

FAIRMOUNT LOFTS EXCELLENT RETAIL/FLEX SPACE IN UNIVERSITY CITY

3314 FAIRMOUNT AVE PHILADELPHIA, PA 19104



Maxim Sirotovsky, Realtor

Berkshire Hathaway Fox & Roach Realtors

O: (484) 816-6130

C: (267) 243-3255

E: max.sirotovsky@foxroach.com

PA #RS343512



**BERKSHIRE
HATHAWAY**

Fox & Roach, REALTORS®

COMMERCIAL DIVISION

PHILLY
CRE • ADVISORS

- 4,800 SQ FT
- Ground Level Lease Opportunity
- Space is Divisible
- IRMX Zoning

Presented By:

Maxim Sirotovsky, Realtor

Berkshire Hathaway Fox & Roach Realtors

O: (484) 816-6130

C: (267) 243-3255

E: max.sirotovsky@foxroach.com

PA #RS343512

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease(s) of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Berkshire Hathaway Fox & Roach Realtors or Property Owner/Landlord, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner/Landlord in connection with the lease(s) of the Property is Berkshire Hathaway Fox & Roach Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representation other than contained in this Offering Brochure. If the person receiving these materials does not choose to purchase a lease of the Property, this Offering Brochure must be returned to the Berkshire Hathaway Fox & Roach Realtor Advisor.

Neither Berkshire Hathaway Fox & Roach Realtors nor the Owner/Landlord make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may not include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Furthermore, Berkshire Hathaway Fox & Roach Realtors, and the Owner/Landlord disclaim any and all liability for representations or warranties, expressed or implied, contained in and omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The

recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner/Landlord.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner/Landlord or the Berkshire Hathaway Fox & Roach Realtors Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not any offer to lease the Property. The Owner/Landlord expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner/ Landlord shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner/Landlord executed and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner/Landlord, in Owner's sole discretion. By submitting an offer or Letter of Intent, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner/Landlord and Berkshire Hathaway Fox & Roach Realtors from any liability with respect thereto.

To the extent Owner/Landlord or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner/Landlord. Only a fully executed Real Estate Lease Agreement shall bind any spaces for lease and each prospective lessee proceeds at its own risk.



Table Of Contents

PAGE NO
06

PROPERTY SUMMARY

PAGE NO
07

PROPERTY DETAILS

PAGE NO
08

PROPERTY HIGHLIGHTS

PAGE NO
09

EXTERIOR PHOTOS

PAGE NO
10

INTERIOR PHOTOS

PAGE NO
11

FLOOR PLAN

PAGE NO
12

THE LOCATION

PAGE NO
13

REGIONAL MAP

THE PROPERTY



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 per SF/YR
Lease Type:	Triple Net (NNN)
Building Size:	82,764 SF +/-
Available SF:	4,800 SF +/-
Lot Size:	0.41 AC
Year Built:	2024
Zoning:	IRMX
Parking:	16
Market:	University City, Philadelphia

PROPERTY OVERVIEW

Berkshire Hathaway Commercial/Philly CRE Advisors are pleased to present an exceptional leasing opportunity for a first-floor IRMX commercial space at Fairmount Lofts in University City. This newly constructed property is ideal for businesses seeking versatile and flexible environments. Spanning an expansive 4,800 square feet, this commercial space provides a blank canvas ready to accommodate a diverse range of ventures. The first-floor setting ensures accessibility and visibility, catering to both foot and vehicle traffic. With industrial features, ample front windows providing natural light, cement floors, new electric, lighting, and heating, it's the perfect setting to design your dream workspace or storefront. Whether you're establishing a retail space, office, or a flex-use environment, the layout of this property allows for seamless customization to meet your specific business needs. This commercial gem, nestled within the vibrant and historic landscape of University City, is located on the ground level of a six-story, 82,764-square-foot building that features 90 residential units, 16 private parking spaces, and a green roof. IRMX zoning permits a wide range of uses, offering an exceptional opportunity to bring your business vision to life in this thriving area. Seize the chance to become part of this vibrant, dynamic community and make your mark. With 4,800 square feet at your disposal, envision and create the perfect workspace or retail haven. Additional space for dry storage is available. Be a part of everything happening on and around Fairmount Avenue. Enquire now and let your creativity flourish in this inspiring build-to-suit space!

LOCATION OVERVIEW

Located on Fairmount Avenue in University City, Philadelphia, this location offers quick access to major roads like Lancaster Ave, 40th St., Haverford Ave, Girard Ave, and Powelton Ave. The area is rich with world-renowned museums, including the Philadelphia Museum of Art, and multiple parks such as Clark Park and Drexel Park are within walking distance. Just minutes from Penn Presbyterian Medical Center, the convenient public transportation options provide easy access to Center City, offering an abundance of dining, shopping, and cultural experiences. Situated just moments from prestigious institutions such as Drexel University and the University of Pennsylvania, this location offers an ideal environment for students, professionals, and families alike.

PROPERTY DETAILS

LEASE RATE:

\$18 per SF/YR NNN

LOCATION INFORMATION

Street Address	3314 Fairmount Ave
City, State, ZIP	Philadelphia, PA 19104
County	Philadelphia
Market	Philadelphia
Sub-Market	University City
Township	Philadelphia County
Nearest Highway	Interstate I-76 & I-95
Nearest Airport	Philadelphia International Airport-11 Mi.

UTILITIES & AMENITIES

Central Hvac	Yes
Elevator Served	Yes

PROPERTY INFORMATION

Property Type	Retail & Flex
Zoning	IRMX
Lot Size	0.41 Acres / 17,859 SF
Tax ID #	884664107

BUILDING INFORMATION

Building Size	82,764 SF +/-
Tenancy	Multiple
Number of Floors	6
Year Built	2024
Free Standing	Yes

PROPERTY HIGHLIGHTS

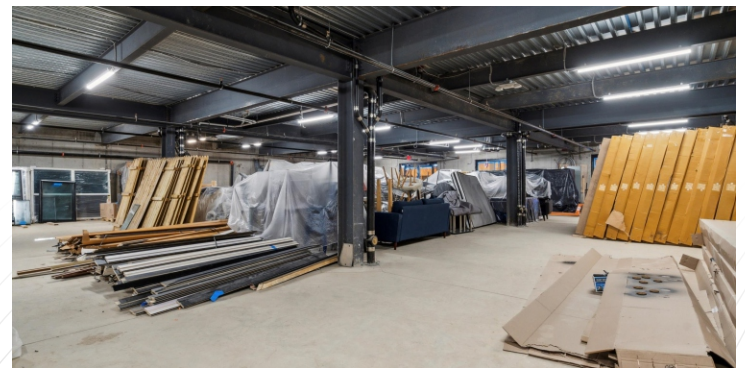
- IRMX retail/flex space that ready to built to suit
- Up to 4,800 SF +/- available
- Functional and flexible floor plan
- Brand new property with all new mechanicals
- Available for immediate occupancy
- Turn-key delivery possible
- Diverse platform of national, regional, local manufactures and retailers in close proximity
- Densely populated demographic profile
- 24-hour access
- Private parking available
- Additional space for dry storage is available
- Prime location in University City area of Philadelphia
- Ideally situated just moments away from some of the world's top universities
- Convenient and quick access to/from I-95, I-76, and Pennsylvania Turnpike



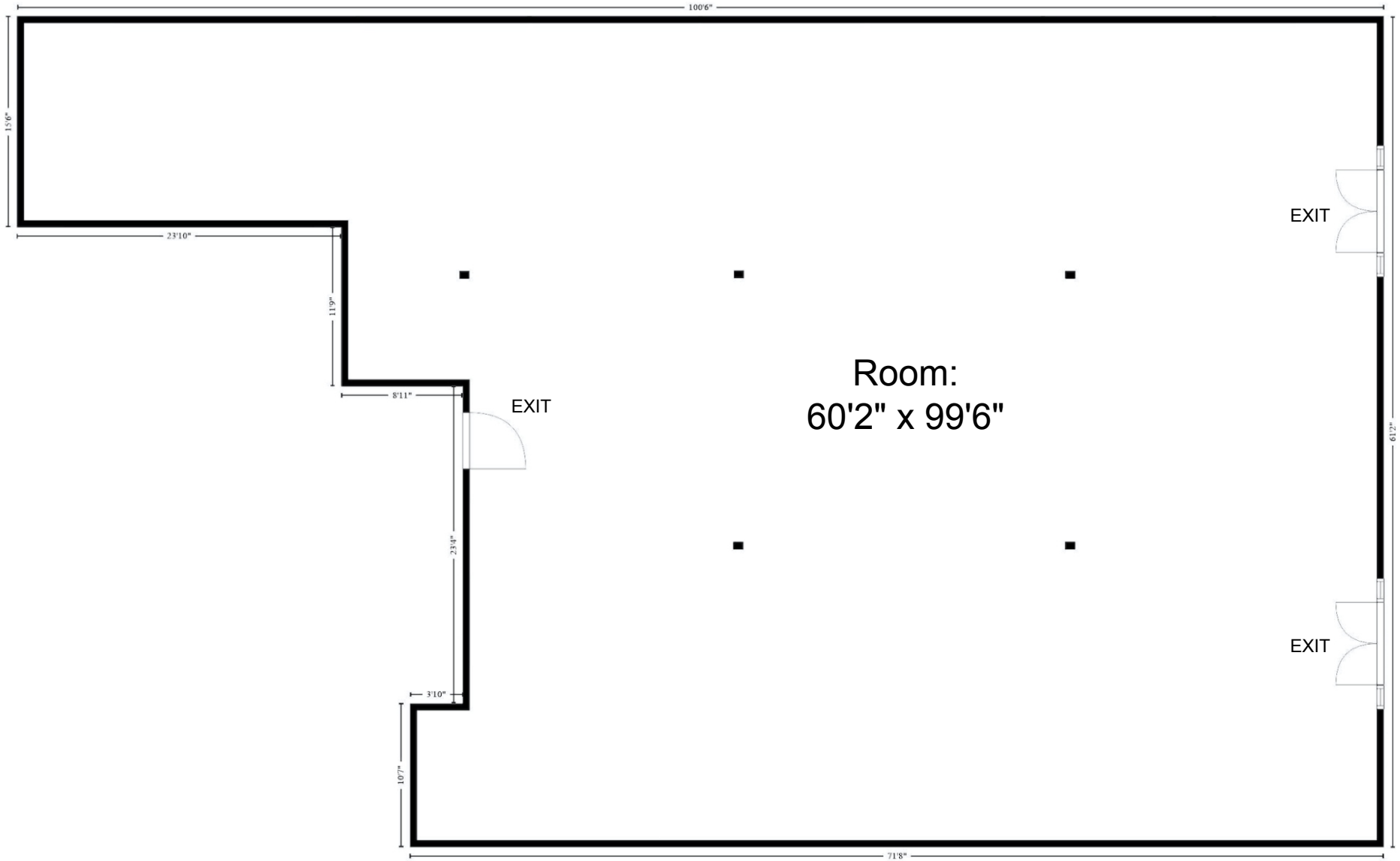
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



THE LOCATION



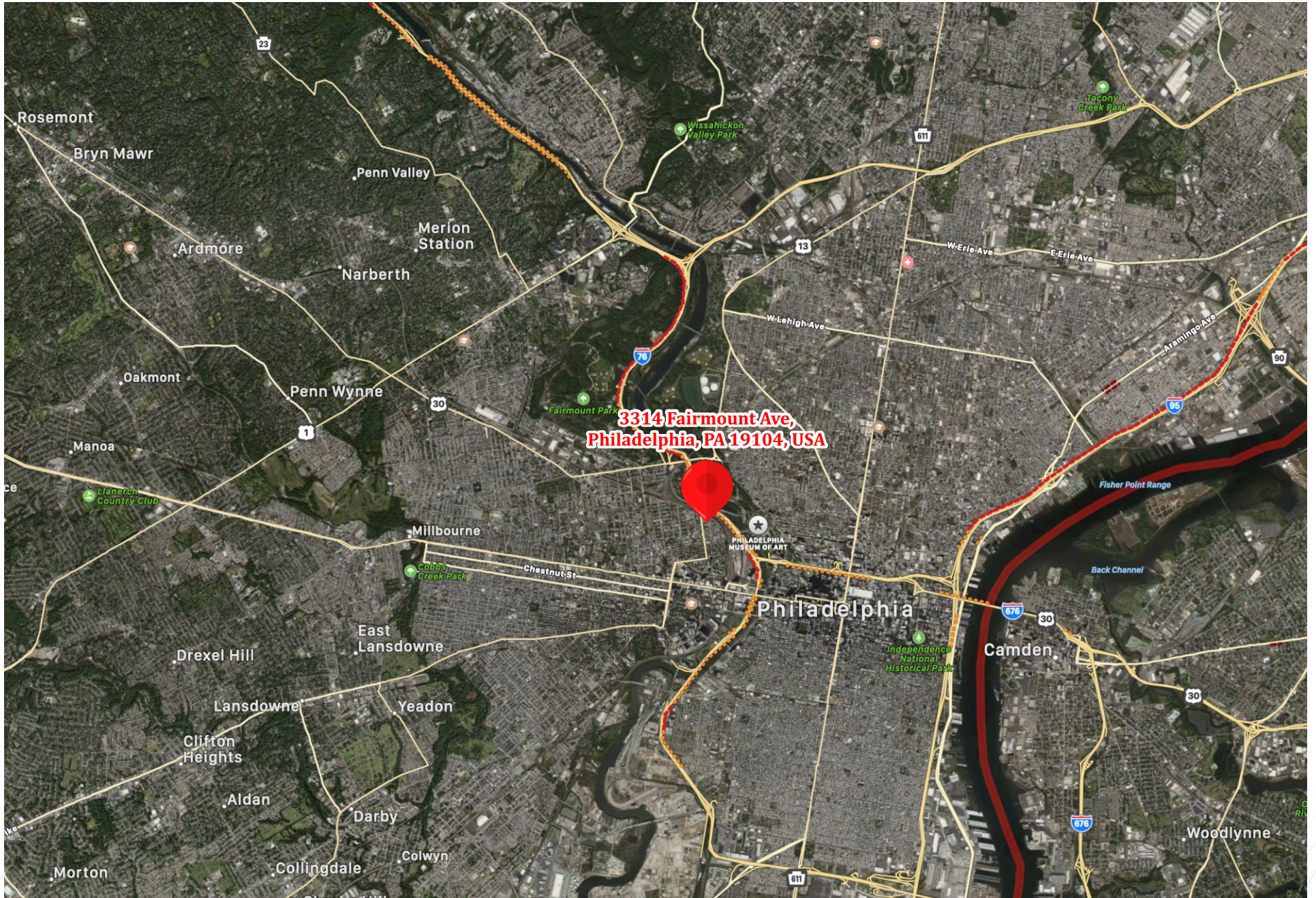
WARNING
STAYING TRUCKS & TRAILERS
NO PARKING

NOW LEASING

NOW LEASING

PHILLY
CRE • ADVISORS

REGIONAL MAP





BERKSHIRE HATHAWAY

Fox & Roach, REALTORS®

COMMERCIAL DIVISION

FAIRMOUNT LOFTS EXCELLENT RETAIL/FLEX SPACE IN UNIVERSITY CITY

3314 FAIRMOUNT AVE PHILADELPHIA, PA 19104



Maxim Sirotovsky, Realtor

Berkshire Hathaway Fox & Roach Realtors

O: (484) 816-6130

C: (267) 243-3255

E: max.sirotovsky@foxroach.com

PA #RS343512

PHILLY 
CRE • ADVISORS