

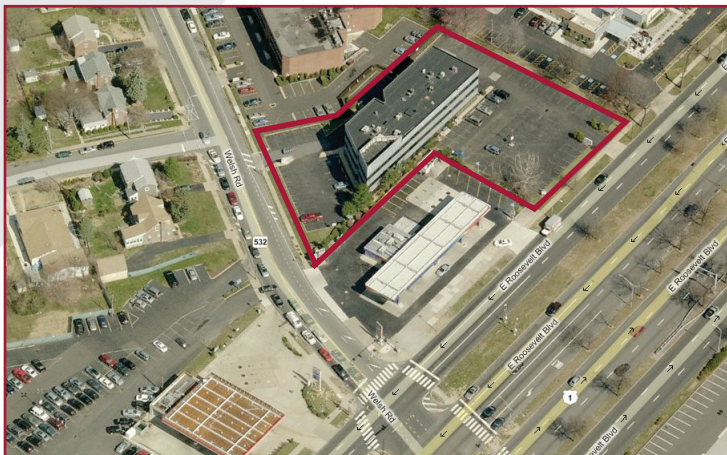
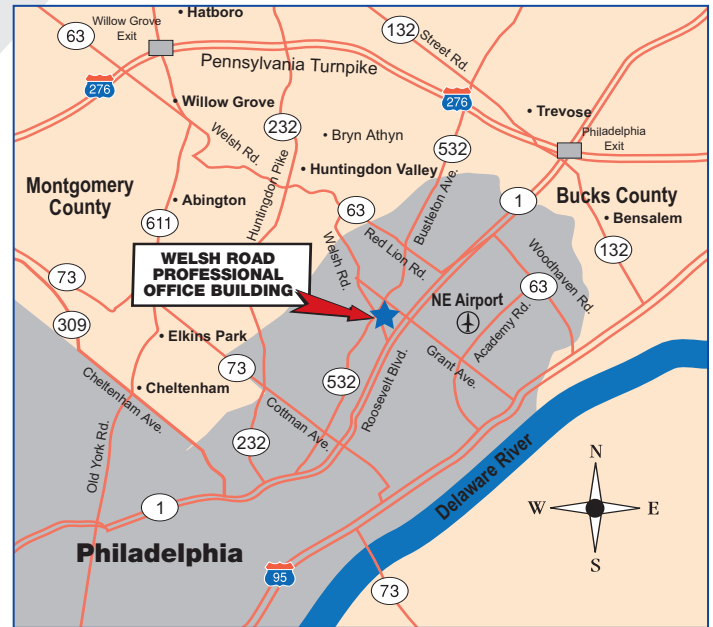
**Sale / Lease  
Office  
Condominium**

**WELSH ROAD PROFESSIONAL  
OFFICE BUILDING**



**2137 WELSH ROAD • PHILADELPHIA, PA**  
(NW CORNER OF ROOSEVELT BOULEVARD (ROUTE 1) & WELSH ROAD)

- Multi-tenant elevator serviced office building with approximately 3,613 square feet available on the third floor divisible to 1,000 square feet.
- Ample on-site parking.
- Prominent illuminated monument signs at both parking entrances.
- Average daily traffic count of 73,687 vehicles on Roosevelt Boulevard (Route 1) and 15,584 vehicles on Welsh Road.
- SEPTA Commuter Bus Service (Routes 1, 14 & 88) to the site connecting to the Regional Rail Line (R3) at the Bethayres Station.
- Strategically located in a dense commercial area with shopping, hotels, restaurants and numerous service establishments with easy access throughout Philadelphia via I-95 over the Woodhaven Expressway (Route 63) and the Pennsylvania Turnpike (I-276).



**Commercial Real Estate Services**

275 Commerce Drive • Suite 104  
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215-886-9400

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