



1140 Frankford Avenue
PHILADELPHIA

2,470 SF OFFICE FOR RENT



REAL ESTATE

1140
FRANKFORD AVE
PHILADELPHIA, PA



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1140

FRANKFORD AVE PHILADELPHIA, PA

AVAILABLE EARLY OCTOBER: 1140 Frankford is a 2 story + roof deck ~2500 sqft office building situated on Frankford Ave in the heart of Fishtown. This space is fit out as a high-end office and features a 20' reception area atrium, two levels of office space, and a roof deck. The current setup includes a built-in concrete reception desk, office kitchen, two ADA compliant bathrooms, low voltage wiring/networking, security cameras, and more. For an office user, this space has everything you need – some furniture can be left as well if desired. Given the prominent Frankford Ave location, this space is also ideally suited for restaurant and retail uses. CMX2.5 zoning.

2,460
SQUARE FEET

FISHTOWN
NEIGHBORHOOD

NNN
LEASE TYPE

LISTING OVERVIEW

P: 215.467.4100 // F: 215.554.6400 // JG-REALESTATE.COM // 1140 FRANKFORD AVENUE PHILADELPHIA, PA 19125



// BUILDING DETAILS



2,470
SQUARE FEET

\$7,204
RENT

\$35
RENT SF / YR

NNN
LEASE TYPE

2015
RENOVATED


ROOF DECK + YARD

LISTING OVERVIEW

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// ABOUT THE SPACE

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- Lease rate does not include utilities, property expenses or building services
- Partially Built Out as Standard Retail Space
- Located in-line with other retail
- Central Air and Heating
- Kitchen
- Security System
- High Ceilings
- High traffic Frankford Ave
- High Ceilings
- Reception Atrium



LOCATION OVERVIEW



REAL ESTATE

1140
FRANKFORD AVE
PHILADELPHIA, PA

// PHILADELPHIA, PA

Philadelphia, the largest city in Pennsylvania, is located in the southeastern portion of the state at the junction of the Schuylkill and Delaware Rivers. It is located along the northeastern corridor, situated between Washington, D.C. and New York City. Philadelphia is a two hour drive from New York City and Baltimore, one hour from Atlantic City and three hours from Washington, D.C. It is also conveniently located along Amtrak's Northeastern Corridor line, providing train service to New York within an hour and a half and to Washington, D.C. within two hours. Philadelphia offers residents and visitors an abundance of art and culture, renowned performing arts companies, historic architecture, a walkable downtown, endless shopping and highly regarded restaurants.

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La COLOMBE

// FISHTOWN YOUNG, HIP AND ON THE RISE

There's no shortage of cool in Fishtown, which has emerged as Philly's truest harbor of artistic, culinary and musical action. This classic working-class neighborhood, so named due to its history as an epicenter for the commercial shad-fishing industry, offers a colorful exception to the city's gridded urban rule with its collection of narrow streets beset with modest row homes and independently owned businesses. North of Girard, south of Lehigh, east of Front and west of the Delaware River, Philly's young creative class roots itself here with hopes to take ideas from gestation to reality. This momentous influx of new residents gave way to great new bars, restaurants, music venues, studios and galleries. Newcomers integrating and collaborating with the neighborhood's longtime residents sets Fishtown apart as one of Philadelphia's most exciting neighborhoods.

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REAL ESTATE



WALK SCORE
WALKER'S PARADISE (95)



BIKE SCORE
BIKER'S PARADISE (95)



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NO	ATTRACTIONS
1	Weckerly's Ice Cream
2	Sancho Pistola's
3	Love & Honey Fried Chicken
4	Garage
5	Barcade
6	Front Street Cafe
7	Frankford Hall
8	Laser Wolf
9	Cake Life Bake Shop
10	El Bar
11	La Colombe
12	Johnny Brenda's
13	Joe's Steaks
14	Fette Sau
15	Liberty Kitchen
16	Good Spoon Soupery
17	Heffe Tacos
18	Kensington Quarters
19	R&D
20	Pizzeria Beddia
21	City Fitness
22	Piazza at Schmidts
23	Dmitri's
24	Jerry's Bar
25	Heritage
26	Vesper Dayclub
27	One Shot Cafe
28	Evil Genius Beer Co.
29	Philadelphia Bagels



PHILADELPHIA, PA



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Drive Time Rings

10 Min

5 Min

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PROPERTY PHOTOS



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// EXTERIOR PHOTOS

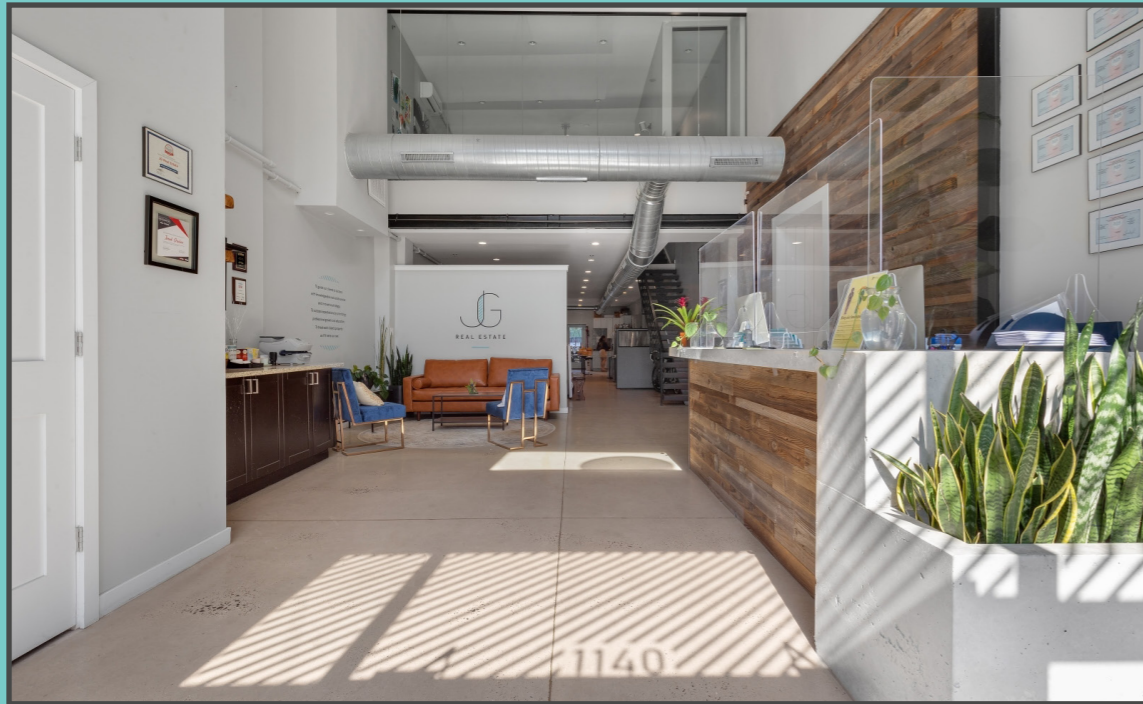


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// ATRIUM & RECEPTION PHOTOS



// FIRST FLOOR PHOTOS



// FIRST FLOOR PHOTOS



// SECOND FLOOR PHOTOS



// ROOF DECK + YARD PHOTOS



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