

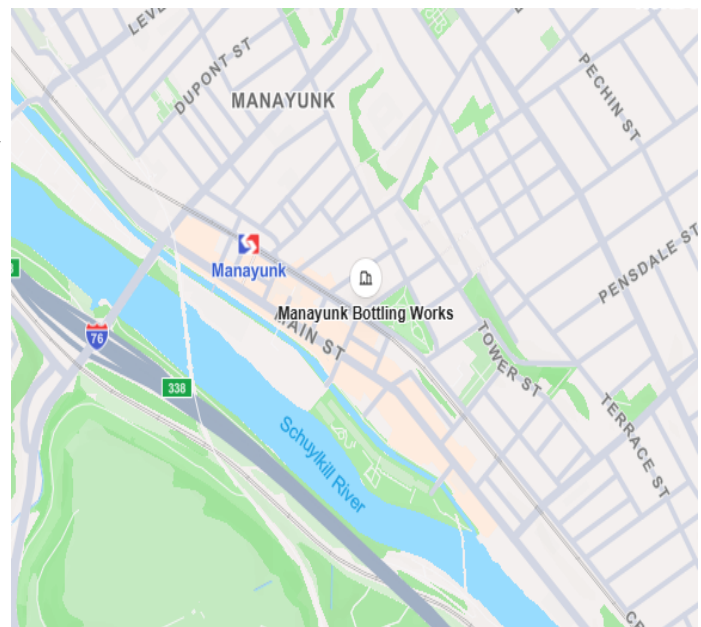
MANAYUNK OFFICE SPACE FOR SALE OR LEASE



120 COTTON STREET, PHILADELPHIA, PA 19127

Property Highlights:

- **Sale price:** \$900,000.00 (entire building—approximately 5,000 SF)
- **Lease price:** \$18.50/SF plus utilities (2,500 SF on the 1st Floor)
- Walkable to restaurants and retail on Main Street in Manayunk
- Easily accessible to public transportation and Interstate I-76
- Garage with one parking space



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