

Newly Redeveloped Fishtown Offices for Lease

1400 N. Howard Street, Philadelphia, PA 19102



- Up to 12,780sf office space available adjacent to Philly's most exciting neighborhoods
- High-end finishes paired with industrial character including massive ceiling heights, skylights, polished concrete floors, and exposed bricks and beams
- Expansive, wide-open floorplans allow for customization and various tenant layout options
- Direct, street-level entry with 24/7 access for each suite
- On-site, covered parking available for tenants





- Located in Fishtown, a Philadelphia neighborhood that has become the archetype for modern urban renewal and received national recognition for its breakneck transformation into a highly desirable area to live and visit.
- Fishtown features some of the city and country's most exciting new food & beverage concepts, entertainment venues, and experiential destinations.
- A highly sought after area, it has become home to professionals, creators, entrepreneurs, artists, and many more to become a true live / work / play destination.

AREA DEMOGRAPHICS
1 MILE RADIUS

56,550 Population	36.8 Average Age
\$99,928 Average Household Income	61,226 Daytime Population



Located within Philadelphia's Keystone Innovation Zone (KIZ), 1400 N. Howard 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+ 1400 N. Howard | Area Amenities

FOOD & RESTAURANTS

- | | |
|--------------------------|--------------------------------|
| 1. Suraya | 15. Love & Honey Fried Chicken |
| 2. Hook & Master | 16. Philly Style Bagels |
| 3. Stateside Vodka | 17. Philadelphia Distilling |
| 4. LMNO | 18. Cheu Noodle Bar |
| 5. Evil Genius Brewery | 19. Goldie |
| 6. El Bar | 20. Good Spoon Soupery |
| 7. Front & Palmer | 21. Middle Child Clubhouse |
| 8. La Colombe | 22. Liberty Kitchen |
| 9. Gryphon Cafe | 23. Front Street Cafe |
| 10. Frankford Hall | 24. International Bar |
| 11. Laser Wolf | 25. Que Chula es puebla |
| 12. Kensington Quarters | 26. Wm. Mulherin's Sons |
| 13. Pizzeria Beddia | |
| 14. Pho House Thang Long | |

STORES, RETAIL & FITNESS

- | | |
|--------------------------|-----------------------|
| 1. Riverwards Produce | 4. Reset by Therabody |
| 2. City Fitness | 5. Amrita Yoga |
| 3. GIANT Heirloom Market | 6. Reap Minimart |

AREA ATTRACTIONS

- | | |
|----------------------|-------------------------------|
| 1. Punch Line Philly | 6. Penn Treaty Park |
| 2. Brooklyn Bowl | 7. Rivers Casino |
| 3. The Fillmore | 8. Fabrika |
| 4. North Bowl | 9. Barcade |
| 5. Palmer Park | 10. The Puttery (Coming Soon) |



RD+ 1400 N. Howard | Transportation

SEPTA Market-Frankford Line

- 1 Girard Station
- 2 Berks Station

Trolley Lines

- 3 Girard & Front St. Station

SEPTA Bus Routes

- 4 Bus Routes #5, #25
- 5 Bus Route #57

Indego Bike Station

- 6 Berks Station
- 7 Frankford & Belgrade
- 8 Girard Station
- 9 Thompson & Palmer



Walk Score of 96





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