



Nextdoor Realty

THE ANNEX

820 E. VERNON RD | PHILADELPHIA, PA 19119

\$1,595/MO + ELECTRIC

Approx. 1,198 SF | Approx. \$16/SF | Two-story rear building

Flexible office, studio, professional service, and personal service opportunity with on-site parking.

FOR LEASE

FOR LEASE: THE ANNEX

A flexible two-story rear building with direct parking-lot access



LEASE SUMMARY

SIZE	Approx. 1,198 SF
RENT	\$1,595/month + electric
RATE	Approx. \$16/SF
ADDRESS	820 E. Vernon Rd

POSITIONING

The Annex offers a practical, standalone-feeling workspace at the rear of the property with direct access to the paved parking area. The layout works well for a small professional office, therapy or counseling practice, tutoring/training use, studio, back-office operation, or compatible personal service user.

FLEXIBLE LAYOUT

Two first-floor open rooms plus a second-floor open room with storage and closets.

PARKING

Paved on-site parking area with convenient access to the rear annex entrance.

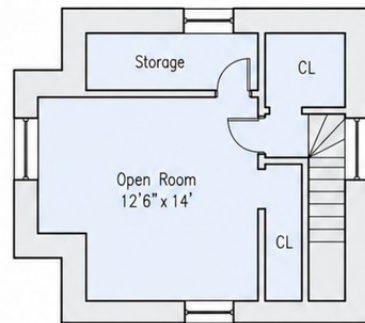
QUIET SETTING

Rear-building location gives the space a more private feel than a street-front suite.

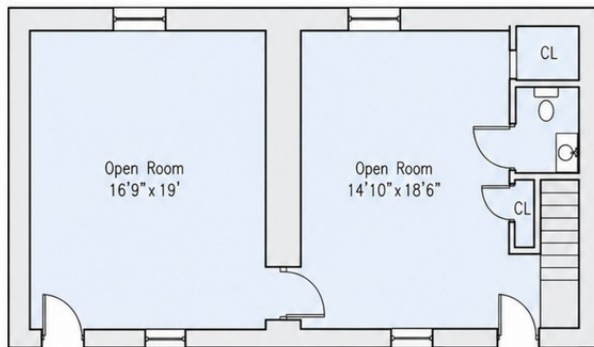
FLOOR PLAN

The Annex - Floors 1 and 2 | Approx. 1,198 SF

SECOND FLOOR



FIRST FLOOR



820 E. VERNON RD

Philadelphia, PA 19119

THE ANNEX - FLOORS 1 & 2 | APPROX. 1,198 SF

Dimensions are approximate and provided for marketing purposes only. Not to scale.

FOR LEASE

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SPACE BREAKDOWN

- First floor: open room approx. 16'9" x 19' plus open room approx. 14'10" x 18'6".
- Private restroom and multiple closets/storage areas.
- Second floor: open room approx. 12'6" x 14' with storage and closets.

BEST-FIT USERS

- Small professional office or consulting practice
- Counseling, wellness, tutoring, or training use
- Creative studio, admin office, or compatible personal service user

ASKING RENT

\$1,595/mo + electric

Approx. \$16/SF based on approx. 1,198 SF

INTERIOR

Open workrooms with practical storage and private restroom access



First-floor open workroom



Second-floor open room / office

MOVE-IN FRIENDLY

Existing office-style finishes, lighting, restroom, and open rooms make the space easy to adapt for a range of users.

PRIVATE ROOMS + STORAGE

The plan includes two main first-floor rooms, a second-floor work area, and several closets/storage areas.

SIMPLE LEASE ECONOMICS

Asking rent is \$1,595 per month plus electric, giving a small tenant a standalone-feeling space at an approachable monthly rent.

EXTERIOR & PARKING

Rear-building setting with a large paved parking area



PARKING-LOT ACCESS

- Direct access from the paved lot.
- Good fit for appointment-based users.
- Rear annex location offers separation from the main building.



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THE ANNEX AT 820 E. VERNON RD

Philadelphia, PA 19119

APPROX. SIZE	1,198 SF
RENT	\$1,595/mo + electric
RATE	Approx. \$16/SF
LAYOUT	Two-story annex with open rooms, restroom, and storage
PARKING	Paved on-site parking area

TO SCHEDULE A SHOWING

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All dimensions, square footage, pricing, availability, utility obligations, and permitted uses are approximate and subject to tenant verification and change. Brochure for marketing purposes only.