



6128 RIDGE AVE.

PHILADELPHIA, PA 19128

10,959 SF

3-story converted bank building

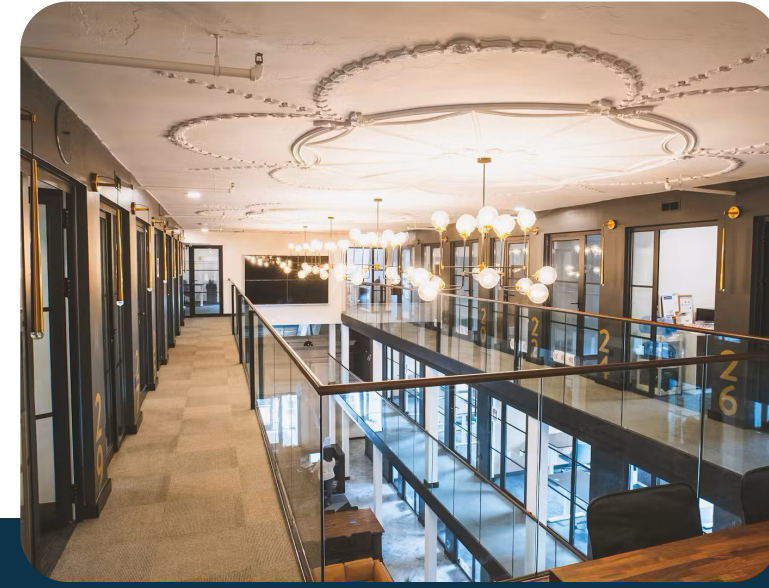
For Sale or Lease





IDEAL FOR

- Corporate/Company HQ
- Upscale creative/tech clientele
- Coworking operation
- Entrepreneurial restaurant group



PROPERTY HIGHLIGHTS:



Converted historic bank building designed with high-end, curated finishes and thoughtfully restored bank details



Unique layout with center core open atrium and catwalk halls with perimeter offices throughout



Large basement and roof deck



Prominent entryway and lounge seating throughout first floor



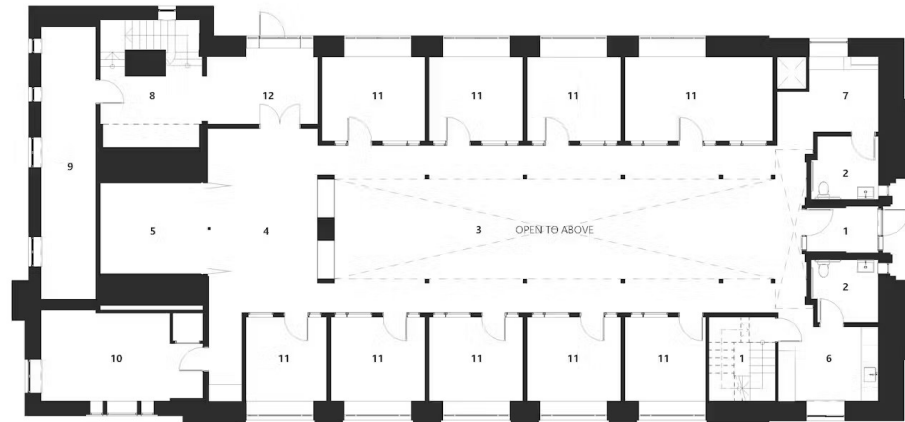
Executive offices and expandable conference rooms on all floors

EXECUTIVE OFFICES AND EXPANDABLE CONFERENCE ROOMS ON ALL FLOORS

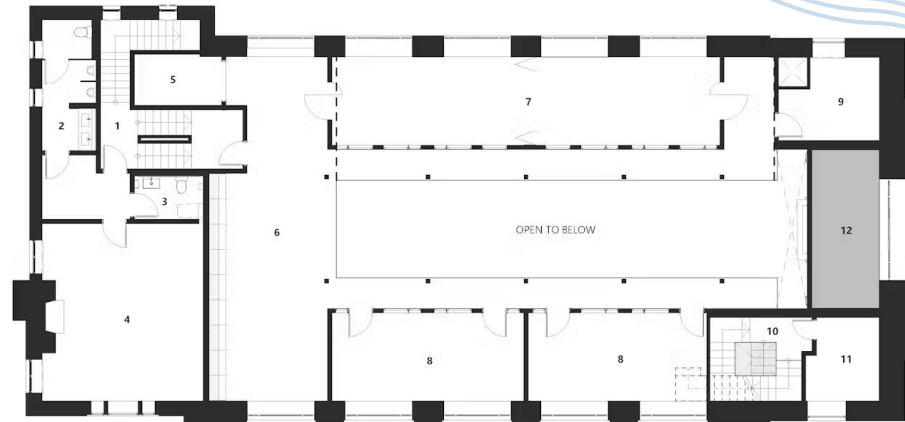


- Current tenant can vacate in 60-90 days
- All furniture is available for lease or purchase
- Parcel ID: 882963300
- Zoning: CMX-2.5
- 2% Assumable Mortgage

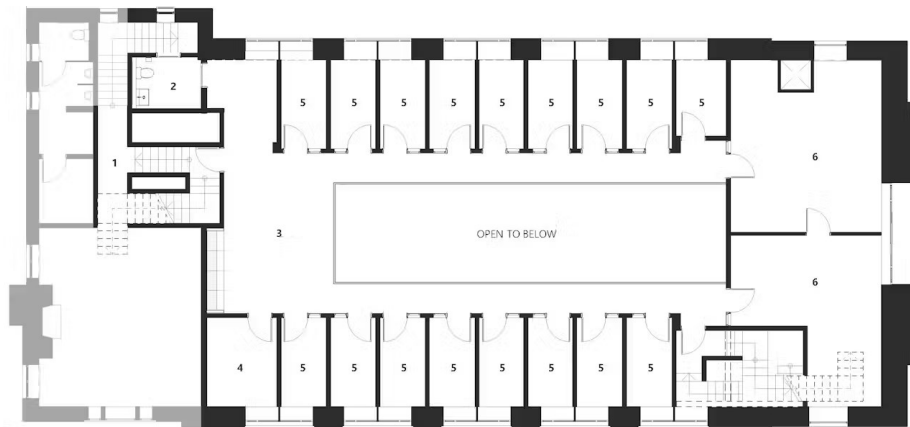
1ST FLOOR - 4,124 SF



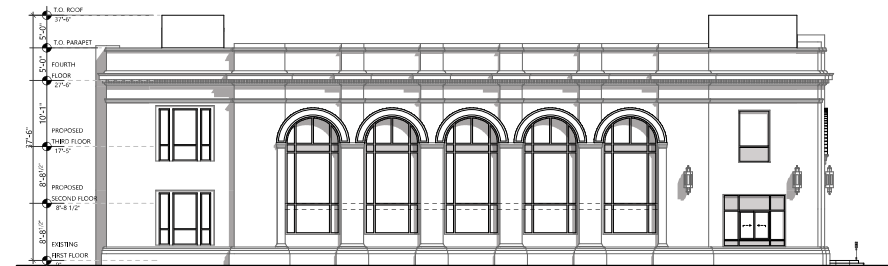
2ND FLOOR - 3,398 SF



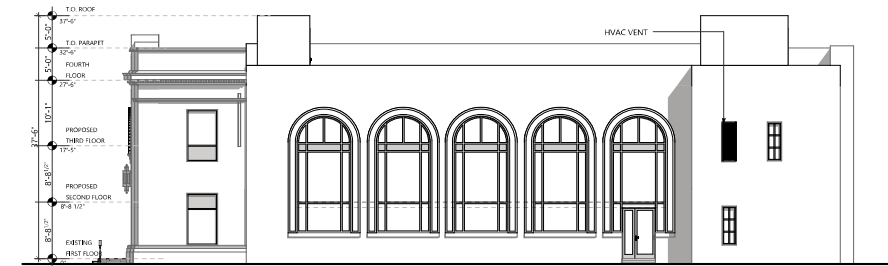
3RD FLOOR - 2,849 SF



ROOF - DUAL STAIR TOWERS TO ACCESS +/- 3500 SF OF USEABLE ROOF SPACE



NOTE: THERE ARE NO CHANGES TO EXISTING GRADE ELEVATIONS



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BASEMENT - 4,302 SF (NOT INCLUDED IN SF CALC)

NEARBY

TENANTS & AMENITIES



FOOD

- Manhattan Bagel
- Starbucks
- New Ridge Brewing Company
- Dalessandro's
- Taylor's Café
- Foodery Roxborough



SCHOOL

- Roxborough High School



RETAIL

- Acme
- Rite-Aid
- UPS



GYM

- Planet Fitness



BUS STOP

- Ridge Ave and Green Lane



For more information and pricing guidelines, please contact:

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