

RENTALS

THREE BEDROOM HOMES/APARTMENTS

2437 Christian Street.....\$2,295+util (Electric, Gas, Water)

Beautifully renovated three bedroom home in Graduate Hospital area within walking distance to UPENN, Center City, Rittenhouse Square, restaurants, gym, shopping. The first floor features a large open space the living room, dining room, and a kitchen with dishwasher and refrigerator. Good size bedrooms on second and third floors & original wood floors throughout. Two full bathrooms with newer vanity cabinets & laundry room. Cemented basement for additional storage, private fenced in outdoor space with a roof deck! **Cat OK / Small dog under 20 pounds OK with deposit. By appointment only. Available 06/15/17.**

2228 Christian Street, 2/3rd Fl.....\$2,500+util (Electric, Gas)

Freshly painted spacious bi-level four bedroom, one and a half baths apartment (approx. 1800 SF) with central air, stunning refinished exposed brick, stylish ceiling fans, kitchen with solid cherry cabinets and granite counter tops, dishwasher and breakfast bar. Second floor has a large master bedroom with a half bath and ample closet space. The third floor features three very good sized bedrooms with brand new wall to wall carpeting and a full bath. Shared rear patio/garden with plant bed, coin operated laundry facilities in the building. Energy efficient gas heating and hot water system. Within walking distance to Center City, South Street, Filter and Rittenhouse Square, the University of Pennsylvania and Drexel. **Sorry, NO PETS. By Appointment Only. Available 07/15/17.**

TWO BEDROOM HOMES/APARTMENTS

625 S. 17th Street, 3rd Fl.....\$1,695+util (Electric, Gas)

Large, bi-level , third floor two bedroom apartment on 17th & Bainbridge St , in the heart of Graduate Hospital, within walking distance to Center City, Rittenhouse Square, Broad St Subway, theaters and restaurants . Large kitchen with ceramic tile floors, plenty of cabinets, washer and dryer, large pantry and coat closet and a private deck (!) off the kitchen. Living room with refinished parquet hardwood floors and a wood burning fireplace. Two good size bedrooms on the upper level with brand new wall to wall carpeting and custom closets, nice sitting area and a ceramic tile bathroom. Central air, built in firewood storage and plenty of original details. **Available 05/25/17. Sorry, No Pets. By appointment only.**

751 S. 16th Street, 3rd Fl.....\$1,425+util (Electric, Gas)

Nice two bedroom apartment (approx 800SF) located on 16th Street between Fitzwater and Catharine Streets with hardwood floors in the living room and wall-to-wall carpeting in the bedrooms. Lots of closet space, ceramic tile bath, and oak eat in kitchen, full size refrigerator, gas range and central air. Walking distance to Center City two blocks from South Street and Broad Street close to major shopping and transportation. Coin operated laundry available across the street. **Sorry, NO PETS. By Appointment Only. Available 06/10/17.**

RENTALS

TWO BEDROOM HOMES/APARTMENTS CONT'D

750 S. 16th Street, 1st Fl.....\$1,750+util (Electric, Gas)
First floor two bedroom apartment in Graduate Hospital. Original, beautifully refinished hardwood floors in the living room and front bedroom, high ceilings, original decorative molding around ceiling light, faux fireplace mantels. Large brand new eat in kitchen with granite countertops and all appliances (stove, fridge, dishwasher, garbage disposal). Ceramic tile bathroom, ceiling fans, private fenced in rear yard, central air, coin operated laundry and additional storage unit in the basement. Located within walking distance to all major shopping and transportation, Rittenhouse Square and Broad St subway. **Pets negotiable with deposit (\$250 cat/\$350 dog).** Available 06/10/17. **By appointment only.**

1609 Bainbridge St, 2nd Fl.....\$1,675+util (Electric, Gas)
Modern two bedroom apartment in the Graduate Hospital area, walking distance to Rittenhouse Square, Broad Street subway, major shopping and transportation. This recently renovated apartment has hardwood floors throughout, modern ceramic tile bath, nice kitchen with granite countertops and a full size refrigerator and central air conditioning. Washer and dryer in unit. One bedroom is bigger than the other. **One cat OK with \$175 deposit.** Available 07/01/17. **By appointment only.**

1718 Montrose St, 1st Fl.....\$1,525+util (Electric, Gas)
First floor two bedroom apartment in the Graduate Hospital area, located between 17th & 18th, one block south of Christian Street, walking distance to Center City, close to major shopping and transportation. Large living room with hardwood floors, nice kitchen and two good sized bedrooms with brand new carpeting and plenty of sunlight. Central air conditioning, access to a large cemented backyard. Washer/Dryer in unit. **Pets negotiable with deposit (\$175 cat/ \$350 dog).** **By Appointment Only.** Available 07/11/17.

764 s. 15th St, 1st Fl.....\$1,795+util (Electric, Gas)
Renovated two bedroom apartment in Graduate Hospital area, walking distance to major shopping and entertainment, Center City. Large kitchen/living room area with hardwood floors and plenty of natural light, two good size bedrooms and ceramic tile bath. Full access to basement with washer and dryer, large back yard, central air. **Available 07/11/17. By appointment only. Sorry, No Pets.**

1037 S. Cleveland St.....\$1,650+util (Electric, Gas, Water)
Modern two bedroom home with a large private yard in Graduate Hospital area (18th & Washington Ave). Living room with Konecto flooring and exposed brick, & central air conditioning. Newer kitchen with stove, dishwasher and refrigerator on the first floor. Second floor has two bedrooms (one bedroom 11x14; the other 9x13) with plenty of closet space and wall to wall carpeting and a full bathroom. Full unfinished basement with washer & dryer. **Pets negotiable with deposit – \$150 Cat/\$300 Dog. By appointment only. Available 07/11/17.**

1611 Bainbridge St, 2nd Fl.....\$1,575+util (Electric)
Two bedroom apartment (750 sq ft) on Bainbridge Street, walking distance to restaurants, theaters, Broad St subway, Rittenhouse Sq. Sliding doors that face north from the living room with views of the Center City Philadelphia skyline. Cherry cabinets in the kitchen with granite countertops; washer, dryer, dishwasher and garbage disposal. Carpeting in bedrooms, high efficiency central air and heating system, ceramic tile bathroom. **By appointment only. Available 07/11/17. Sorry, No Pets.**

RENTALS

ONE BEDROOM APARTMENTS

1620 Fitzwater St. 3rd Floor.....\$1,350+util Gas & Electric)

Modern one bedroom apartment in Graduate Hospital area! Walking distance to Rittenhouse Square, Center city, UARTS and all major shopping, entertainment and transportation. Hardwood floors throughout, exposed brick walls in the living room and kitchen area. Large living room, modern eat in kitchen, and ceramic tile bathroom . The bedroom is in the rear. All rooms are cable wired, central air and a designated washer & dryer for the unit. **Sorry, no pets. By appointment only. Available 06/08/17.**

1511 Catharine St, 1st FL.....\$1,050+util Gas & Electric)

This spacious first floor one bedroom apartment is located in the Graduate Hospital Area. Nice kitchen with plenty of cabinet space, ceramic tile floor throughout with central air & ceiling fans. Close to shopping and public transportation. **Pets OK with deposit (\$150 Cat/\$300 Dog). Available 07/08/17. By appointment only.**

2047 Christian St, 1R.....\$965+util Gas & Electric)

Junior one bedroom apartment (Approx 550 sq ft) in the Graduate Hospital Area! Living room & dining room combination and one small bedroom with Konecto wood flooring throughout. Tenants have access to coin operated laundry in the basement. **Available 07/08/17. Pets negotiable with deposit (\$175 cat/\$350 dog). By appointment only.**

1632 Montrose St, 1st FL.....\$1,175+util Gas & Electric)

Rarely offered first floor one bedroom apartment (approx 600 SF) located between 16th & 17th, just one block south of Christian Street, walking distance to Center City, close to major shopping & transportation. Modern kitchen with oak cabinets, all ceramic tile floors, central air, private yard, washer and dryer. Small dog or cat negotiable with deposit. **By Appointment only. Available 07/08/17.**

744 S. 15th St, 3F.....\$975+util Gas & Electric)

Nice one bedroom (Approx 475 sq ft) with plenty of natural sunlight, konecto flooring, newer kitchen, air conditioning. Coin operated laundry in the basement and access to a shared rear patio. Only three blocks from the Broad street subway, one block from Broad street, & walking distance to Center City! **Cat OK with deposit (\$175). By Appointment Only. Available 07/08/17.**

750 S. 16th Street, Unit B (2R).....\$1,095+util (Electric, Gas)

Junior one bedroom apartment (400 sq.ft) within walking distance to Center City, Rittenhouse Square & Broad Street subway. Air conditioning, eat in kitchen with full size appliances, large living room with plenty of light, ceramic tile bathroom & hardwood floors throughout. Coin operated laundry facilities in the building. **Sorry, NO PETS. By appointment only. Available 07/08/17.**

744 S. 15th St, 1F.....\$975+util Gas & Electric)

Junior one bedroom apartment with Konecto flooring, eat-in kitchen & 9+ foot ceilings. Shared yard and coin operated laundry in the basement. Great location, only minutes to Center City Philadelphia, walking distance to bars, restaurants, theaters and shopping. **One Cat OK with deposit (\$175). By Appointment Only. Available 08/05/17.**

RENTALS

STUDIO APARTMENTS

2228 Christian St, Apt 1R.....\$825+util (Electric, Gas)
Modern first floor efficiency apartment (350 sq ft) with newer Konecto flooring located in a three unit apartment building with air conditioning, shared sunny rear yard and coin operated laundry on the premises. Within walking distance to Center City & UPENN, bars, restaurants, grocery store, City Fitness. **By Appointment only. Available 06/15/17. Single occupancy (one person per apartment) only. One Cat OK with deposit (\$150).**

2047 Christian Street, 2R.....\$865+util (Electric, Gas)
Recently renovated bright and sunny efficiency apartment (approx. 300 SF) in Graduate Hospital with great views of the Center City skyline, Konecto flooring and updated kitchen with solid oak cabinets. Coin operated washer & dryer in the building & air conditioning. Walking distance to UPENN, Rittenhouse Square, Center City. **Rent includes hot and cold water. Cat OK with deposit (\$150). Tenant pays gas & electric. By Appointment Only. Available 06/06/17.**

OFFICE SPACE

2216 South St. 2nd Floor Rear \$650 (includes utilities)
300 sq.ft. of modern **office space** located on the second floor rear of a three story walk up building. Wall to wall carpeting throughout, track lighting, wired for internet, private ceramic tile bathroom and a supply closet. The building is located on one of the busiest blocks of South St, has sprinkler system and burglar/alarm monitoring, energy efficient central air and gas heat, thermal double pane windows. **All utilities are included. Available NOW. By appointment only.**

OFFICE SHARE

2216 South St. 2nd Floor Front
Beautiful Spacious 2nd floor office. Large Bay window, stylish lounge area, includes coffee station with fridge etc. Central air, beautiful natural lighting with great view. *Can be furnished with desks and chairs. Renter may bring his/her own furniture if you prefer. We are a small interior design company. We occupying one of three large desk spaces in the office and looking for easy-going young professionals to join us. We are seeking two office mates to share our office space with. Looking for "9-5:00-ers". Sublets are not allowed. Move in date flexible. First months + security. (credit check required at landlord's request) Serious Inquiries only. Email us for more information. support@henckdesign.com & 215-239-3045 .

***For all apartment showings, please contact Toffer Mihalka by phone or text at (215) 303-6704 or by email at Toffer@bestcityhomes.com ***

REQUIREMENTS

THREE MONTHS RENT REQUIRED TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$35.00 AND IS NON-REFUNDABLE. WE CHECK YOUR CREDIT, RENTAL & EMPLOYMENT HISTORY. INCOME QUALIFICATIONS: YOUR MONTHLY GROSS INCOME SHOULD BE AT LEAST **THREE** TIMES THE AMOUNT OF MONTHLY RENT. UNLESS NOTED IN THE AD AS PET FRIENDLY REGRETFULLY OUR POLICY IS NO PETS ARE ALLOWED IN ANY OF OUR RENTALS.

SAMPLE LEASES ARE AVAILABLE UPON REQUEST PRIOR TO SUBMITTING AN APPLICATION.

ALL GAS HEAT UNITS REQUIRE PURCHASE OF THE PGW PARTS & LABOR PLAN WHICH RUNS APPROXIMATELY \$110/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING www.pgworks.com.

THIS LIST IS SUBJECT TO CHANGE WITHOUT NOTICE