

McCann **kw**
COMMERCIAL

FOR LEASE
610.520.0100

kw McCann **kw**
COMMERCIAL

Every Keller Williams office is independently owned and operated.

**1 & 2
BEDROOMS** **NOW
LEASING**

625 W. Girard Ave

625 W. Girard Ave

**NOW
LEASING**

625 W. Girard Ave

**NOW
LEASING**

625 W. Girard Ave

625 W. Girard Ave



625-627 W GIRARD AVE.

PHILADELPHIA, PA 19123

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Keller Williams its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

Keller Williams will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions.

Keller Williams does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams in compliance with all applicable fair housing and equal opportunity laws.



TY MARTIN

MANAGING PARTNER

McCann Commercial Real Estate & KW Commercial
M: 609.440.9428 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
728 S Broad St, 4th Floor, Philadelphia, PA 19146
E: Ty@McCannTeamCommercial.com



MATT RAHILL

ASSOCIATE

McCann Commercial Team & KW Commercial
M: 215.970.8429 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Matt@McCannTeamCommercial.com





PROPERTY OVERVIEW

Unlock the potential of your business with this exceptional retail opportunity nestled in the heart of Northern Liberties, Philadelphia's thriving cultural hub. Boasting contemporary architecture and unparalleled visibility, this brand-new construction offers a blank canvas for your entrepreneurial dreams. Spanning 1,760 SF, this versatile space is primed to accommodate a variety of retail concepts, from boutique shops to trendy cafes or upscale fitness. With large windows flooding the interior with natural light and captivating street frontage, your brand will command attention from the bustling foot traffic of this dynamic neighborhood.

MIXED USE
Property Type

40,000 SF
Total Building SF

CMX2
Zoning

0.26 AC
Lot Size

STREET
Parking

1,760 SF
Leasable SF

49
Units

6
Stories

NORTHERN LIBERTIES PHILADELPHIA

OVERVIEW

Northern Liberties, Philadelphia, is a vibrant neighborhood known for its historic charm and artistic flair. Situated just north of Center City, this bustling area offers a unique blend of residential, commercial, and cultural attractions. With a rich history dating back to the 17th century, Northern Liberties has evolved into a dynamic community filled with trendy boutiques, cozy cafes, and lively bars. Its proximity to major highways and public transportation makes it a convenient destination for both residents and visitors. The neighborhood's industrial past is evident in its loft-style apartments and converted warehouses, adding to its eclectic character. Whether you're strolling along the bustling streets or exploring the local parks, Northern Liberties is a place where the past meets the present, creating a dynamic and welcoming atmosphere for businesses and residents alike.





LOCAL RESTAURANTS

- Honey's Sit 'N Eat
- North Third
- Standard Tap
- Silk City Diner Bar & Lounge
- Jerry's Bar
- The Abbaye
- Dos Segundos
- Cafe La Maude
- Bourbon & Branch

BREWERIES + WINERIES

- Yards Brewing Company
- Urban Village Brewing Company
- Second District Brewing
- Evil Genius Beer Company
- Original 13 Ciderworks

THINGS TO DO

- Philadelphia Distilling
- Art Star
- The Clay Studio
- St. John the Baptist Catholic Church
- Edgar Allan Poe National Historic Site
- Liberty Lands Park
- North Bowl
- Schmidt's Commons
- SugarHouse Casino
- Race Street Pier
- Cherry Street Pier
- Penn Treaty Park
- Franklin Square
- Independence National Historical Park
- Reading Terminal Market

FOR LEASE
610.520.0100

kw

McCann
COMMERCIAL **kw**

Every Keller Williams office is independently owned and operated.

**1 & 2
BEDROOMS**

**NOW
LEASING**

625 W. Girard Ave

625 W. Girard Ave



**NOW
LEASING**

625 W. Girard Ave



**STAINLESS
S**

**NOW
LEASING**

625 W. Girard Ave

625 W. Girard Ave





629



1 & 2
BEDROOMS

NOW
LEASING

625 W. Girard Ave

FDC
↓

STAINLESS
S
625 W. Girard Ave

NOW
LEASING

625 W. Girard Ave





**& 2
DROOMS NOW LEASING**

W. Girard Ave 625 W. Girard Ave



**W
SING**

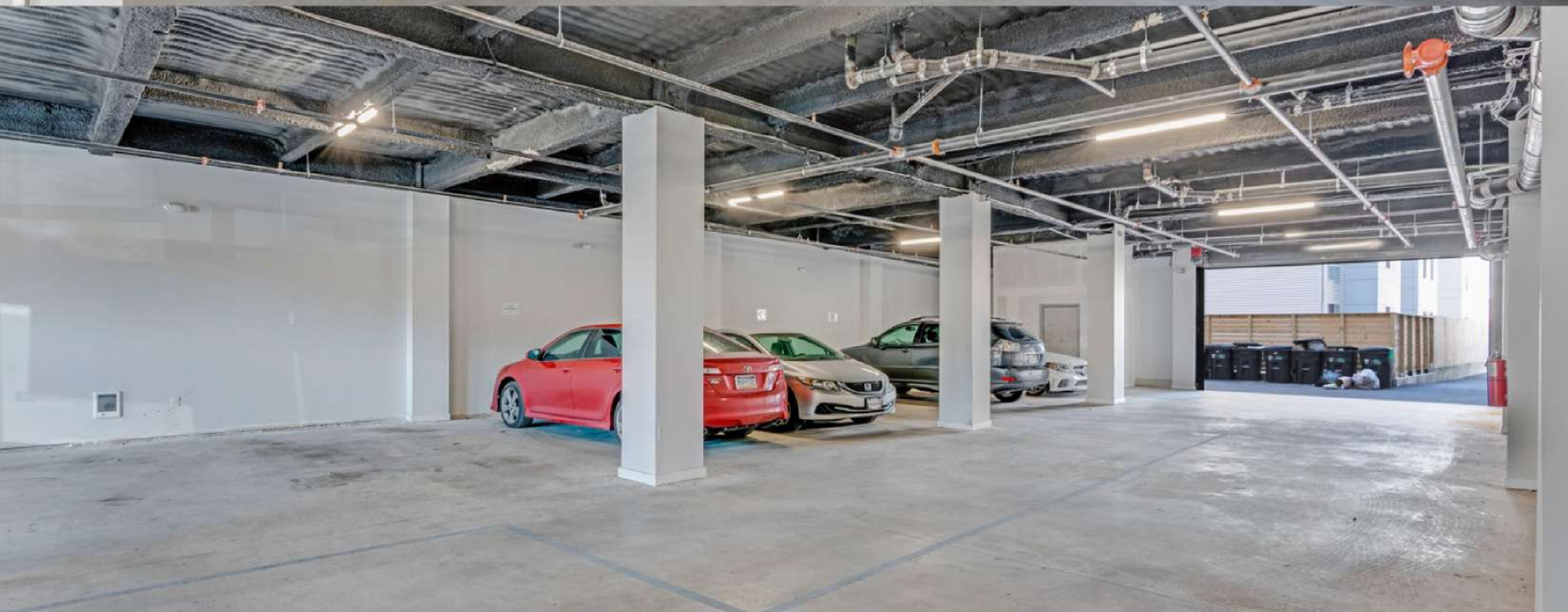
Girard Ave

NOW LEASING

FDC











McCann **kw**
COMMERCIAL

625-627 W GIRARD AVE.
PHILADELPHIA, PA 19123

