

Momentum continues at Falls Center

Iron Stone Real Estate Companies (“Iron Stone”) announced that the Dr. Gertrude A. Barber National Institute (“Barber”) has signed a new lease at Falls Center, located at 3300 Henry Avenue in East Falls. Barber is moving its local operations into 20,000 square feet at Falls Center, which was the home of the historic Women’s Medical College and the former MCP Hospital.

Iron Stone also announced that the new Eastern University Academy Charter School formally opened on September 1 with approximately 100 students from grades seven and nine. In addition, Les Petits Cherubs Learning and Child Care Center recently opened its doors and is currently enrolling children.

Falls Center has seen very strong leasing activity in recent months, with 210,000 square feet of leased space to date. In July Iron Stone also brought in a new investment partner, Chevron U.S.A., Inc., and closed a significant construction loan from Maryland-based Capital Source to complete the build out of the professional office portion (approximately 350,000 square feet) of Falls Center. Chevron is investing equity in the project as a result of the historic rehabilitation tax credits generated by the investment (Falls Center is listed on the National Register of Historic Places).

“Our new refinancing demonstrates the confidence that the market and our partners have in the Falls Center project,” said Andrew Eisenstein, Managing Director, Iron Stone Real Estate Companies. “We will now be able to complete the build out of the office portion at

Falls Center and continue to make improvements to our campus that benefit our tenants and the greater community.”

Current tenants at Falls Center include Elwyn Seedlings (a pre-school program serving children on the autism spectrum), The Visiting Nurse Association of Greater Philadelphia, a pediatric clinic operated by St. Christopher’s Hospital for Children, and a variety of for-profit medical, clinical and administrative offices. In addition, the legendary Philadelphia artisan gelato maker Capogiro, which operates a state of the art 12,000 square-foot manufacturing facility at Falls Center, is getting ready to open a retail location in the historic Gatehouse on Henry Avenue. A full service fitness center with health, beauty and wellness services and a new senior center are also slated to join the lively mix of tenants at Falls Center.

Falls Center is situated on 12 landscaped acres with panoramic views of the entire city. Its location on Henry Avenue and proximity to the junction of Route 1 and I-76 provides easy access to anywhere around the city. The complex consists of four main buildings, a smaller gatehouse at the main entrance and a 500-space multi-level parking garage along with 600 surface parking spaces. The facility was previously home to the historic Women’s Medical College, the first medical school for women in the United States.

The master redevelopment plan for the site includes market-rate rental apartments; leased office including commercial, educational, medical, hospice and laboratory sciences

space; a independent senior living apartments; and convenient retail.

Falls Center maximizes the built-in infrastructure and location advantages offered by the site to create a vibrant mixed use facility. For more information, please visit www.falls-center.com.

Iron Stone is a group of investment companies that finds the hidden potential in real estate assets and turns that potential into reality. Iron Stone’s principals are creative problem solvers, reliable partners, savvy developers and hands-on asset managers who have consistently created value for their investors over the years.

Iron Stone’s target acquisitions include commercial, residential, retail, hotel, industrial, office and mixed-use properties in Philadelphia and surrounding counties. The properties contain untapped possibilities for adaptive reuse, renovation or market repositioning. Iron Stone brings the project development expertise, the property management experience and the financial capacity

necessary to realize the value of its investments. For more information, visit www.iron-stone.com.

Since 1952, the Barber National Institute has offered a complete range of services for children and adults with developmental disabilities and their families that includes early intervention for infants and toddlers, an inclusive preschool, an Autism Center of Excellence, an approved private school, job training and placement, residential options including community group homes, lifesharing and supported living programs, in-home services, specialized therapies and behavioral therapy, a creative arts program and a retirement center. For more information, visit <http://www.barberinstitute.org/>

Eastern is a Christian University of the arts and sciences that enrolls approximately 4,000 students in its undergraduate, graduate, professional, urban, international, Ph.D. and Seminary programs. Visit www.eastern.edu.

Les Petits Cherubs is a licensed, private learning and child care center, operating year-

round Monday thru Friday, 6:00 am to 6:30 pm. The Center offers a limited number of enrollments to children of 6 weeks through 13 years old, including infant, toddler, pre-school, pre-kindergarten and kindergarten programs, before and after care programs for school age children through 13 years of age, along with a Summer Camp program and holiday care program. For more information, visit <http://www.lespetsitscherubs.net/>

HJS police fundraiser success

On Oct 11, the Henry James Saloon, 577 Jamestown Ave., conducted their second annual fundraiser to benefit the Police Survivor’s Fund, raising over \$5,000. The Henry James Saloon management would like to thank their employees, members of the Philadelphia Police Department and everyone who turned out to support this worthwhile event.

FALLS PEDIATRIC & TEEN CARE



Dr. Dhand, Sandy, Joan, Marie and Dr. VanDerhei
EVENING HOURS AVAILABLE BY APPOINTMENT

One Falls Center (formerly MCP),
3300 Henry Ave.
215-842-7415

Most major
Insurance plans
Accepted

Convenient to
public transportation
Free off street parking

- Care for children from birth to 21 years of age
- No teaching clinic
- Both doctors are Board Certified Pediatricians
- Can admit to St. Christopher’s or Children’s Hospital
- Formerly known as Temple Pediatrics