

PRIME OFFICE SPACE FOR LEASE: OLD CITY

399 Market Street
Philadelphia, PA 19106

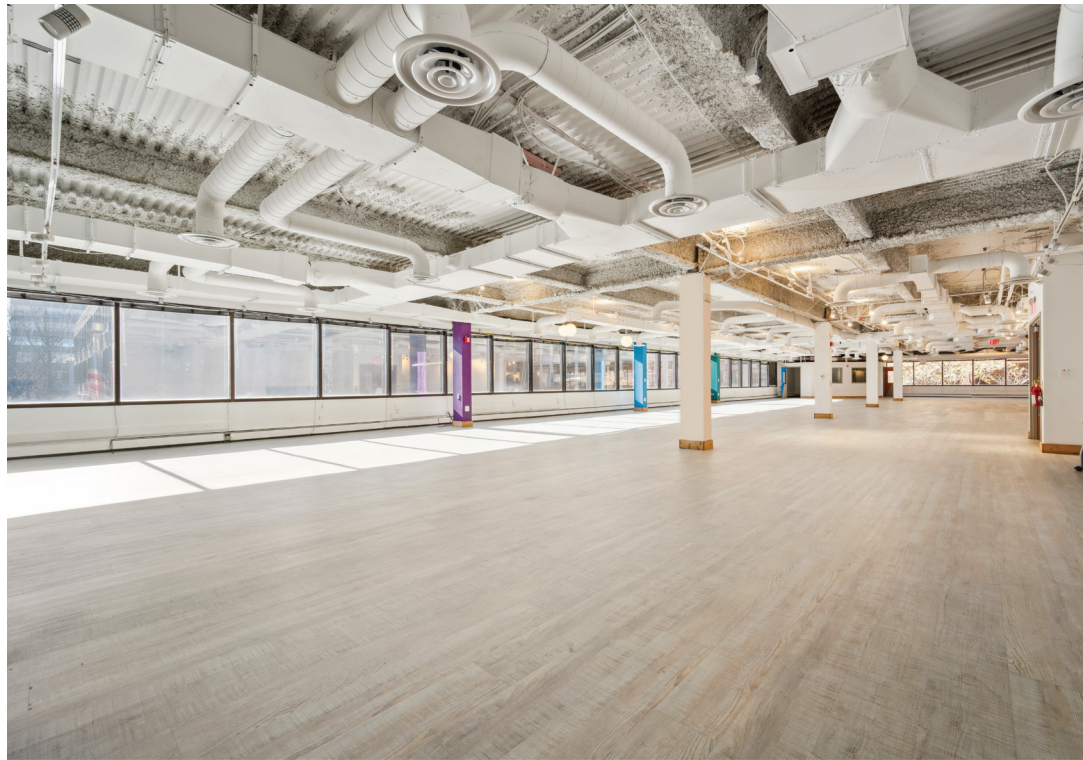
RD+





NEW YEAR, NEW LEASING OPPORTUNITY


RD+ 399 Market Street | Property

- Turnkey professional and creative office spaces available for lease. Availability ranges from 1,630rsf to 95,103rsf over multiple levels
- Ideal building and location for office headquarters, educational centers, and training facilities
- Private parking garage with secured building access
- Self-service cafe, shared conferencing facilities, and private tree lined courtyard for tenant use
- Situated along Market Street in Old City within the Keystone Innovation Zone (see page 4)



 24/7 controlled building access with Security during business hours

 3 Passenger Elevators with 3,500lb capacity

 13,200 Volt, 3-Phase Power with Auxiliary back-up generator

RD+ 399 Market Street | Interior Photos



RD+ 399 Market Street | Location

- Located in the heart of Old City and next to standout restaurants, coffeeshops, and historical landmarks such as Independence Hall and the National Constitution Center
- Convenient street parking available with direct access to I-95 and I-676 leading to New Jersey and the Philadelphia suburbs and numerous nearby parking facilities
- Easily accessed by the Market-Frankford subway line and multiple bus routes

Join exciting neighboring businesses:

Logos for neighboring businesses: FORK, BUDDAKAN, La COLOMBE COFFEE ROASTERS, CITY FITNESS PHILADELPHIA, KIMPTON HOTEL MONACO PHILADELPHIA, Starbucks, and CVS pharmacy.

AREA DEMOGRAPHICS 1 MILE RADIUS

Total Population	56,702
Median Age	39
Average Household Income	\$143,805
Total Households	31,362

*Based on information provided by third party sources and deemed to be reliable



Located within Philadelphia's Keystone Innovation Zone (KIZ), 399 Market presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to \$100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
 - Life Sciences Innovation
 - Information Technology
 - Nanotechnology



RD+ 399 Market Street | Neighborhood Highlights



Center City

399 Market Street

Penn's Landing Project



Penn's Landing Project (Under Construction)

The revitalization of Penn's Landing, led by The Durst Organization, is a proposed \$2.2 billion multi-year plan for a sweeping mixed-use project. The plans call for 3.5 million square feet of mixed-use space, including thousands of new residential units, hundreds of hotel rooms and tens of thousands of square feet in retail space.

RD+ 399 Market Street | Area Amenities



FOOD & RESTAURANTS

- | | |
|-----------------------------|------------------------------|
| 1. 3J's Cafe | 18. United by Blue |
| 2. Independence Beer Garden | 19. Tomo Sushi |
| 3. Fork | 20. Cafe Ole |
| 4. Cafe Square One | 21. Oui |
| 5. La Colombe | 22. Tuna Bar |
| 6. The Bourse | 23. Race Street Cafe |
| 7. National Mechanics | 24. Starbucks |
| 8. Buddakan | 25. Ikki Sushi |
| 9. Royal Boucherie | 26. Hangry Joe's Hot Chicken |
| 10. Han Dynasty | 27. Philly Style Bagels |
| 11. Positano Coast | 28. The Angelo Pizza |
| 12. Zahav | 29. Frieda |
| 13. 2nd Story Brewing | 30. Eggcellent Cafe |
| 14. Franklin Fountain | 31. Lucha Cartel |
| 15. Old City Coffee | 32. Amada |
| 16. Campo's Cheesesteaks | 33. Malooga |
| 17. Franklin Social | 34. Mochinut |



STORES, RETAIL & FITNESS

- | | |
|---------------------------|--------------------------|
| 1. PFS Bourse Theater | 8. Bulthaup |
| 2. CVS | 9. Doggie Style |
| 3. The Book Trader | 10. UPS |
| 4. 3rd Street Hardware | 11. City Fitness |
| 5. Blokes | 12. Alongee |
| 6. Museum for Art in Wood | 13. Old City Food Market |
| 7. Wexler Gallery | |



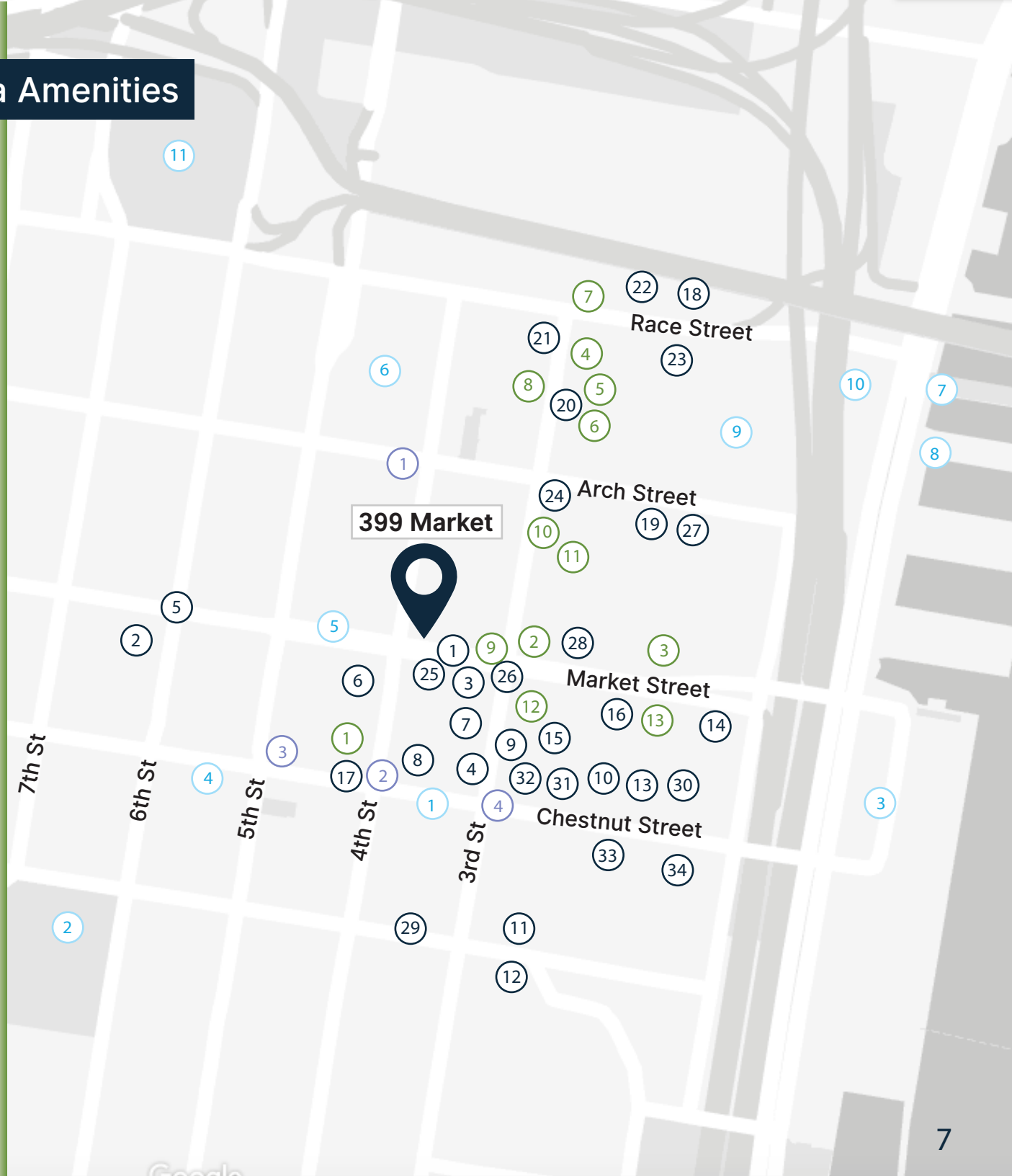
AREA ATTRACTIONS

- | | |
|---------------------------------|-----------------------|
| 1. Science History Institute | 7. Race Street Pier |
| 2. Washington Square | 8. Cherry Street Pier |
| 3. Penn's Landing | 9. Elfreth's Alley |
| 4. Independence Hall | 10. Fringe Arts |
| 5. Museum of Illusions | 11. Franklin Square |
| 6. National Constitution Center | |









HOTELS

- | | |
|----------------|----------------------------|
| 1. Wyndham | 3. Kimpton Hotel Monaco |
| 2. Renaissance | 4. Independence Park Hotel |



RD+ 399 Market Street | Transit Map

 Walk Score 99	 Transit Score 97	 Bike Score 97
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 SEPTA Market-Frankford
 SEPTA Bus Routes
 Indego Bike Station
 PATCO Station
 PARKING





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