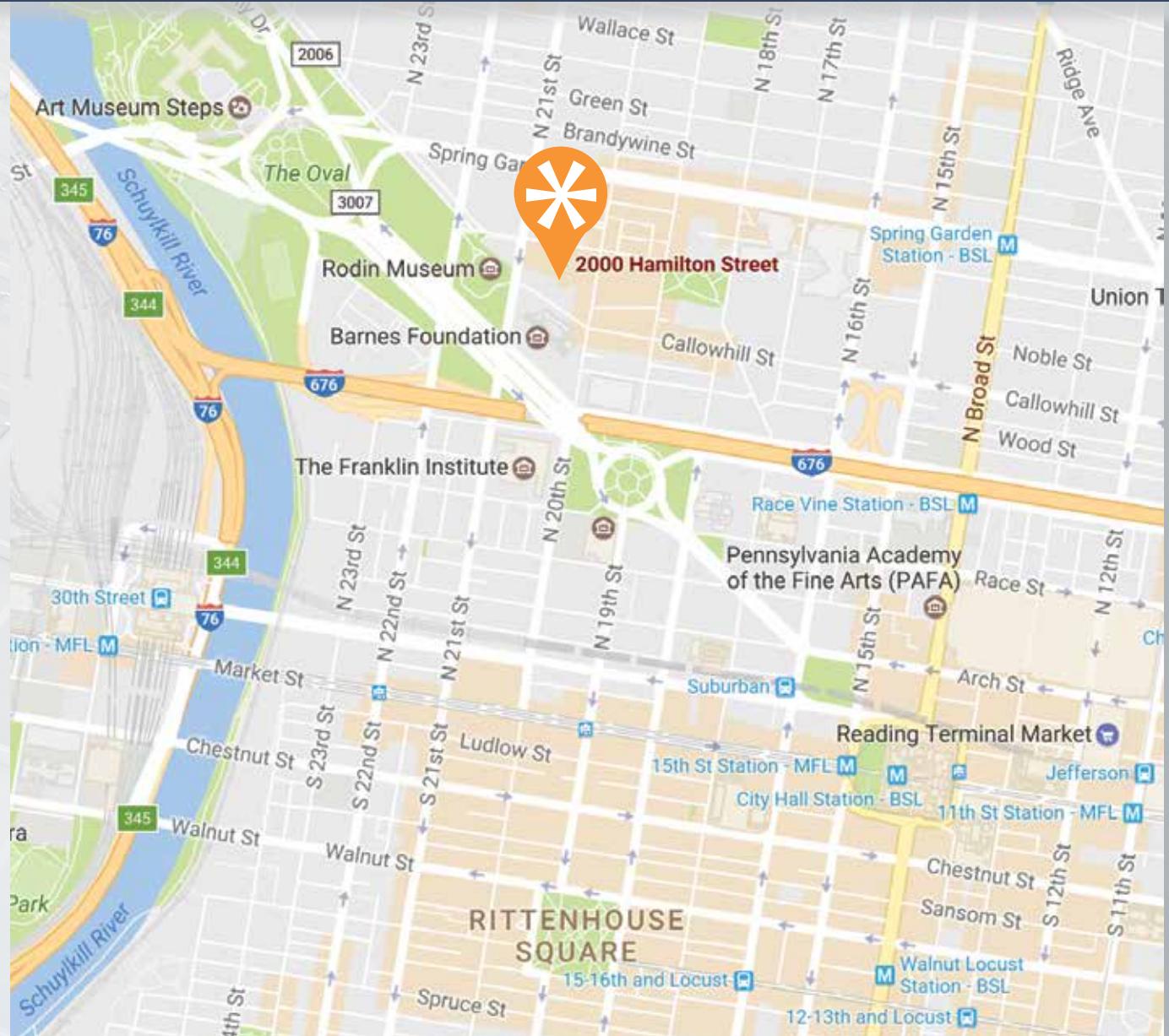


RODIN PLACE 2000 Hamilton, Philadelphia, PA



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FOR LEASE

RODIN PLACE 2000 Hamilton, Philadelphia, PA



Surrounded on all sides by luxury high-rises, condominiums and classic townhomes, Rodin Place is bordered by 20th and 21st Streets, between Hamilton Street and Pennsylvania Avenue. Just steps away from the world-famous Rodin Museum on

the Benjamin Franklin Parkway, this popular neighborhood is home to more than 17,000 residents. This distinctive, mixed-use property underwent a spectacular \$2 million renovation designed by architects at Cope Linder Associates.

RODIN PLACE 2000 Hamilton, Philadelphia, PA

From the colorfully landscaped walkways and arcade shopping level to the marble-lined two-story lobby, the center's dramatic transformation should appeal to any business desiring a dynamic address. An easy walk from Center City and the expanding Logan Square office district, the Philadelphia Free Library, five museums and two colleges. Busy intersections anchor each end of Hamilton Street providing quick and convenient access to the Benjamin Franklin Parkway and the Vine Street Expressway. Existing retailers generate excellent customer traffic. Major bus routes to Center City. Superior construction in steel frame with brick exterior. Fully sprinklered. Tenant-controlled HVAC. High ceilings—17 feet on first floor, up to 22 feet on upper level. Retail arcade at ground level. Underground parking garage on-site; ample neighborhood street parking. Attractively paved walkways, extensive landscaping with new trees and colorful flower plantings. Off-street interior loading docks. 20,000 SF fitness center. On-site property management.



The property is located in close proximity to many of Philadelphia's most well-known museums including the Philadelphia Museum of Art and the Barnes Museum.

Rodin place offers guests and employees the chance to enjoy on site amenities or walk a short distance to the central business district. Rodin place boasts many amenities on site, including Philadelphia Sports Club, Wawa, Rite Aid, and an express mail center. There are also over 150 parking spaces located within the property. Center City, regional rails and subways is located just a short walk from the property.



Retail Tenants:

- ◆ Wawa
- ◆ Domino's Pizza
- ◆ Bright Horizons Day Care Center
- ◆ Dim Sum and Noodle
- ◆ Heritage Nails
- ◆ Hand and Stone
- ◆ Doggy Style Pets
- ◆ Cho Cho San
- ◆ Rite Aid
- ◆ Super Cuts (Coming Soon)
- ◆ Target (Coming Soon)
- ◆ Philadelphia Sports Club
- ◆ Self Service Storage and Shipping
- ◆ Adams Cleaners
- ◆ Fairmount Pediatrics and Adolescent Medicine
- ◆ 110 cap parking indoor; 110 outdoor parking
- ◆ 3 loading areas



Suite 200:

- ◆ 9,224 sf
- ◆ Perfect for office, medical, life sciences or lab user
- ◆ Move-in condition



Suite LL01:

- ◆ 17,000 sf
- ◆ Exposed ceilings
- ◆ Large mushroom columns
- ◆ Access to loading dock
- ◆ Large windows