

THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

EQUITY CRE



THE GIO

27TH &
GIRARD

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: 2,745 SF - 5,746 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

WILL CICCARELLI

wccicarelli@equitycre.com

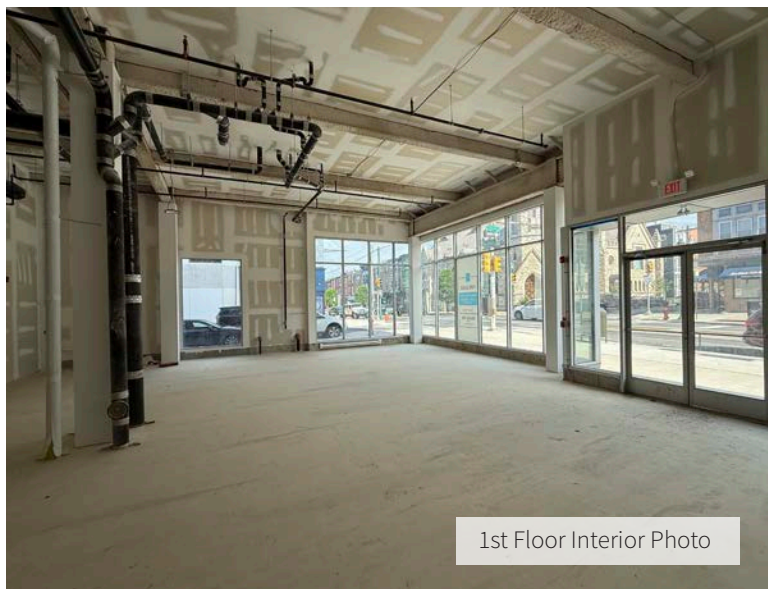
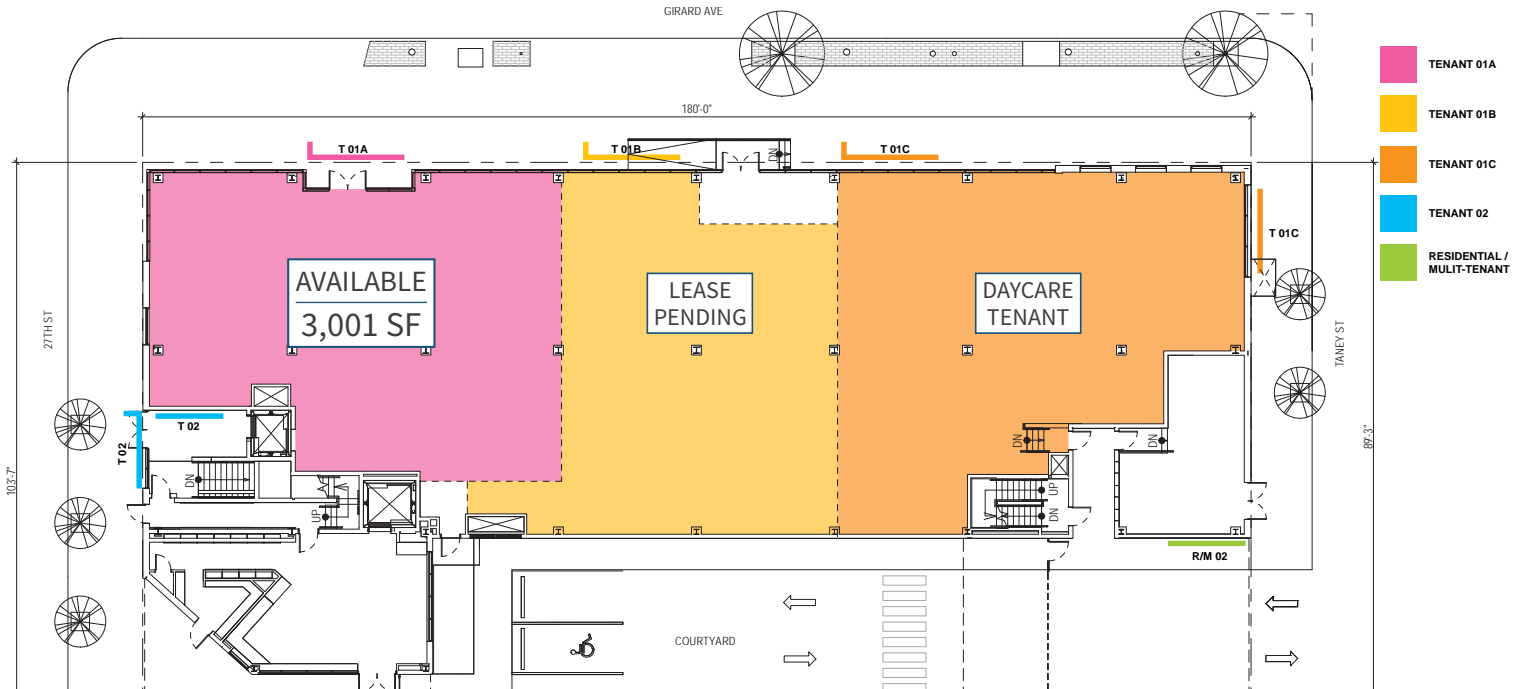
DIRECT 484.531.2209

THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

Floor Plans

FIRST FLOOR



1st Floor Interior Photo

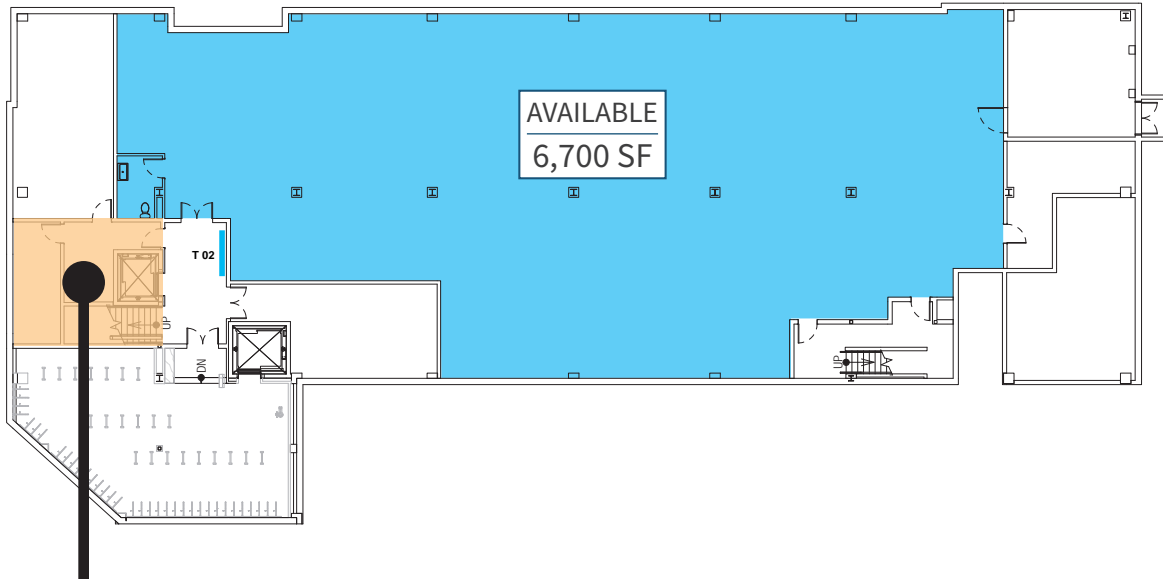
THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

Floor Plans

BASEMENT

- TENANT 01A
- TENANT 01B
- TENANT 02
- RESIDENTIAL / MULTITENANT

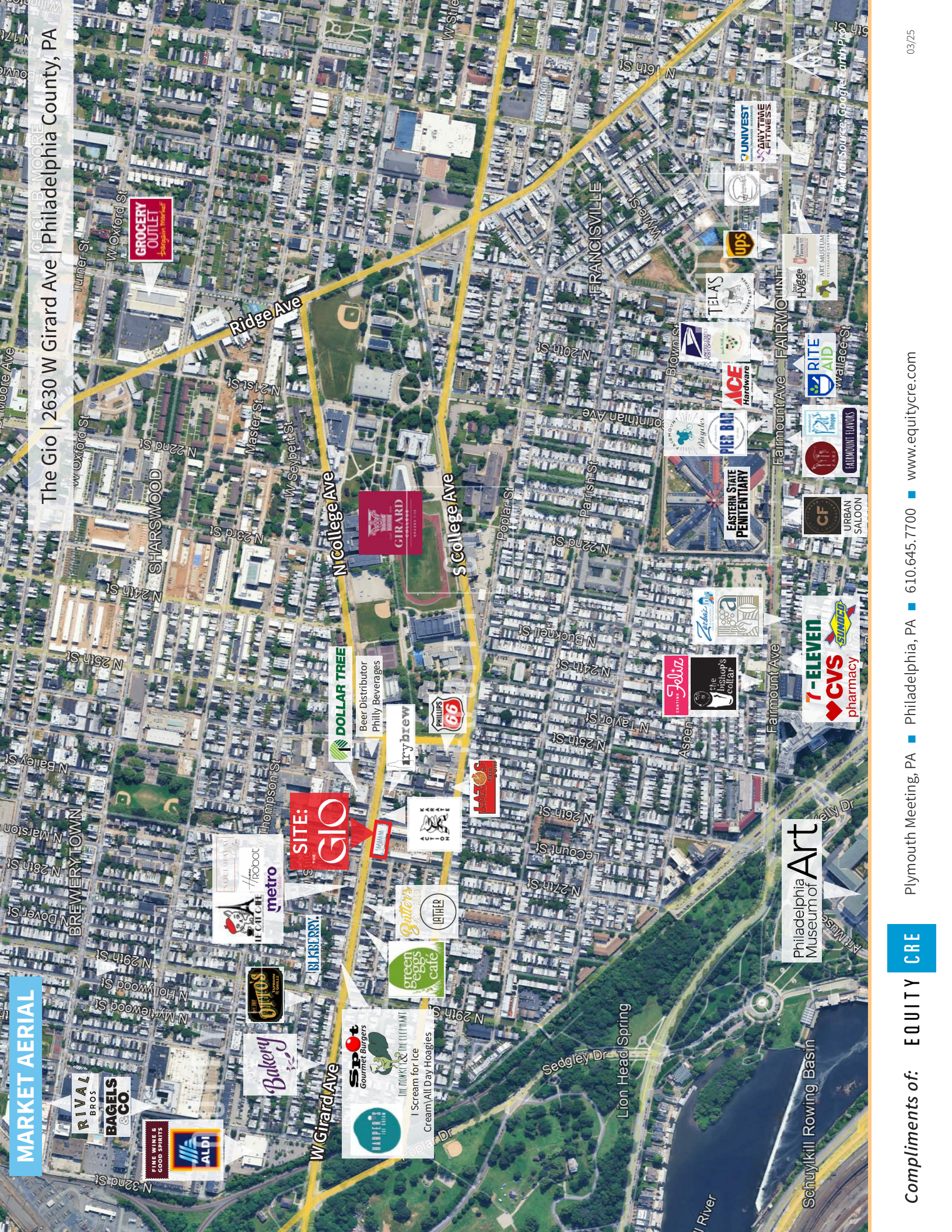


Lower Level Lobby



MARKET AERIAL

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



CELEBRATE MOORE

GROCERY OUTLET
Spartan Food

GIRARD
ESTABLISHED 1810

DOLLAR TREE
Beer Distributor
Philly Beverages

SITE: THE GIO

Spot
Gourmet Burgers

THE THIRTY & THE ELEPHANT
I Scream for Ice Cream
All Day Hoagies

Bakery

QINTOS
SOUTHWAY

metro
A robot
IF CATS ARE

Butlers
LEATHER

green beagles
cate

trybrew

PHILLY 66

LAZOS

Julia
The Highops collar

Philadelphia Museum of Art

Schuykill Rowing Basin

EASTERN STATE PENITENTIARY

CF
URBAN SALOON

7-ELEVEN
CVS pharmacy

ACE Hardware

PIER ONE
Dignitos

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

FAIRMOUNT LEAVES

THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130



The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Conor Tunno, & Will Ciccarelli are licensed salespersons in PA.

05/26

THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

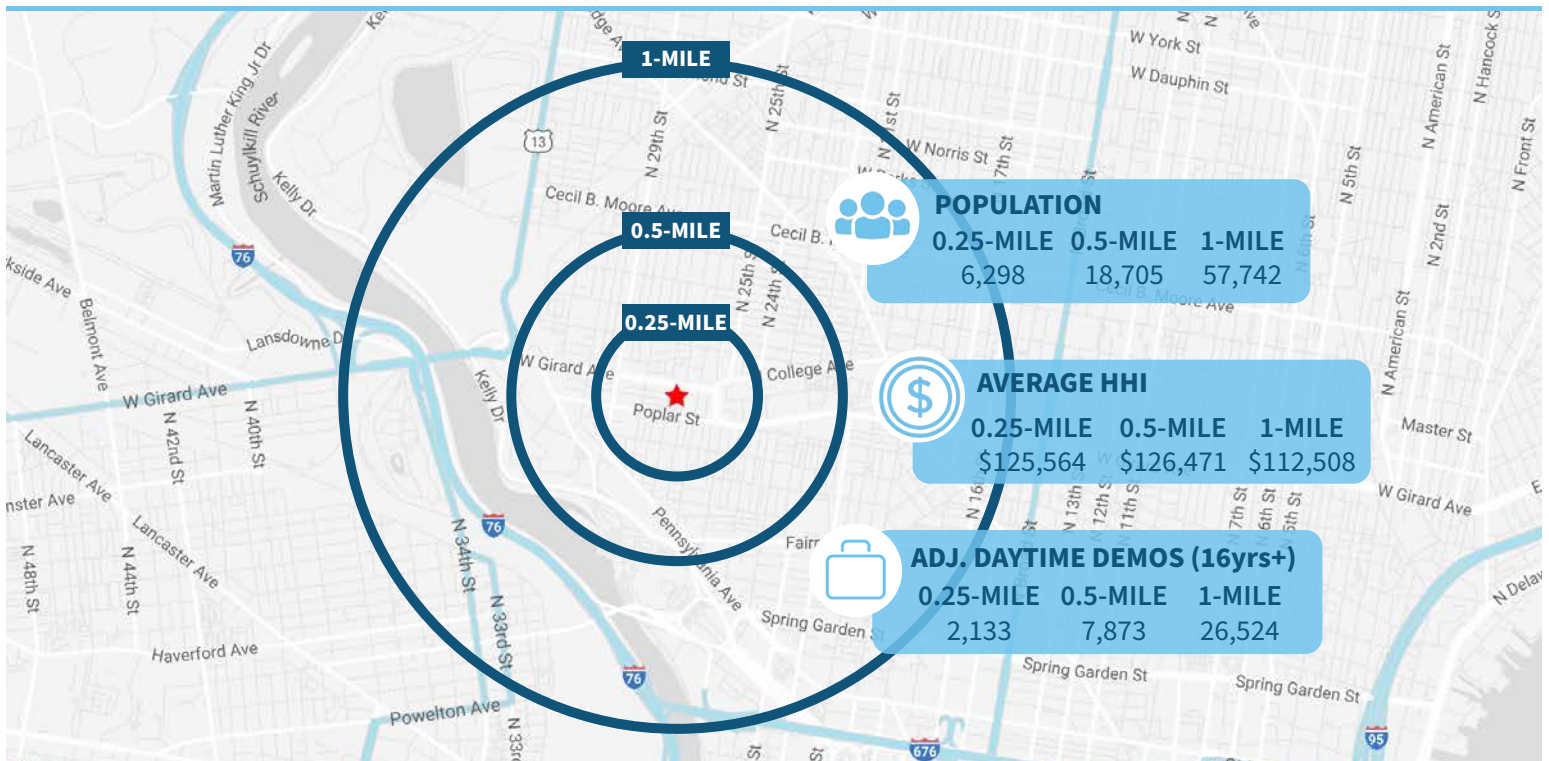
Brewerytown Overview

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)



THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

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



THE GIO FOR LEASE: MIXED-USE NEW CONSTRUCTION

2630 W Girard Ave, Philadelphia, PA 19130

Signage Opportunities / Street Elevations

