FOR LEASE

3550 N 9th Street

A 15,000 SF corner loft building in North Philadelphia: three sun-filled floors, one flexible lease, endless possibility.

PHILADELPHIA, PA 19140 • CORNER BRICK LOFT • AVAILABLE NOW



~15,000 SF	3 Floors	CMX-2	1 - 2 - 3
TOTAL SPACE	~5,000 SF EACH	COMMERCIAL ZONING	LEASE YOUR WAY

TOUR IT THIS WEEK - CALL **(917) 699-9941**

THE VISION

Dream bigger. These floors have room.

Tall windows, high ceilings, daylight on every floor. Close your eyes and picture what 3550 N 9th St could become in your hands.

STREET LEVEL - FIRST FLOOR

The Storefront Dream

Your name on a bright yellow corner storefront, where the neighborhood walks by. A restaurant with the smells spilling onto the sidewalk, a showroom people step into, a daycare buzzing with kids - this floor has housed both, on city-approved permits.

$3,000 / month

MIDDLE FLOOR

The Maker's Dream

A workshop, a studio, an open office under tall windows: designers pinning up print, a boxing studio, classrooms, makers building things. Five thousand square feet of daylight big enough to grow a team or a following.

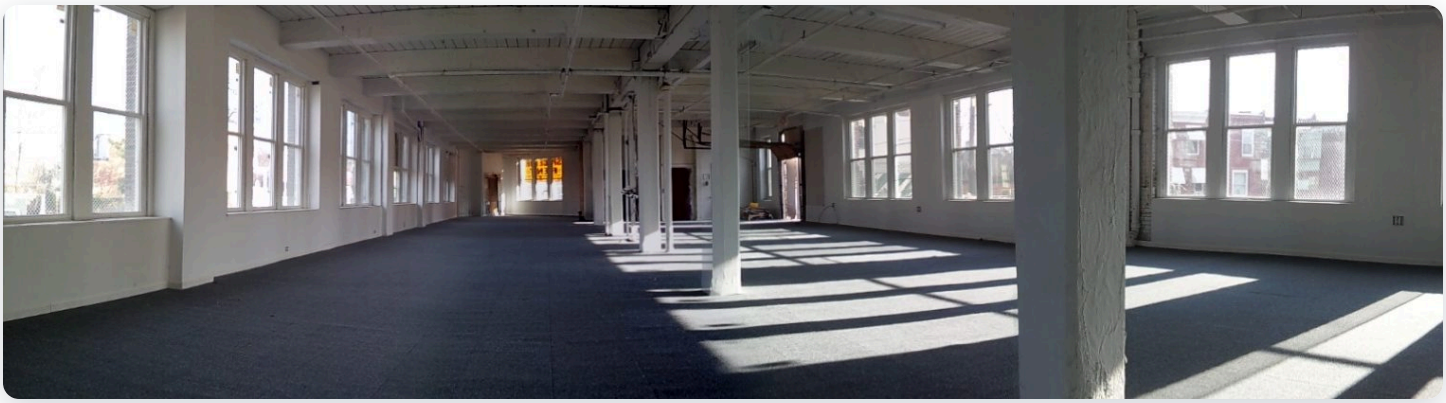
$2,500 / month

TOP FLOOR

The Loft Dream

Your flagship, up high and quiet. Gallery white-cube walls, a photography loft, a headquarters you love showing clients. The light at the top of this building is the kind people write about their address.

$2,000 / month



How your dream gets there

1 **Call (917) 699-9941**
Tell us what you see in this space.

2 **Tour and pick your floors**
One floor, two, or the whole building.

3 **Sign and build**
All floors vacant now. Move at your pace.

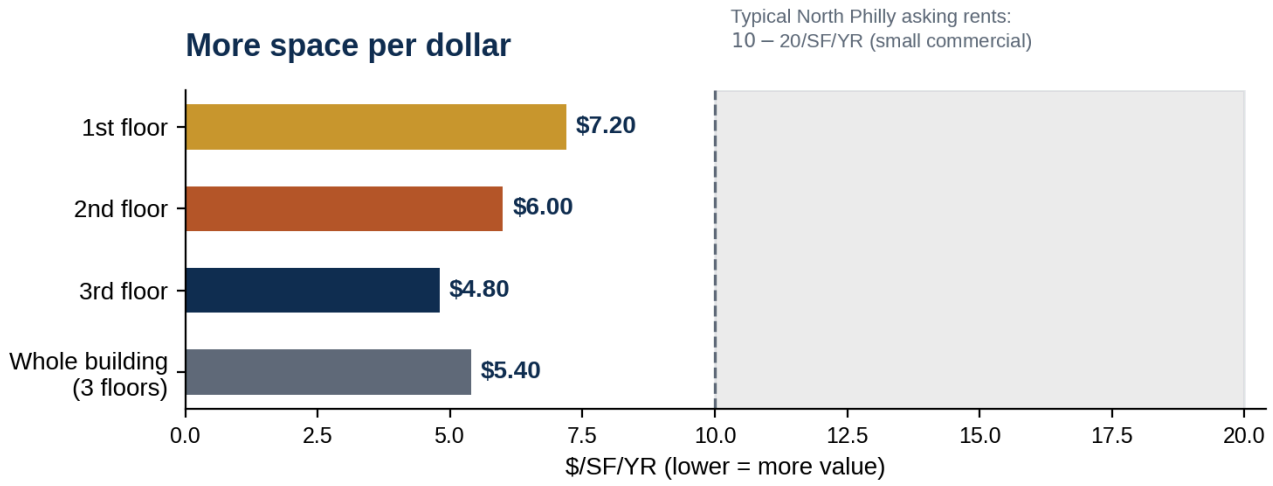
Ideas above are inspiration, not permissions. The first floor previously held city permits for a sit-down restaurant and a daycare; any new use may require zoning review by Philadelphia L&I.

THE NUMBERS

A dream you can actually afford.

Flat monthly rents, flexible divisibility, and a 10% discount when you take the whole building. No fine-print escalations.

SPACE	SIZE (APPROX.)	RENT
First floor - street level	~5,000 SF	**$3,000 / mo**
Second floor	~5,000 SF	**$2,500 / mo**
Third floor	~5,000 SF	**$2,000 / mo**
Entire building - 3 floors BEST VALUE	**~15,000 SF**	**$6,750 / mo**



Effective rent per SF, computed from the listed floor rents on ~5,000 SF per floor. Area reference: small commercial spaces in North Philadelphia ask roughly $10-$20/SF/YR (asking rents observed October 2026).



The 10% whole-building discount saves $750 every month - $9,000 over a year - vs. leasing all three floors at their individual rents.

DETAILS & TOUR

The facts, then the tour.

Address	**3550 N 9th St, Philadelphia, PA 19140**
Building	**3-story corner brick loft, built 1900**
Each floor	**~5,000 SF, open loft + restroom**
Total rentable area	**~15,000 SF**
Zoning	**CMX-2 (Neighborhood Commercial Mixed-Use)**
Divisibility	**Lease 1, 2, or all 3 floors**
First-floor history	**City-approved restaurant (2019), daycare (2012)**
Availability	**Now - all floors vacant**



Street frontage at 3550 N 9th St



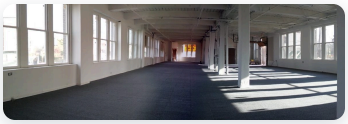
Daylight on every floor



Tall windows, honest loft bones



Open plates, high ceilings



Full-floor open space

FOR TOURS & LEASING INFO

(917) 699-9941

Owner: YGMGM LLC | 3550 N 9th St, Philadelphia, PA 19140

All information is deemed reliable but not guaranteed, and is subject to errors, omissions, change of price, prior lease, or withdrawal without notice. Floor sizes are approximate. Owner does not guarantee any particular use is permitted: prospective tenants must verify permitted uses, zoning, and licensing with the City of Philadelphia before signing a lease.