

For sale or lease

EAST BUILDING | 4147 WOODLAND AVE, PHILADELPHIA, PA 19104

4,715 SF two story office building
in the heart of Philadelphia's Spruce Hill Historic District



Built in 1900 and renovated in 2006, the East Building formerly housed the offices for the Department of Humanities for Saint Joseph's University. The East Building sits on a 2,838 square foot lot and features frontage along both Woodland Avenue and 42nd Street. The Property boasts a strategic location with over 10 bus stops in a two-block radius and is within walking distance to the 40th Street Trolley, providing exceptional local and regional accessibility.





EAST BUILDING

The East Building is a 2-story administration building which houses the offices for the Department of Humanities. It was built in 1900 and most recently renovated in 2006.

Property Overview

BUILDING NAME	East Building
ADDRESS	4147 Woodland Ave & S 42nd St
CITY, STATE	Philadelphia, PA
YEAR BUILT	1900/2006
BUILDING SF	4,715
CURRENT USE	Offices
ZONING	CMX-1
STORIES	2
CEILING HEIGHTS	13.5 feet

Construction Details

FOUNDATION	Concrete
FRAME	Masonry
FLOORS	Concrete
EXTERIOR WALLS	Stucco
ROOF	Flat

CMX-1 Commercial - Mixed-Use

Description

CMX-1 is intended for small-scale, low- impact, neighborhood-serving commercial uses.

Permitted uses

- Public, Civic, and Institutional
- Adult Care
- Family Child Care
- Group Child Care
- Libraries and Cultural Exhibits
- Religious Assembly
- Safety Services
- Transit Station
- Building or Tower-Mounted Antenna

Office

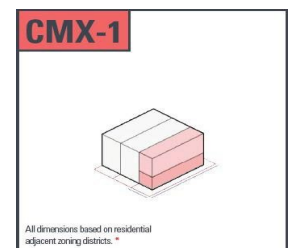
- Business and Professional
- Medical, Dental, Health Practitioner
- Sole Practitioner
- Government

Conditional uses

- Public, Civic, and Institutional
- Child Care Center
- Utilities and Services, Basic
- Freestanding Tower

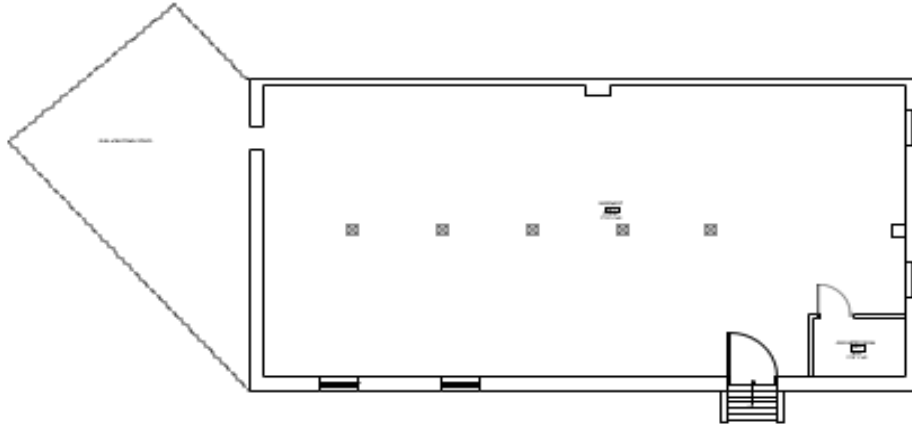
Office

- Medical, Dental, Health Practitioner
- Group Practitioner

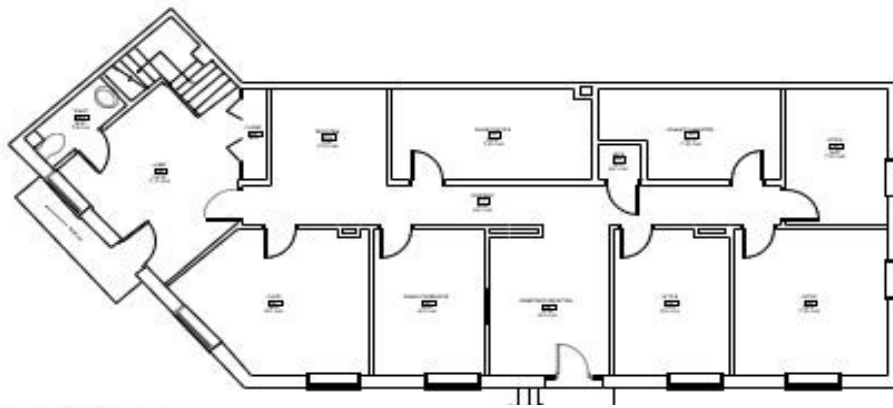


FLOOR PLANS

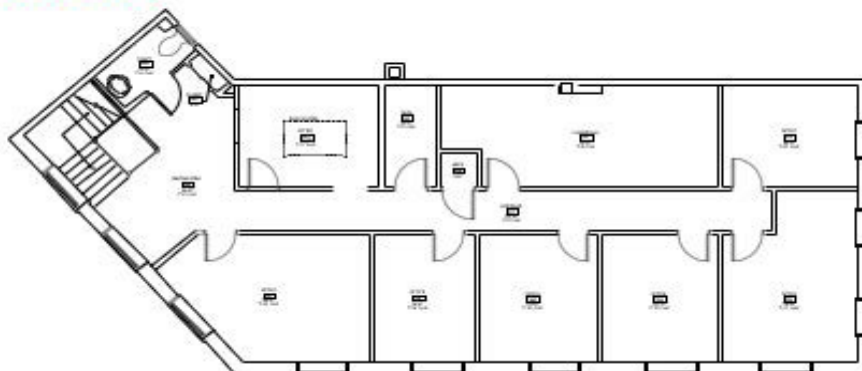
Basement



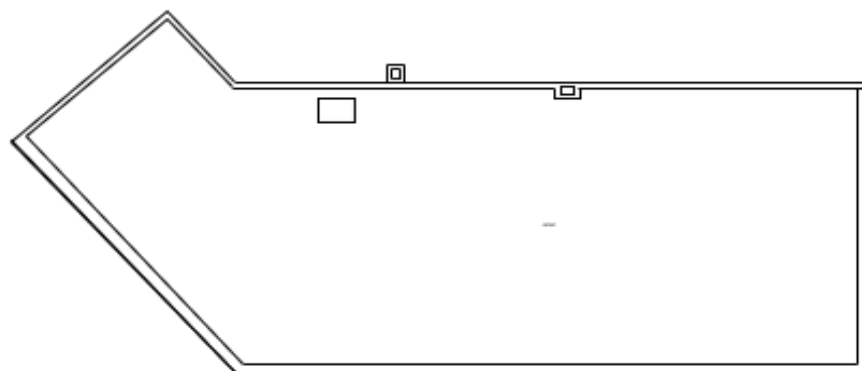
First Floor



Second Floor



Roof





Ucity Square

Developer: Wexford Science and Technology
Uses: Lab, Office, Clinical, Education, Multifamily & Retail



30th Street Station District

Developer: Amtrak
Uses: Lab, Office, Clinical, Multifamily, Retail, Transportation & Public Space



Schuylkill Yards

Developer: Brandywine Realty Trust
Uses: Lab, Office, Clinical, Multifamily & Retail



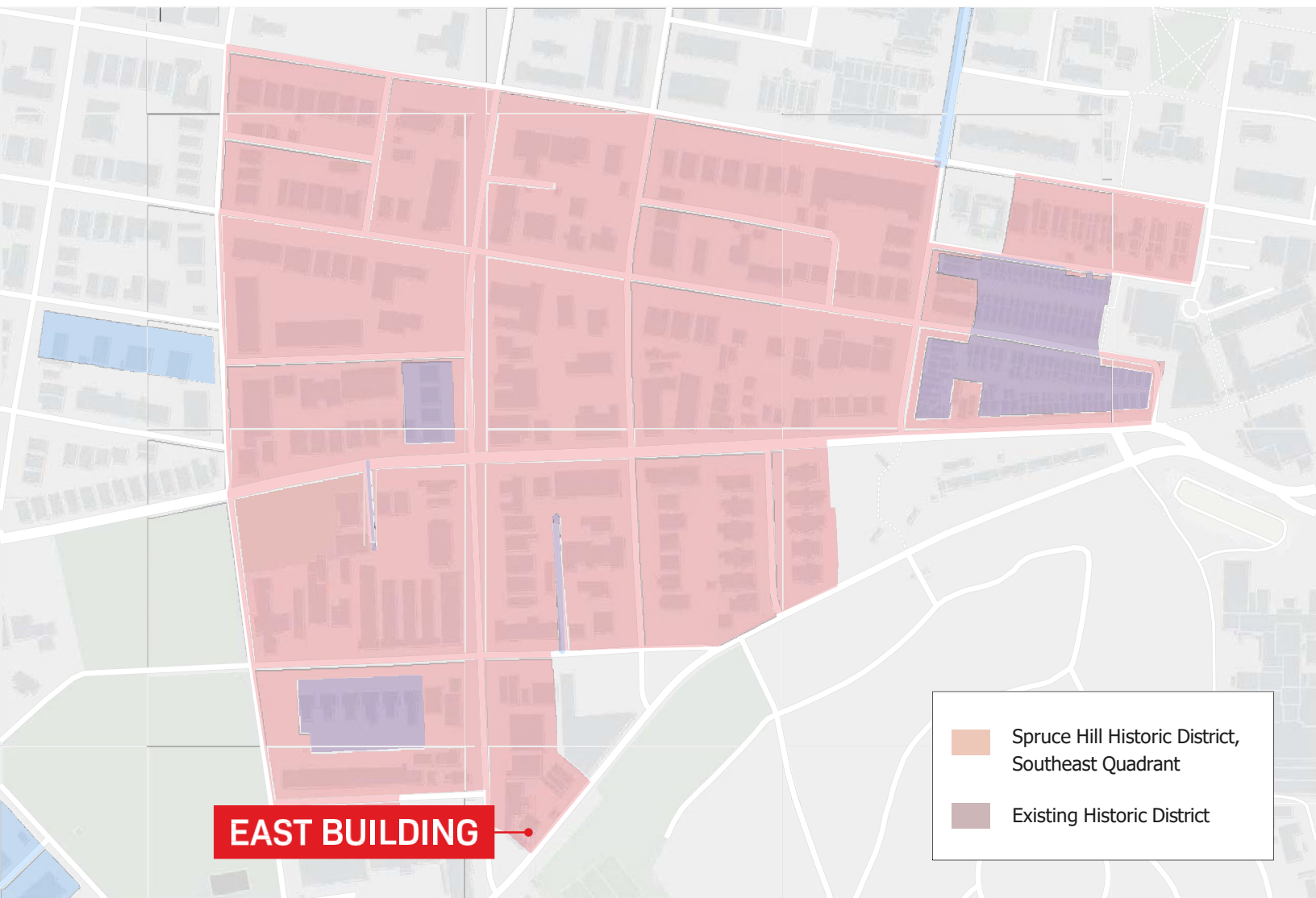
SPRUCE HILL HISTORIC DISTRICT

Southeast Quadrant

East Building is located within the Spruce Hill Historic District, Southeast Quadrant. The district was recently approved by the Philadelphia Historical Commission in July 2024 and represents one of the nation's best-preserved collections of Victorian-era residential architecture from the mid-19th to early 20th centuries. It showcases the evolution of one of America's first streetcar suburbs in West Philadelphia. The district is significant for its historical development as a community and for its wealth of high-quality examples of architectural styles from the 1850s-1930s, including Italianate, Queen Anne, Colonial Revival, and others.

The area's transformation from rural farmland to urban residential development was enabled by rapid innovations in transportation, particularly omnibuses and horse-drawn streetcars in the 1850s-60s followed by electric trolleys. Early suburban villas and mansions for wealthy families gave way to denser rowhouse and twin house developments as the area became more accessible.

Key features include the picturesque compositions of houses along blocks like Woodland Terrace, hierarchical developments with larger houses on main streets and smaller ones behind, and early 20th century apartment buildings. While some changes have occurred, especially along the northern edge, the district overall retains high architectural integrity that conveys its historic character as an extension of Victorian Philadelphia. Its remarkable ensemble of significant buildings makes it worthy of listing on the Philadelphia Register of Historic Places.





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