

2600 W Girard Ave, Philadelphia, PA 19130

THE BORDEAUX

Lower Level Commercial Office Suite

A rare lower-level office opportunity in one of Fairmount's most architecturally distinctive new construction mixed-use buildings.

1,265 SF
TOTAL OFFICE AREA

9
MAX OCCUPANCY

\$2,000
PER MONTH (GROSS)

2022
YEAR BUILT

5
STORY BUILDING

ABOUT THE SPACE

Designed by award-winning **Ambit Architecture** and fully permitted by the City of Philadelphia, this 1,265 SF lower-level suite was purpose-built as a commercial office fit-out to IBC 2018 standards. The efficient open-plan layout can accommodate up to **9 occupants** with room for private workstations, collaboration areas, or a hybrid configuration.

The suite is move-in ready, or landlord is open to **build-to-suit improvements** for the right tenant. Ideal for creative agencies, professional services, wellness practitioners, tech startups, or any boutique office use.

SPACE FEATURES

- Open-plan layout — 1,265 SF net
- ADA-compliant restroom on-suite

FAIRMOUNT / BREWERYTOWN

The Bordeaux sits at the crossroads of two of Philadelphia's most energized neighborhoods. **Fairmount** is a walkable, tree-lined community immediately west of Center City — home to the Philadelphia Museum of Art, the Barnes Foundation, and Fairmount Park, one of the largest urban parks in the country.

West Girard Avenue is an active commercial corridor with consistent daytime foot traffic, excellent SEPTA bus connectivity, and easy access to I-76 and Kelly Drive.

Brewerytown to the north has seen explosive reinvestment — thriving restaurants, coffee shops, and fitness studios all within blocks.

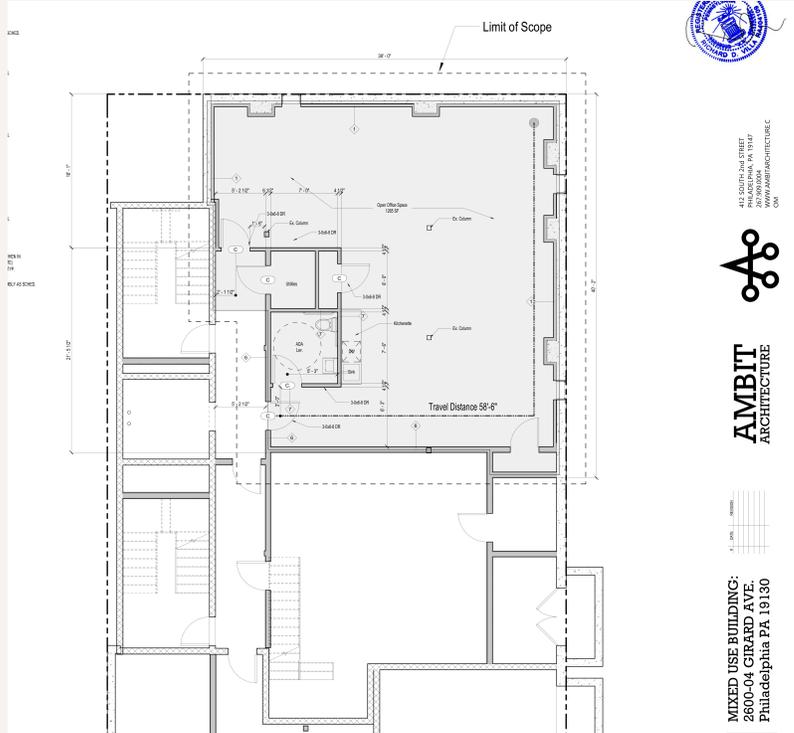
A premium work address at a fraction of Center City cost.

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|------------------|-------------|--------------------|------------------------------|-------------|----------------------|
| AVAILABLE | SIZE | ASKING RENT | SERVICE TYPE | TERM | BUILD-TO-SUIT |
| Immediately | 1,265 SF | \$2,000 / Month | Gross (Tenant pays electric) | Negotiable | Negotiable |

FLOOR PLAN — LOWER LEVEL OFFICE · 1,265 SF



Scale: 1/4" = 1'-0" · Architect: Ambit Architecture · Permit #CP-2023-005181

PROPERTY PHOTOS



ZONING & CODE SUMMARY

| ZONING | USE CLASS | OCCUPANCY | CODE | EGRESS | ADA |
|---------|------------|-----------|--------------------|-----------------|-----------|
| CMX-2.5 | B (Office) | 9 Persons | IBC 2018 / NFPA 13 | Fully Compliant | Compliant |

ARGO PROPERTY GROUP

Developer & Listing Contact

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