

# 329 W GIRARD AVE, #1

PHILADELPHIA, PA 19131



OFFERING  
MEMORANDUM

**PHILLY**  
CRE • ADVISORS



OFFERING MEMORANDUM

# 329 W GIRARD AVE, #1

PHILADELPHIA, PA 19131

FOR MORE INFORMATION, CONTACT US:



**Maxim Sirotovsky**  
Realtor  
267.243.3255  
[max@pcrea.com](mailto:max@pcrea.com)



**Eric Dvotsky**  
Realtor  
267.243.4652  
[eric@pcrea.com](mailto:eric@pcrea.com)



**Jason Rabinovich, Esq.**  
Associate Broker  
412.965.8859  
[jason@pcrea.com](mailto:jason@pcrea.com)



**PCREA.com**



# DISCLAIMER

The following Offering Memorandum (OM) has been prepared by Fox & Roach LP for the purpose of providing general information about the commercial mixed-use property located at 329 W Girard #1, Philadelphia, PA 19131. The information provided in this OM has been obtained from sources believed to be reliable but is not guaranteed as to its accuracy or completeness. Interested parties are advised to conduct their own due diligence and verify all information contained herein, including but not limited to, the physical condition of the property, zoning laws, building codes, environmental issues, and any other matters that may be relevant to their decision to rent the commercial space in the property.

This OM is not an offer to sell, nor a solicitation of an offer to buy, any securities or investment products. Any offering will be made solely by the delivery of the final Private Placement Memorandum (PPM) to accredited investors who meet certain eligibility requirements, and only in jurisdictions where such an offer or solicitation is lawful.

This OM is confidential and is intended solely for the use of the intended recipient(s). Any reproduction or distribution of this OM, in whole or in part, without the prior written consent of Fox & Roach LP is strictly prohibited. Any investment in the property involves risks, and prospective investors should carefully consider all risk factors before making any investment decision.

By accepting this OM, you acknowledge and agree that you will not, directly or indirectly, disclose or use any information contained herein except for the sole purpose of evaluating a potential investment in the property. Neither Fox & Roach LP nor any of its affiliates, officers, directors, employees, or agents shall be liable for any errors or omissions in the information contained herein, or for any actions taken in reliance thereon.

# TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
LEASE INFORMATION	6
LOCAL AREA HIGHLIGHTS	7
INTERIOR PHOTOS	8
FLOOR PLANS	9

Position your business in one of Philadelphia's most dynamic and rapidly growing corridors with this prime ground-floor commercial space located along the highly traveled Girard Avenue corridor, at the crossroads of Northern Liberties and Fishtown. Offered as a NNN lease, this versatile bi-level retail or office space benefits from excellent visibility, strong pedestrian and vehicle traffic, and a thriving neighborhood customer base.

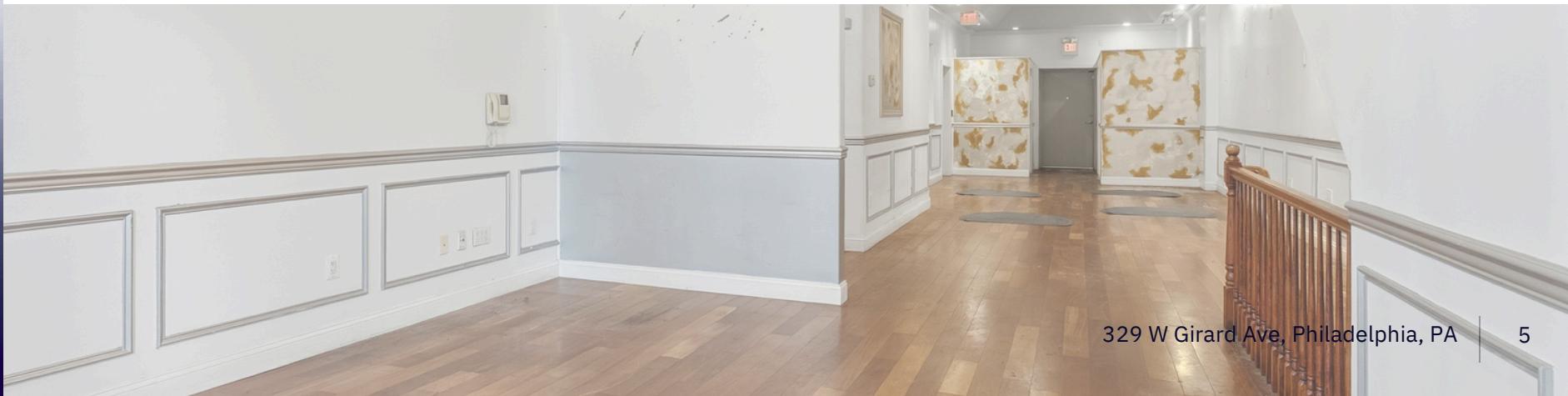
Surrounded by popular restaurants, boutique retailers, residential developments, and established neighborhood businesses, this location provides exceptional exposure in an area known for consistent growth, vibrant nightlife, and strong daytime foot traffic. The immediate proximity to public transportation, major roadways including I-95 and I-676, and easy access to Center City further enhance accessibility for both customers and employees.

This well-maintained mixed-use property has seen significant capital improvements, including a new sewer line, basement waterproofing with sump pump, and updated rubber roofing, offering peace of mind and reduced maintenance concerns. The space itself is adaptable for a variety of uses, from retail and service businesses to creative office concepts, professional services, or specialty operators seeking a high-visibility location.

With continued residential expansion and ongoing investment throughout Northern Liberties and Fishtown, this location offers tenants the opportunity to establish a strong presence in one of Philadelphia's most desirable commercial districts. Contact us today for additional details or to schedule a private tour.

## HIGHLIGHTS

- Prime Girard Avenue Location
- High Visibility & Traffic Corridor
- NNN Lease Structure
- Versatile Bi-Level Commercial Space
- Easy highway access
- Well-Maintained Property



# LEASE INFORMATION

---

**\$25/SF NNN/YR**

OFFERING PRICE

---

**NNN**

---

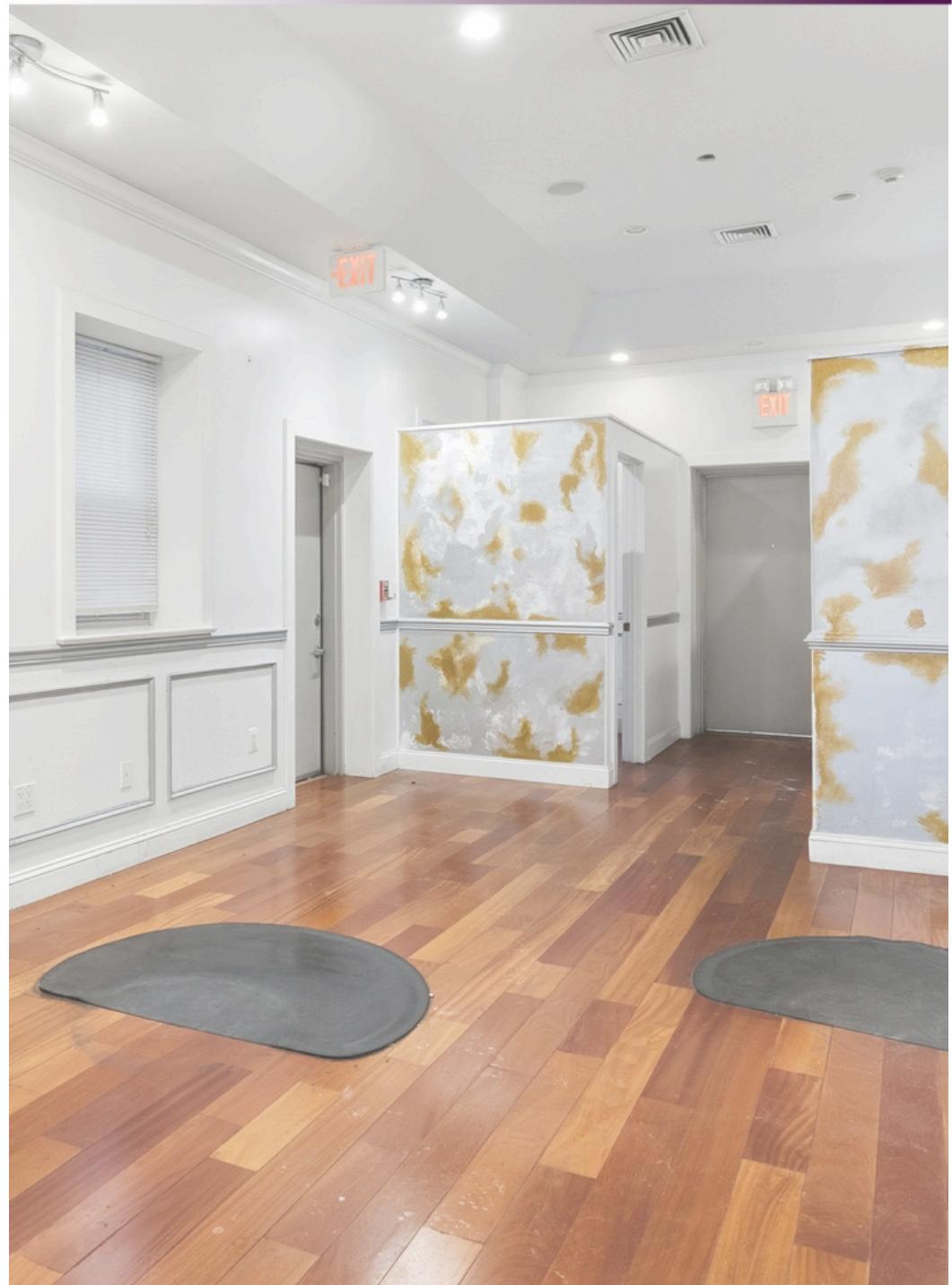
LEASE TYPE

---

**1,642**

TOTAL LEASE SQFT

---



# LOCAL AREA HIGHLIGHTS

## NORTHERN LIBERTIES - FISHTOWN

### NEARBY UNIVERSITIES

- TEMPLE UNIVERSITY - 1.1 MILES

### PUBLIC TRANSPORTATION

- SEPTA LIGHT RAIL 15 - GIRARD & 4TH / 105 FT
- SEPTA BUS 57 - GIRARD & 3RD / 338 FT
- SEPTA TEMPLE UNIVERSITY REGIONAL RAIL - 1.1 MILES

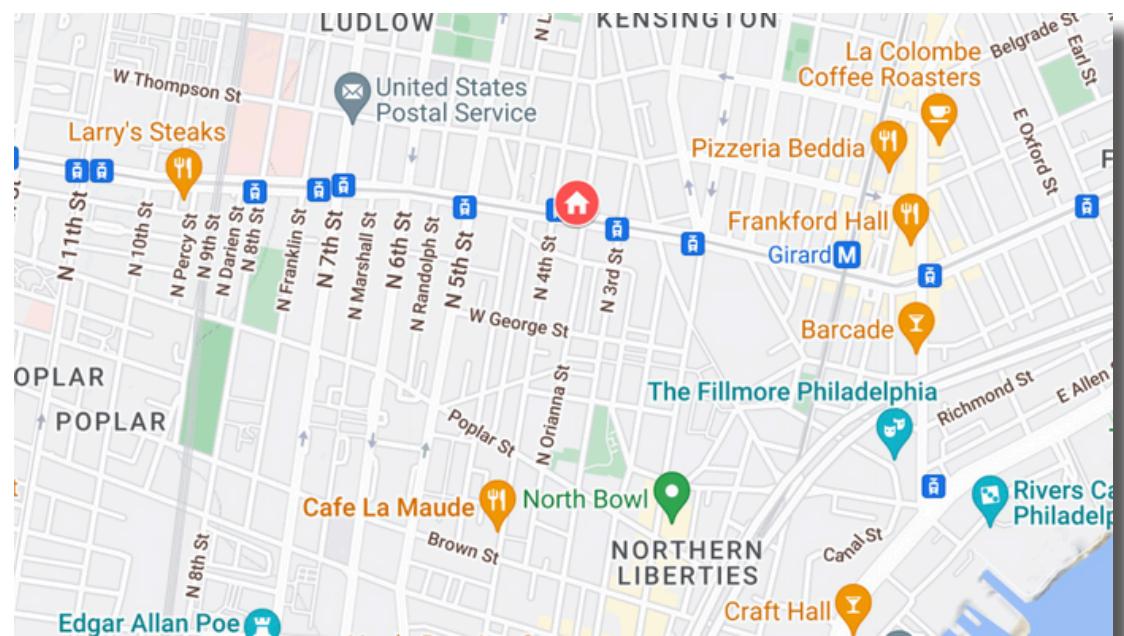
### MEDICAL

- THOMAS JEFFERSON UNIVERSITY HOSPITAL - 2.1 MILES
- PENNSYLVANIA HOSPITAL - 2.2 MILES
- GRAYS FERRY MEDICAL CENTER - 3.5 MILES

### ATTRACTIIONS

- THE PIAZZA
- YARDS BREWING COMPANY
- THE DELAWARE RIVER
- RIVERS CASINO PHILADELPHIA
- LIBERTY LANDS PARK

Fishtown, at the heart of Philadelphia, embodies creativity and vibrancy. Live music, art, and diverse dining options thrive here. Excellent transportation links like the Market Frankford train line and proximity to I-95 make city access a breeze. From artisanal coffee at La Colombe to Bavarian delights at Frankford Hall and modern Levantine cuisine at Suraya, Fishtown boasts diverse culinary experiences. The neighborhood's commitment to the arts with galleries and live music venues reflects a love for creativity. Fishtown's historical charm and preserved buildings offer a unique blend of culture and innovation, making it a vibrant community celebrated by its youthful residents.



96

WALKER'S PARADISE  
DAILY ERRANDS DO NOT REQUIRE A CAR.



72

EXCELLENT TRANSIT  
TRANSIT IS CONVENIENT FOR MOST TRIPS



80

VERY BIKEABLE  
BIKING IS CONVENIENT FOR MOST TRIPS

# INTERIOR PHOTOS

329 W GIRARD AVENUE #1

## BI-LEVEL COMMERCIAL SPACE



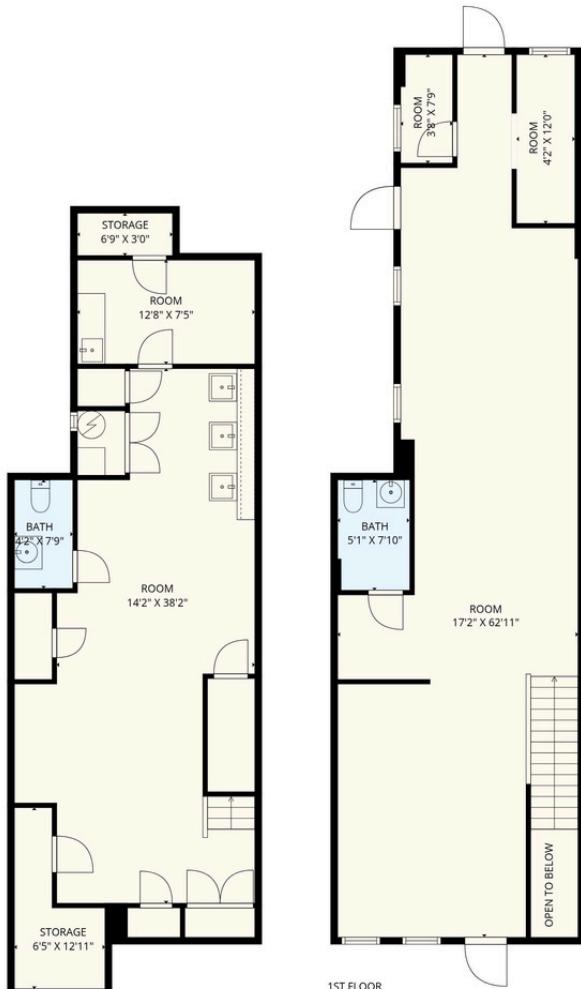
## BI-LEVEL COMMERCIAL SPACE



# FLOOR PLANS

329 W GIRARD AVENUE #1

BI-LEVEL COMMERCIAL SPACE



BASEMENT 1

**TOTAL: 1642 sq. ft**

PHILLY  
CRE • ADVISORS

