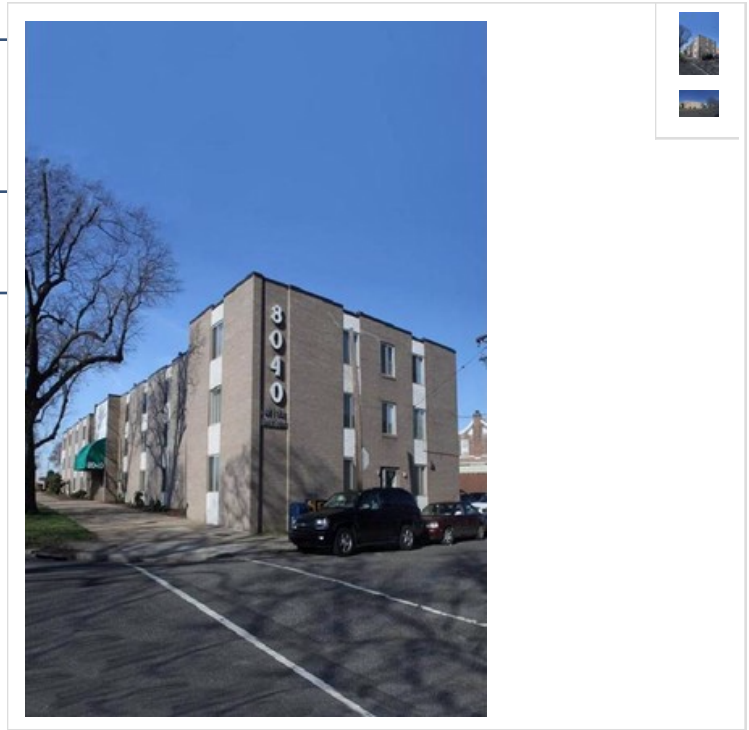
Philadelphia, PA | Northeast Philadelphia

CONTACT

**Andrew F. Conrad** - Senior Associate of Asset Management  
Phone 212-542-2101

BUILDING DESCRIPTION

Upgraded lobby and hallways; Elevators upgraded; Close to major highways; public transportation



| Available Space               | Size SF | Rent/Price   | Term | Available | Lease Type | Status |
|-------------------------------|---------|--------------|------|-----------|------------|--------|
| <a href="#">3 / Suite 303</a> | 450     | Upon Request |      | Immediate | Direct     |        |
| <a href="#">3 / Suite 305</a> | 663     | Upon Request |      | Immediate | Direct     |        |
| <a href="#">3 / Suite 306</a> | 722     | Upon Request |      | Immediate | Direct     |        |
| <a href="#">3 / Suite 307</a> | 965     | Upon Request |      | Immediate | Direct     |        |
| <a href="#">3 / Suite 309</a> | 809     | Upon Request |      | Immediate | Direct     |        |

SPECIFICATIONS

|                            |   |
|----------------------------|---|
| <b>Property</b>            | <b>Type:</b> Existing Office <b>Class:</b> B <b>Tenancy:</b> Multi-tenant |
| <b>Building</b>            | <b>Size:</b> 27,000 sf <b>Year Built:</b> 1965                            |
| <b>Floors</b>              | <b>No:</b> 3 <b>Size:</b> 9,000 sq. ft.                                   |
| <b>Passenger Elevators</b> | 1   |
| <b>Tenants</b>             | Prism Career Institute  |
| <b>Owner</b>               | Smylie and Boulevard LP   |
| <b>Manager</b>             | George Comfort & Sons, Inc.   |