

# 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: 2,550 SF - 8,880 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

## CONTACT

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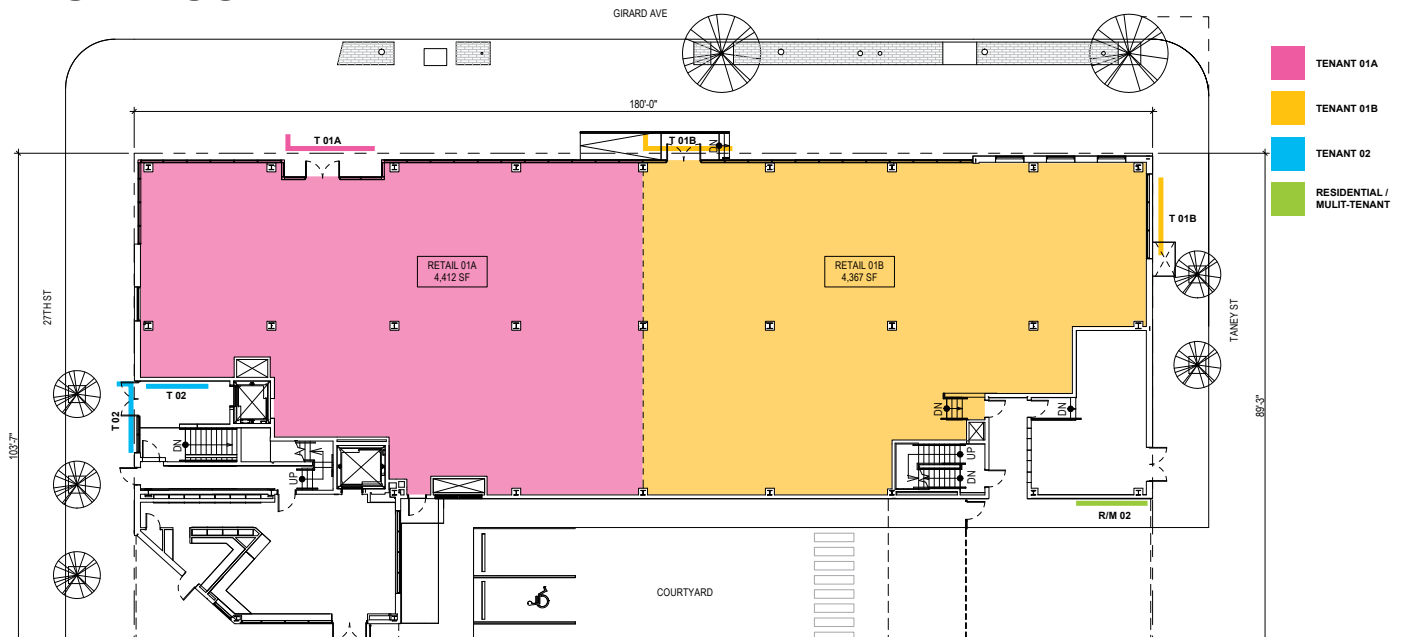
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## Floor Plans

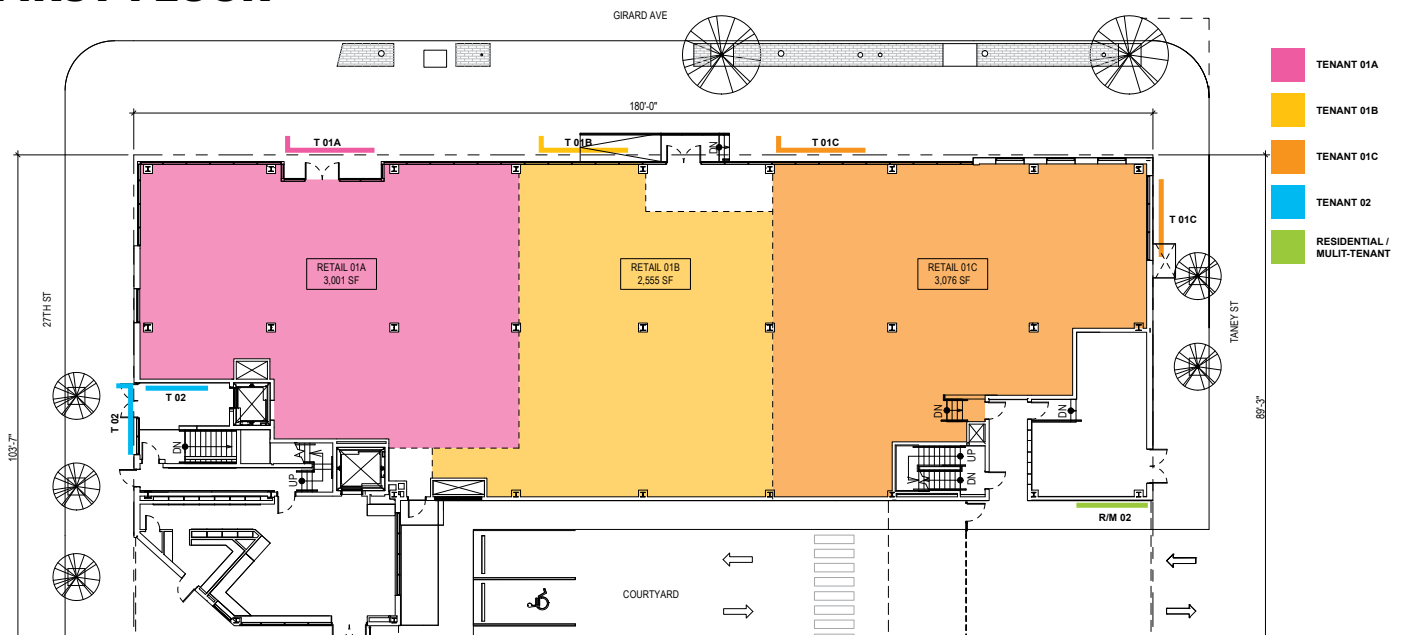
### 2-Tenants Option

#### FIRST FLOOR



### 3-Tenants Option

#### FIRST FLOOR



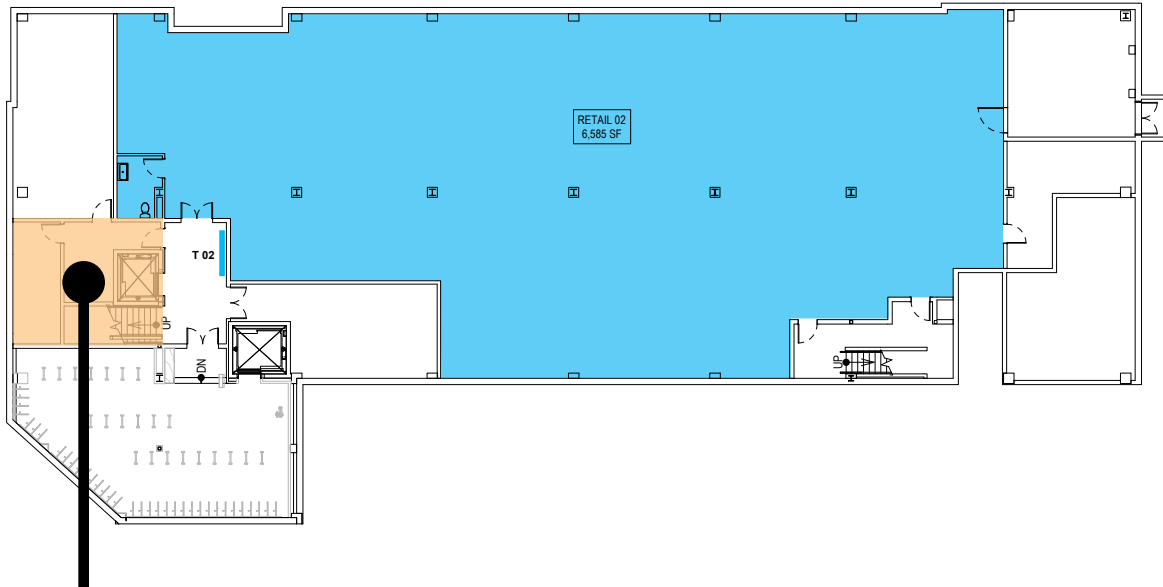
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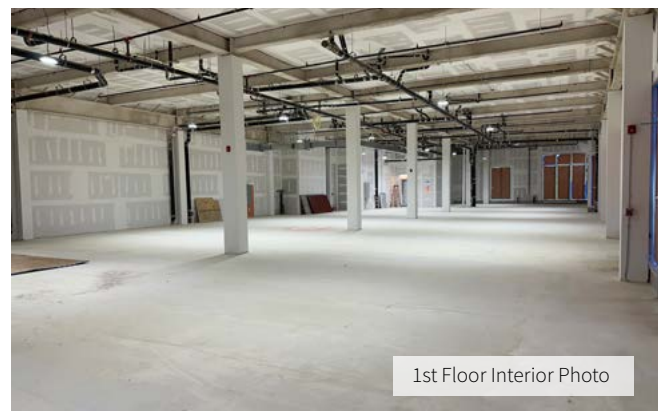
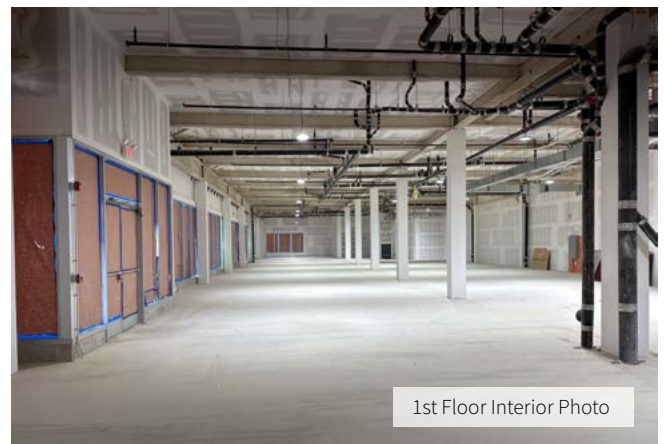
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## Floor Plans

### BASEMENT



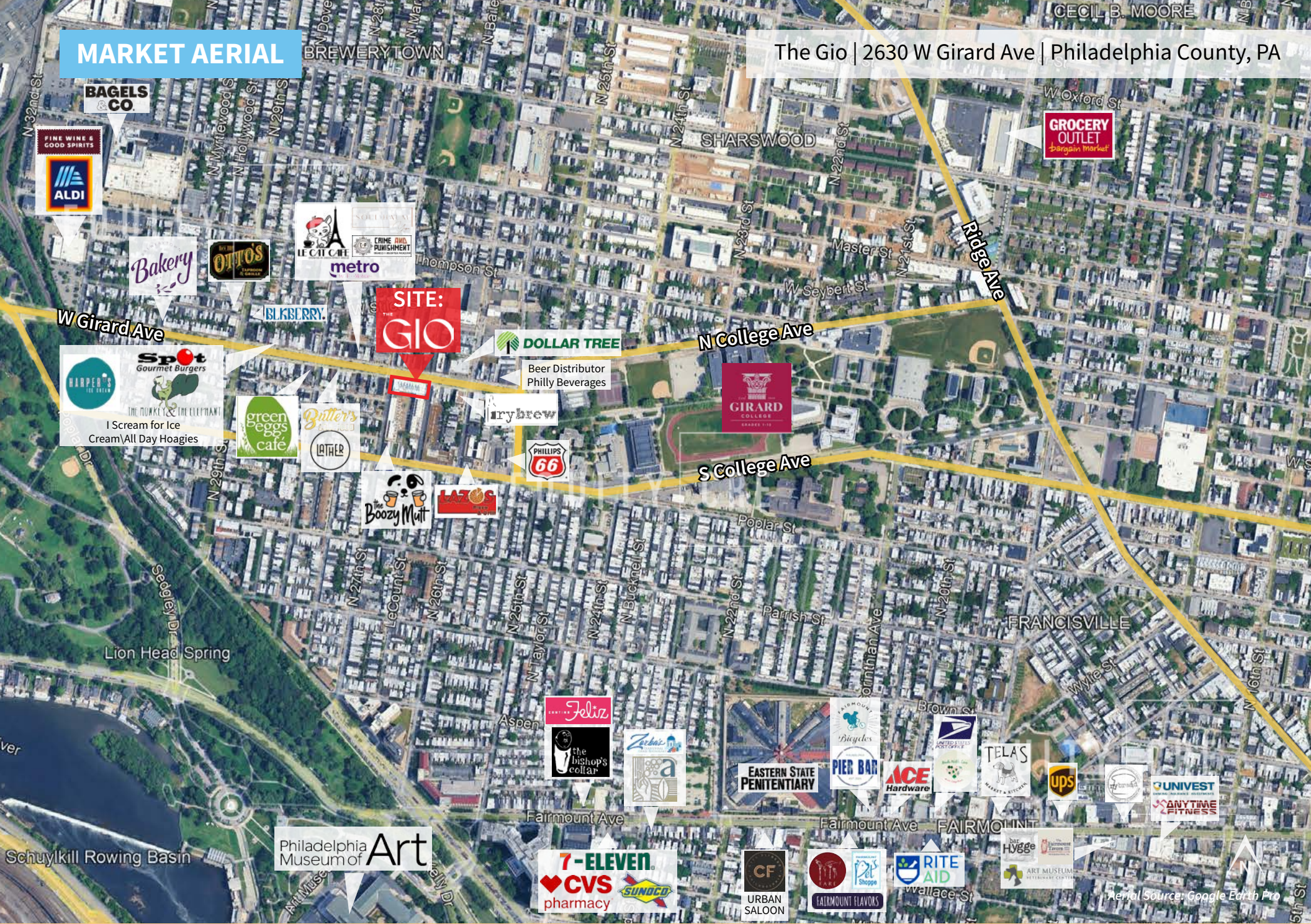
### Lower Level Lobby





# MARKET AERIAL

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





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The right space. The right move.



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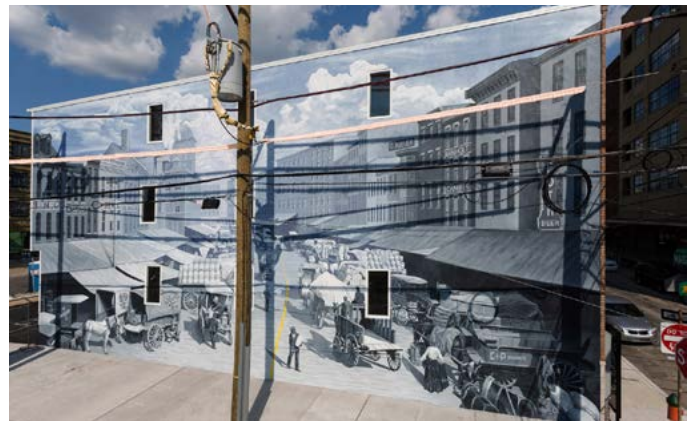
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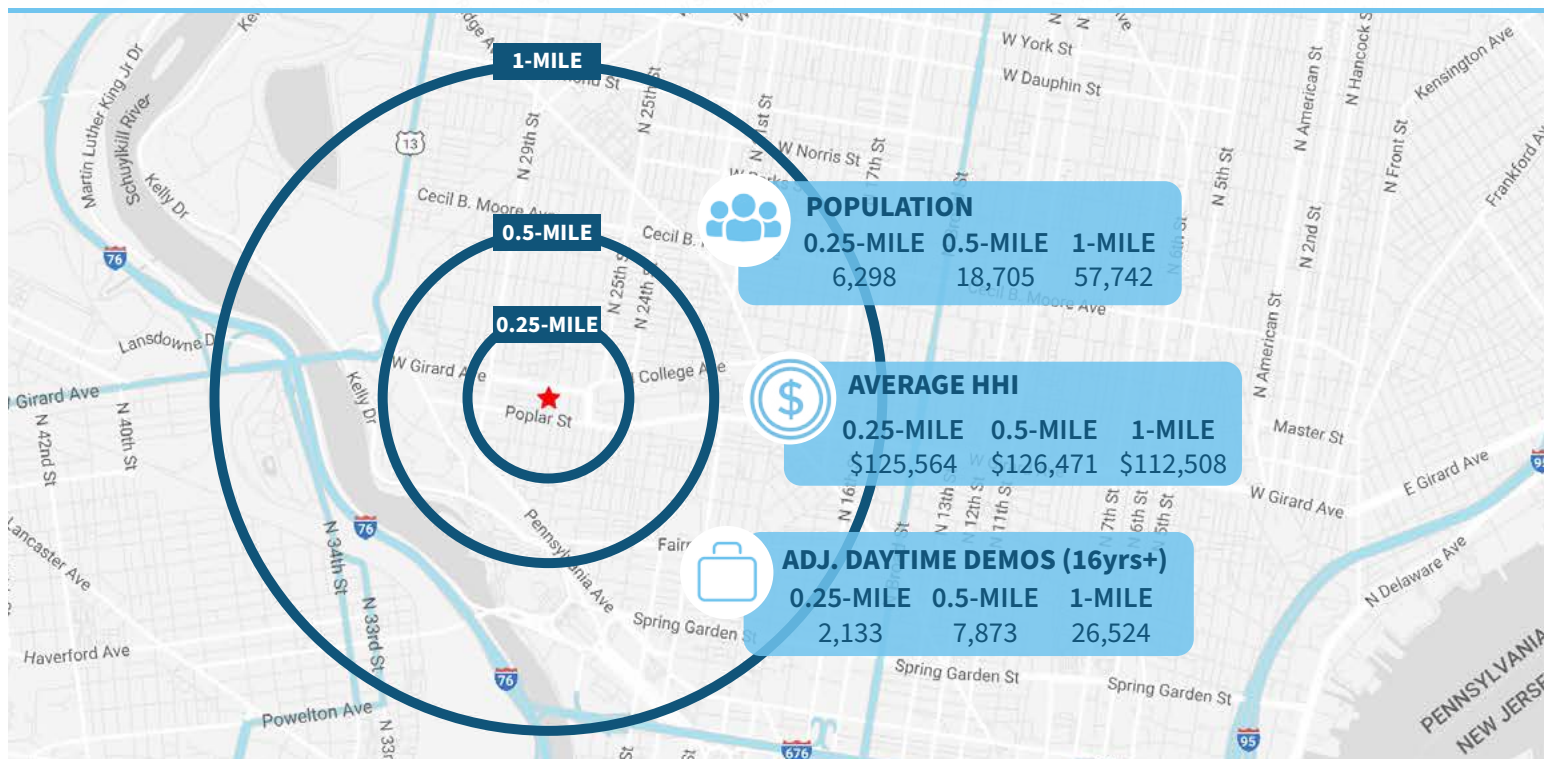
## Brewerytown Overview

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](http://phillyvoice.com) [notfortourists.com](http://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

