



**\$1.00 PSF**  
**\*BROKER BONUS\***  
 20 Jackson Street  
 Deals Signed Before  
 Memorial Day 2026  
 \*Minimum 6,000SF

**FOR LEASE**  
**Swanson Square**  
 20 Jackson Street  
 38 Jackson Street



**SWANSON SQUARE**

**AVAILABILITIES FROM**

**3,482 - 25,000 SF**

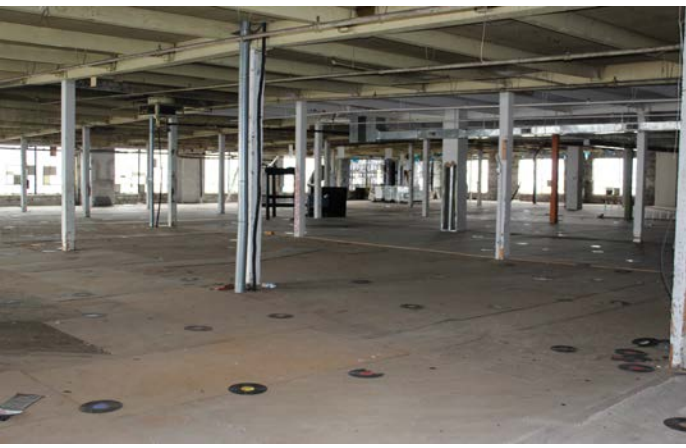
**DIRECT ACCESS TO**



**Get more information**

**Matthew Frederick**, Principal  
 D 215-496-9675 ext 14  
 M 215-805-1493  
 mwf@pernafrederick.com

**Quinn Frederick**, Associate  
 D 215-496-9675 ext 16  
 qlf@pernafrederick.com



## PROPERTY HIGHLIGHTS

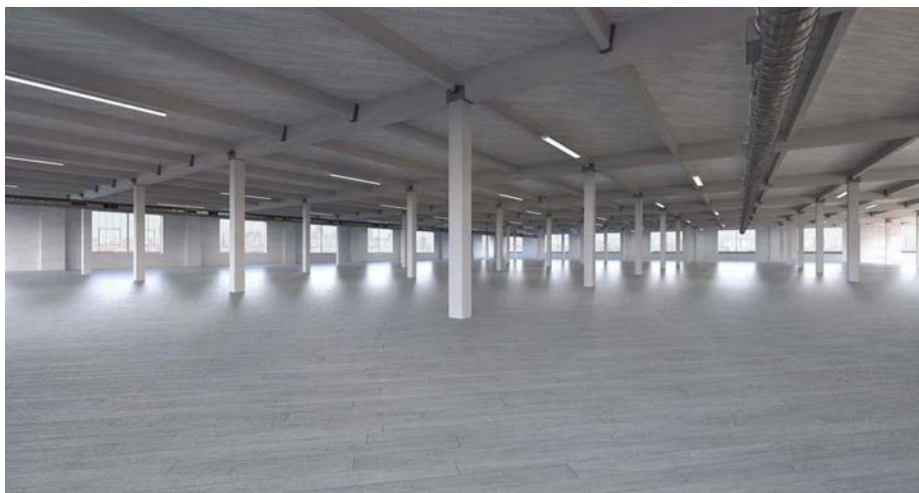
- **20 Jackson Street**  
- 2nd Floor: 24,900 SF
- **38 Jackson Street**  
- 2nd Floor: 3,482 SF



- Minutes from The Ben Franklin and Walt Whitman Bridges, I95, I76, The Vine Street Expressway and Penn's Landing.
- Across from new Swanson Street retail development including tenants: **Lidl, Raising Cane's, Shake Shack, Chase Bank** & more
- 14' ceilings
- Abundance of natural light
- Views of Center City skyline
- On and off street parking readily available
- Passenger & Freight Elevators
- Will consider all office/commercial uses and sizes
- Access to SEPTA Bus Routes 7 and 79



## NEIGHBORING TENANTS



# Availabilities for Lease

**BLDG**

**Size**

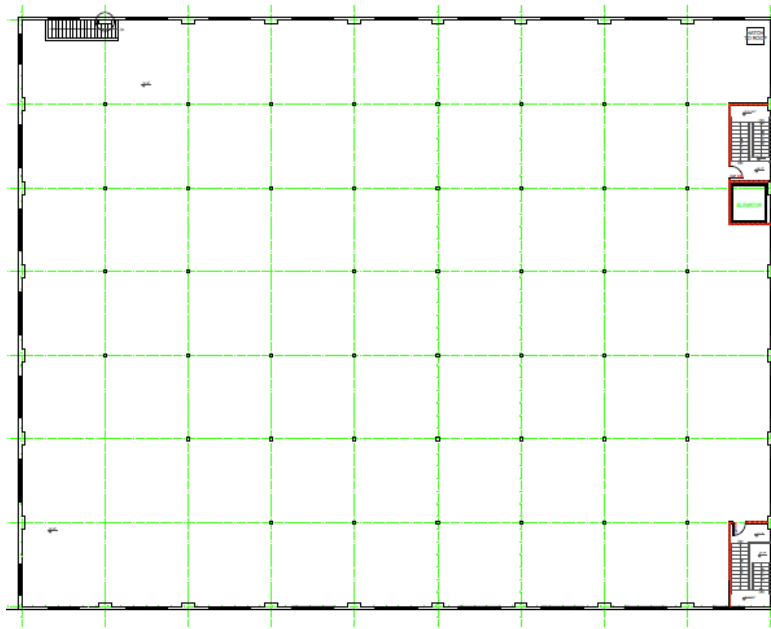
20 Jackson Street

up to 25,000 Square Feet

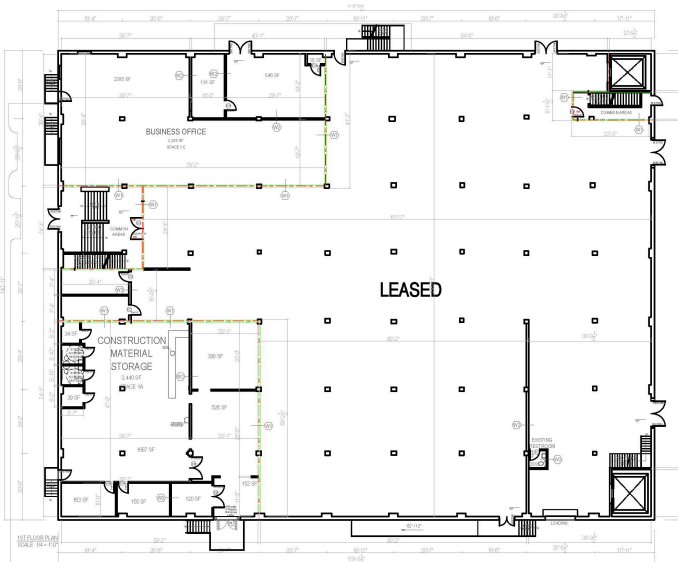
38 Jackson Street

+/- 3,482 Square Feet

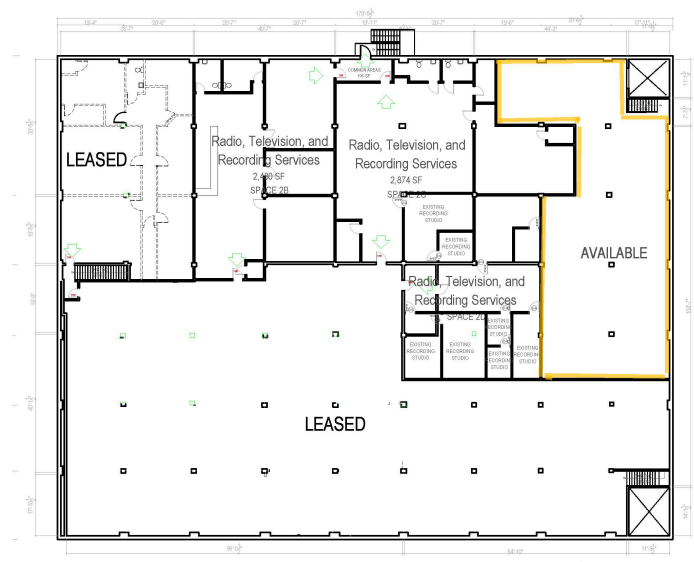
## 20 Jackson Street Up to 25,000 SF



## 38 Jackson Street +/- 3,482 SF



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



JACKSON ST.	K #M\ V ou
h=@ ) - Ch=@ h°	
" - V 7k° VM@ or WALT WHITMAN BRIDGES	6 min
h O	5 min
176 - Schuylkill Expressway	5 min
I95	5 min
h @	min



22 WOLF  
**2300**  
IN-SLACETL EN-HA  
**FLAUNT**  
 FITNESS  
 Miami Shop  
**TPI** Total Plastics Inc.  
 SERVIC  
 USA

38 JACKSON

20 JACKSON  
**SHERWIN WILLIAMS.**

21 WOLF  
 Since 1984  
**Isgro**  
 PASTRIES

GAME CHANGING RETAIL SHOPPING CENTER

Public Storage

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