PRESENTED BY EQUITY CRE

THE GIO
FOR LEASE: MIXED-USE NEW CONSTRUCTION
2630 W Girard Ave, Philadelphia, PA 19130

EQUITY CRE

PROPERTY FEATURES & DETAILS

- New construction retail space located beneath 160 residential units
- Situated 1 block north of the well established Fairmount neighborhood
- Steps from SEPTA Rte. 15 & other public transit
- 1st Floor: 3,001 SF
  - 16’ ceilings floor to beam
- Lower Level: 6,700 SF
  - 9’ ceilings
  - Exclusive elevator & staircase
- 316 Residential Units within ~1-2 block radius
- Ability to vent

ALLIANCE HP

Experienced, well capitalized ownership.

Visit: www.alliancehp.com

CONTACT

CONOR TUNNO

ctunno@equitycre.com

DIRECT 484.531.2004

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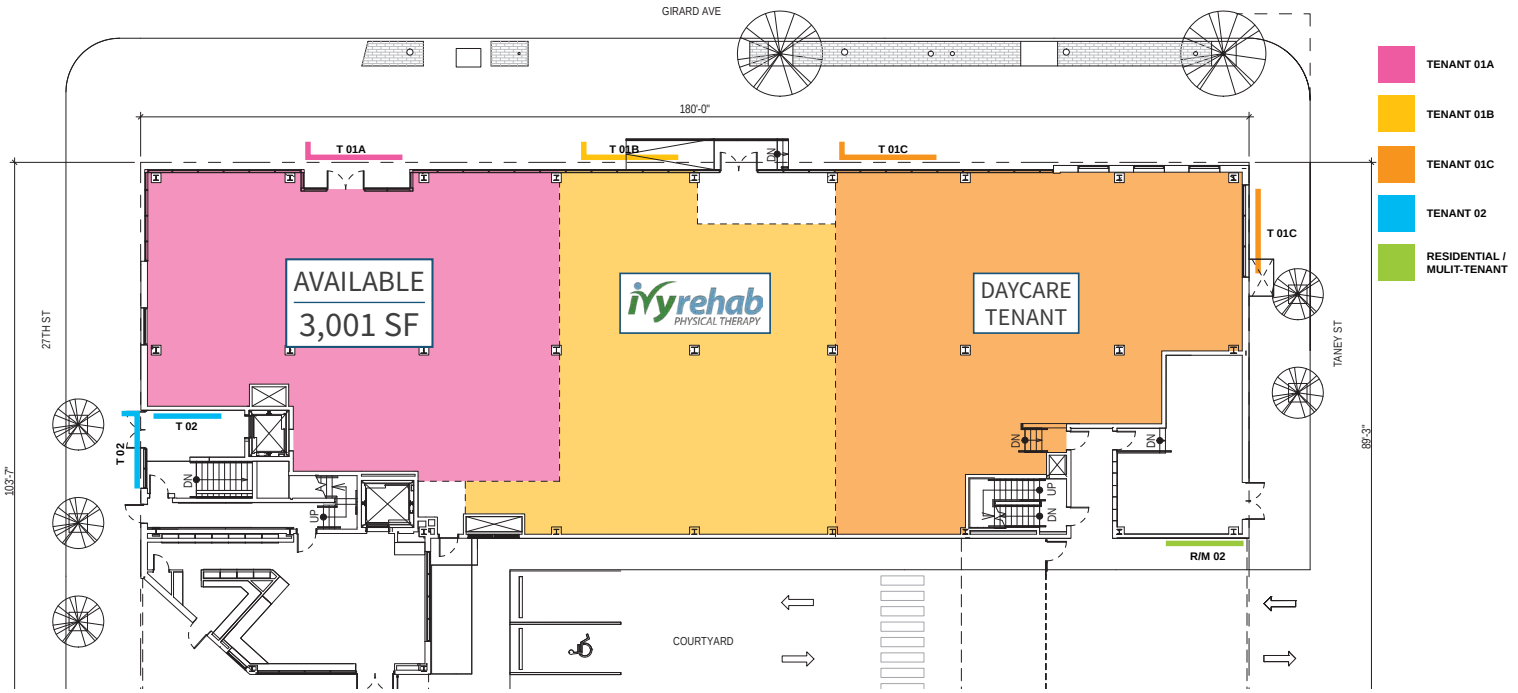
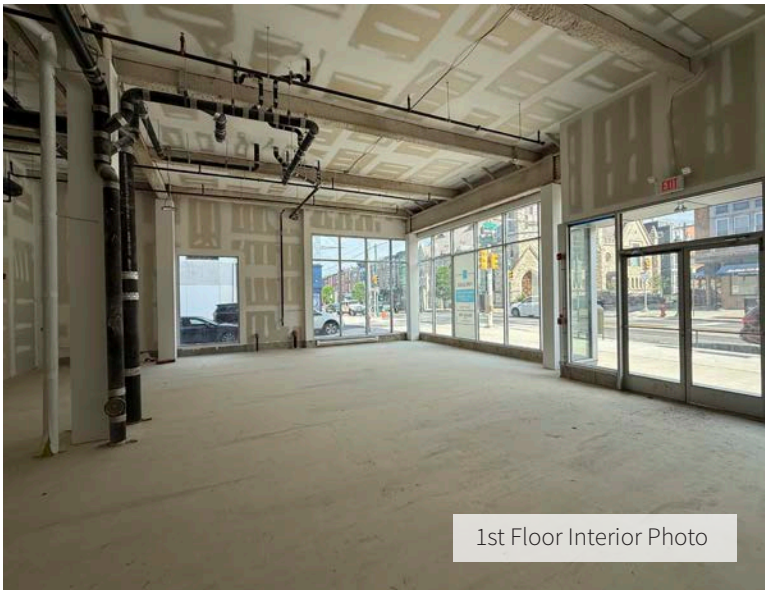
EQUITY CRE

Floor Plans

FIRST FLOOR




1st Floor Interior Photo

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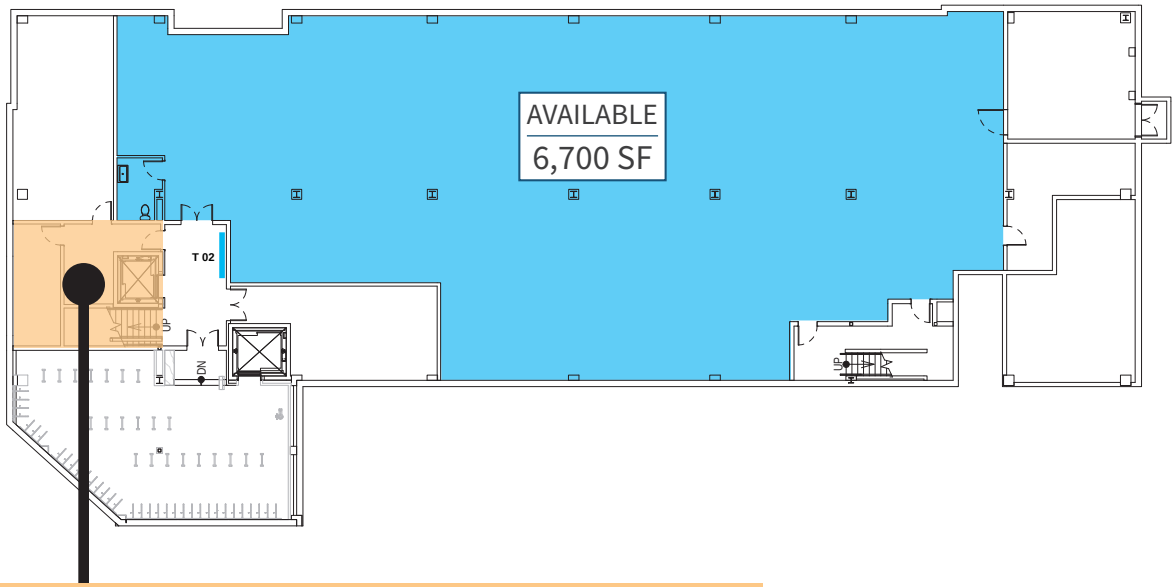
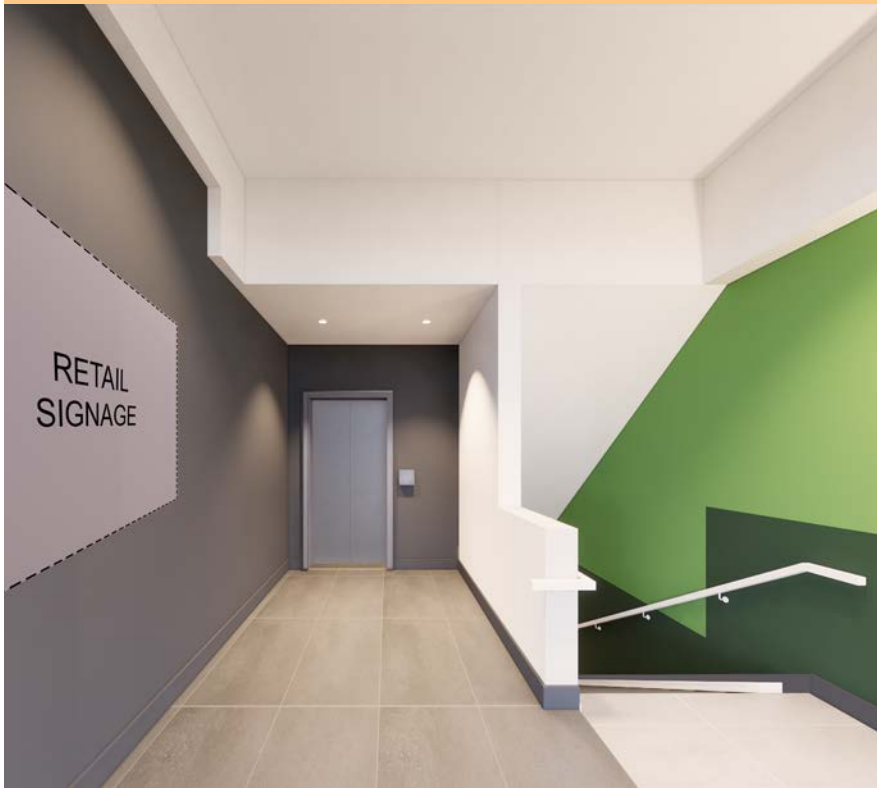
Floor Plans

BASEMENT

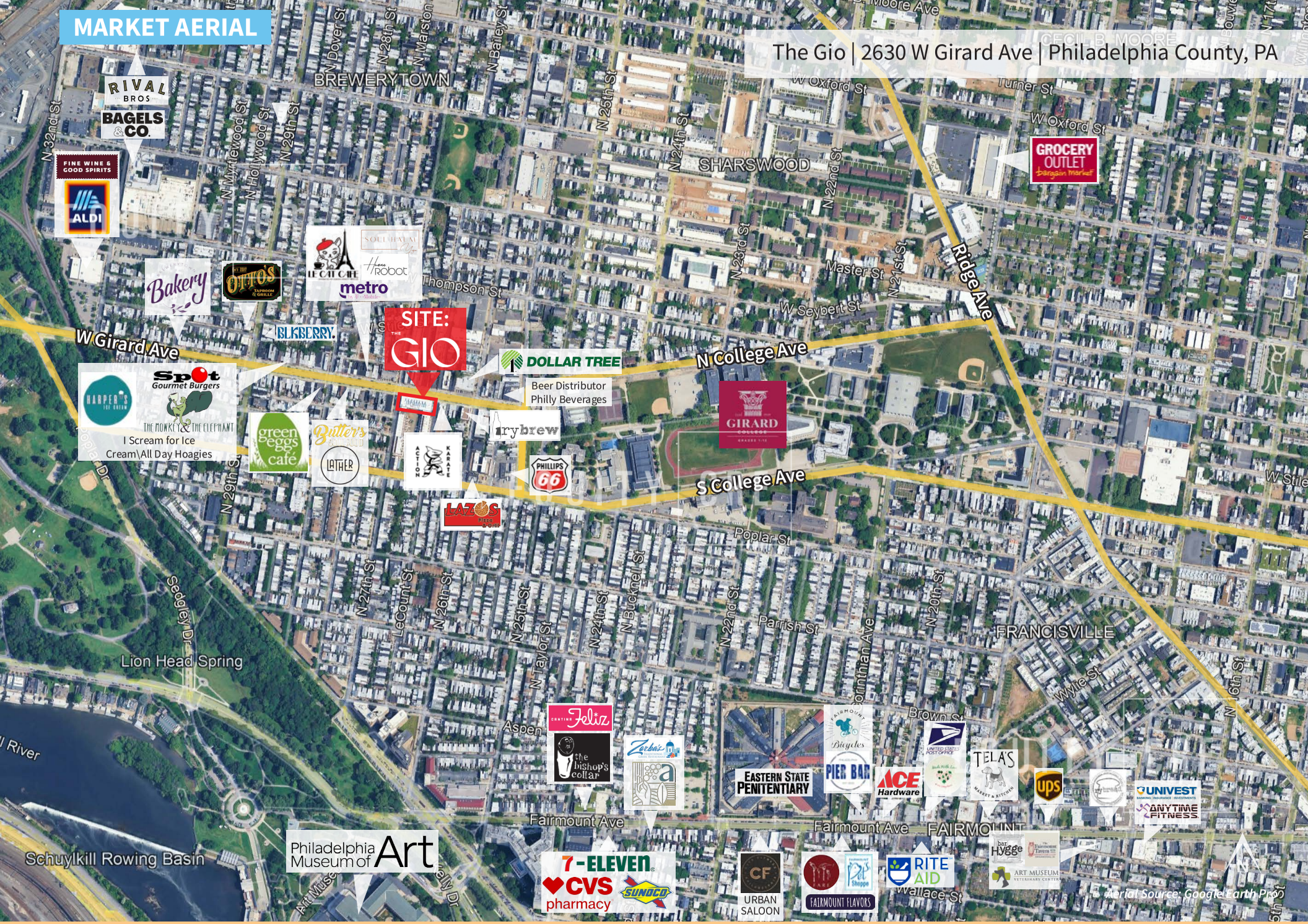


Lower Level Lobby



MARKET AERIAL

The Gio | 2630 W Girard Ave | Philadelphia County, PA



Aerial Source: Google Earth Pro

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The right space. The right move.

RETAIL BROKERS NETWORK | ICSC | CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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09/26

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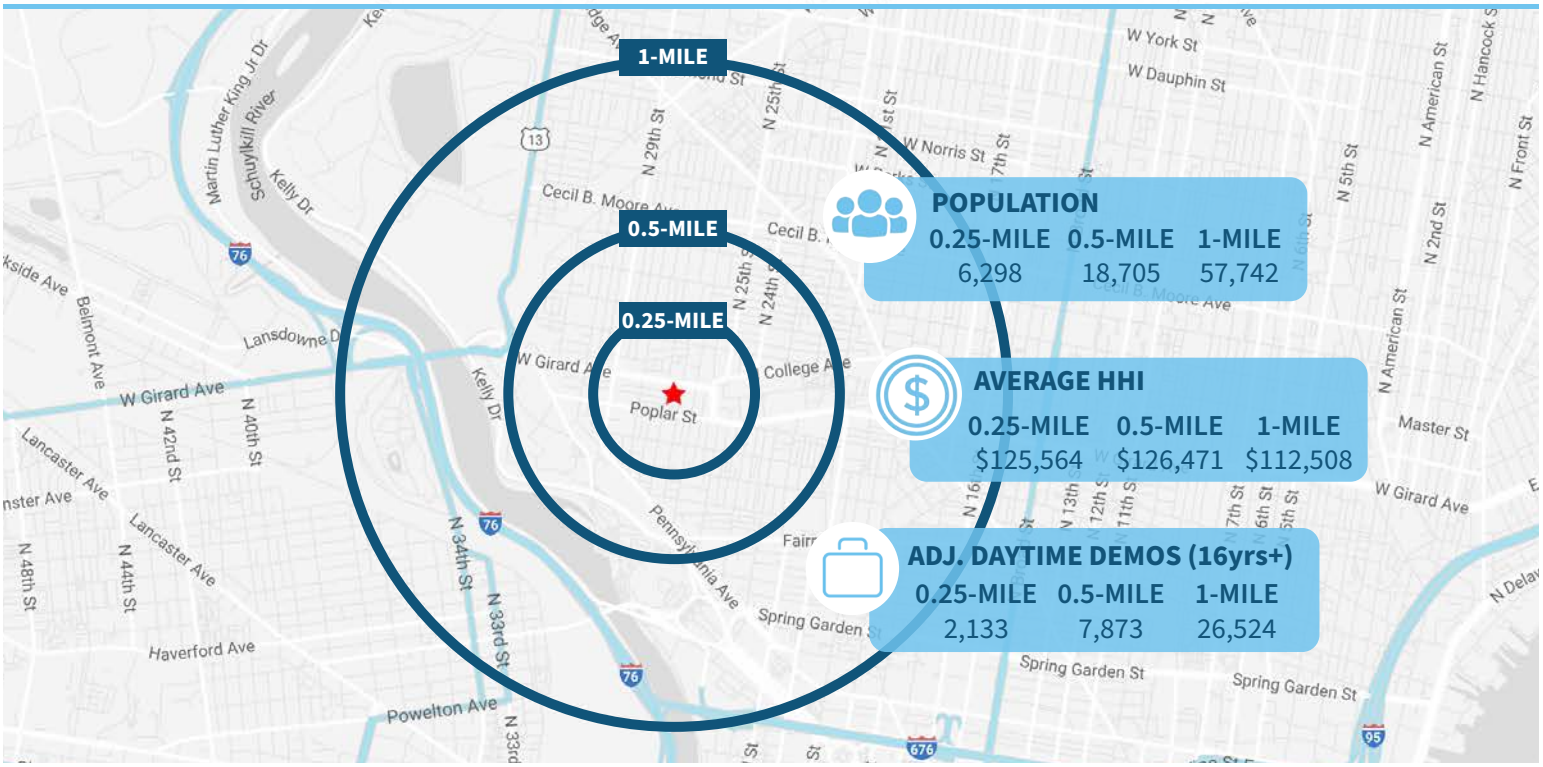
Brewerytown Overview

Named for the large number of breweries that once populated the area, Brewerytown is a neighborhood located in Lower North Philadelphia. The area extends from the Schuylkill River to 25th Street and from Cecil B. Moore Avenue to Parish Street. It's proximity to both I-76 and the infamous loop down Kelly Drive makes it hugely desirable for just about everyone. The Art Museum, Fairmount Park, cultural attractions and the Philadelphia Zoo are all within walking distance. There are renovations and construction happening on every block along Girard Avenue in Brewerytown. There have been numerous mixed-use developments that have been constructed in the past few years and many new retailers and restaurants have come to the neighborhood.

(phillyvoice.com notfortourists.com)

Demographic Overview (0.25, 0.5, 1-mile radius)



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Retail Specs

Electrical
- Electrical meters will be provided for each commercial space
- 225 Amp, 3 phase for reach commercial space
- Temporary lighting will be installed

Fire Protection / Life Safety
- Exit signs and centrally monitored fire alarm system
- Wet sprinkler system

Mechanical
- HVAC and ductwork to be provided by tenant improvement, not a base building deliverable
- Space on 5th floor roof provided to accommodate one mechanical unit for each possible commercial space
- Base building design load for anticipated HVAC units sized to provide 200-250 tons/SF

Gas
- Low pressure gas line, which can be increased based upon tenant demand

Plumbing
- 1.5” cold water line to space
- Sanitary line to be provided for future tie in

Finishes
- Fire rated walls required by code to be drywalled and taped
- All other walls to be left unfinished
- Exposed steel to be spray fireproofed and wrapped in drywall
- First floor is gypcrete on OSB. Basement is poured concrete

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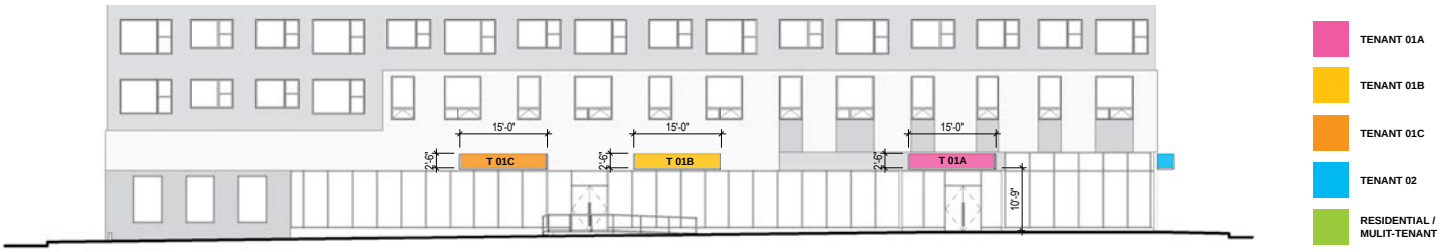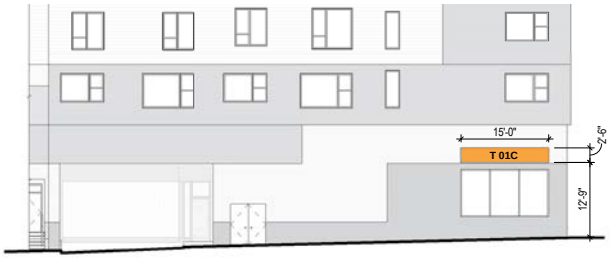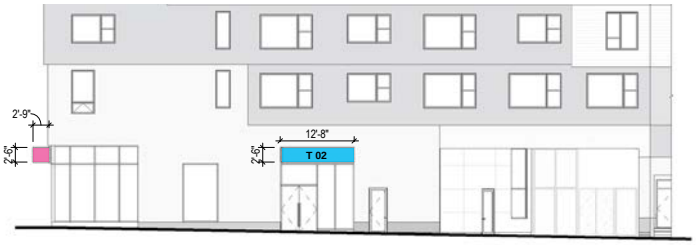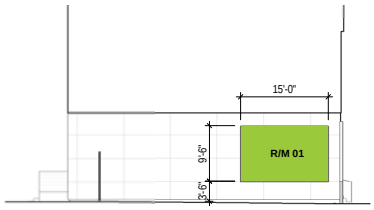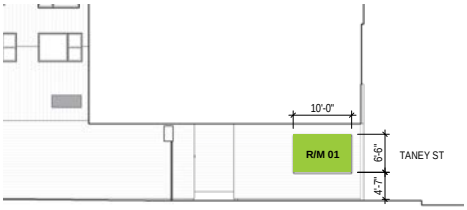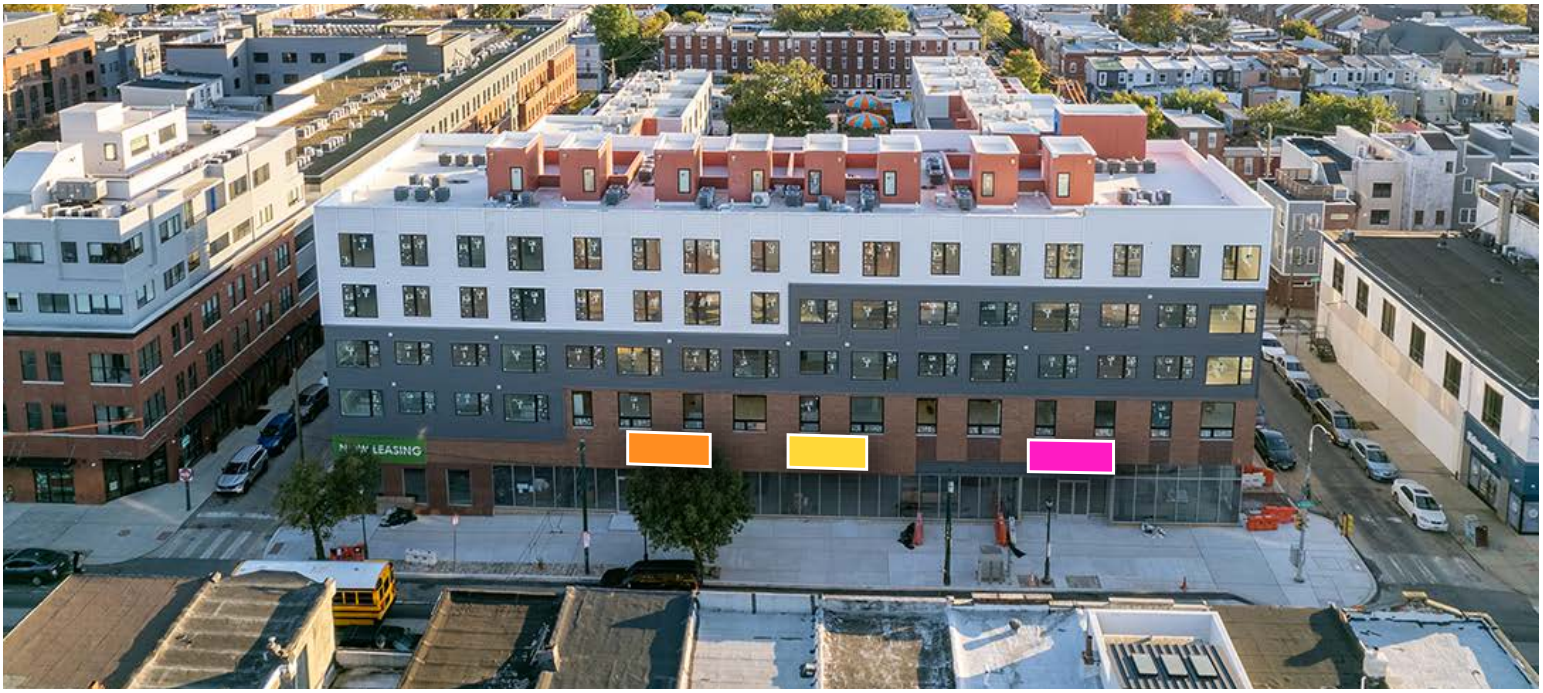
Signage Opportunities / Street Elevations