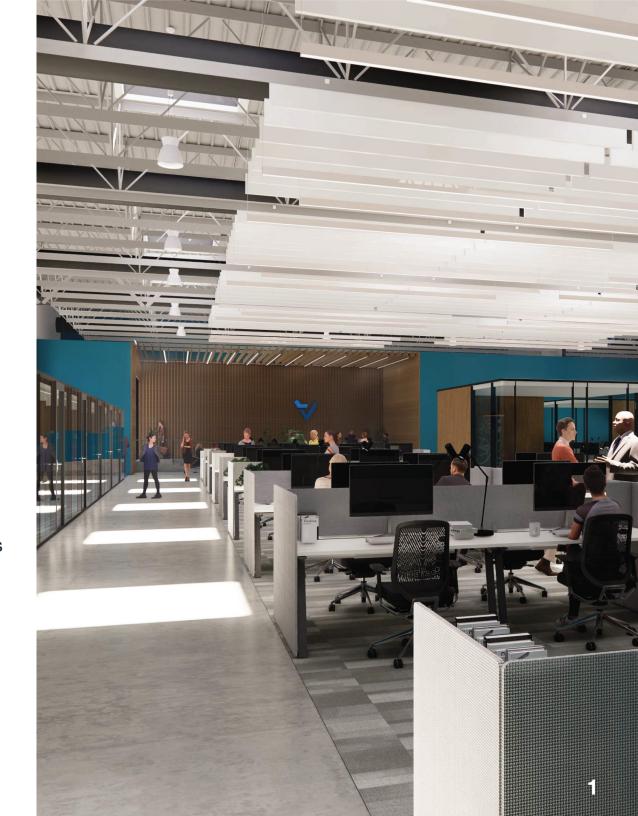


### RD+ 1400 N. Howard | **Property**

- 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



# RD+ 1400 N. Howard | Site Plan



### RD+ 1400 N. Howard | Location

- 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

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



### **RD**<sup>+</sup> 1400 N. Howard | **KIZ**

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
- 2. Hook & Master
- 3. Stateside Vodka
- 4. LMNO
- 5. Evil Genius Brewery
- 6. El Bar
- 7. Front & Palmer
- 8. La Colombe
- 9. Gryphon Cafe
- 10. Frankford Hall
- 11. Laser Wolf
- 12. Kensington Quarters
- 13. Pizzeria Beddia

- 15. Love & Honey Fried Chicken
- 16. Philly Style Bagels
- 17. Philadelphia Distilling
- 18. Cheu Noodle Bar
- 19. Goldie
- 20. Good Spoon Soupery
- 21. Middle Child Clubhouse
- 22. Liberty Kitchen
- 23. Front Street Cafe
- 24. International Bar
- 25. Que Chula es puebla
- 26. Wm. Mulherin's Sons
- 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
- 2. Brooklyn Bowl
- 3. The Fillmore
- 4. North Bowl
- 5. Palmer Park
- 6. Penn Treaty Park
- 7. Rivers Casino
- 8. Fabrika
- 9. Barcade
- 10. The Puttery (Coming Soon)



## RD+ 1400 N. Howard | Transportation

#### **SEPTA Market-Frankford Line**

- 1 Girard Station
- 2 Berks Station

#### **Trolley Lines**

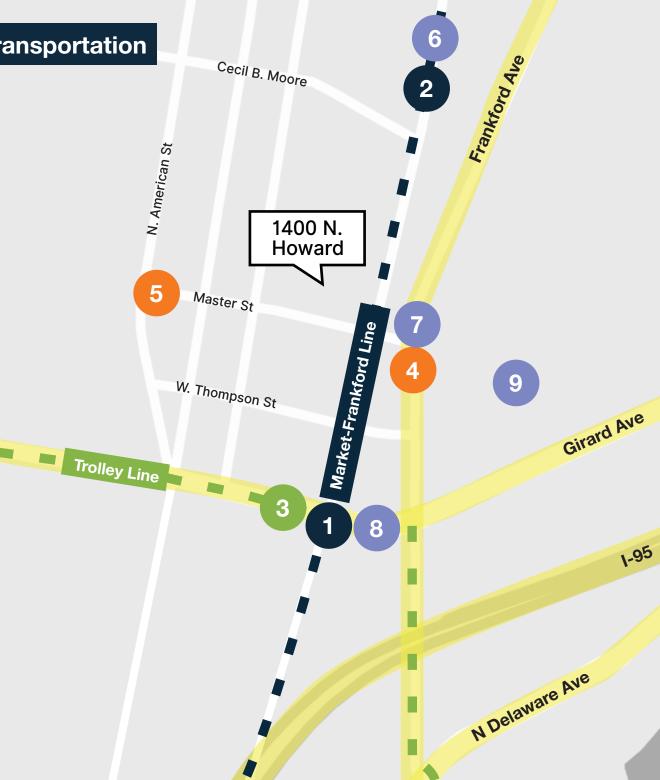
3 Girard & Front St. Station

#### **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







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