



FUTURE  
UNDER CONTRACT TO THE  
DURST ORGANIZATION



BENJAMIN FRANKLIN BRIDGE

TO  
CENTER CITY

FUTURE  
COLD STORAGE REDEVELOPMENT  
MULTIFAMILY



MARKET-FRANKFORD SUBWAY LINE

FUTURE  
PIERS RECENTLY ACQUIRED BY  
THE DURST ORGANIZATION

FUTURE  
FESTIVAL PIER DEVELOPMENT BY  
JEFFERSON APARTMENTS GROUP  
AND HAVERFORD PROPERTIES  
MULTIFAMILY

N CHRISTOPHER COLUMBUS BLVD

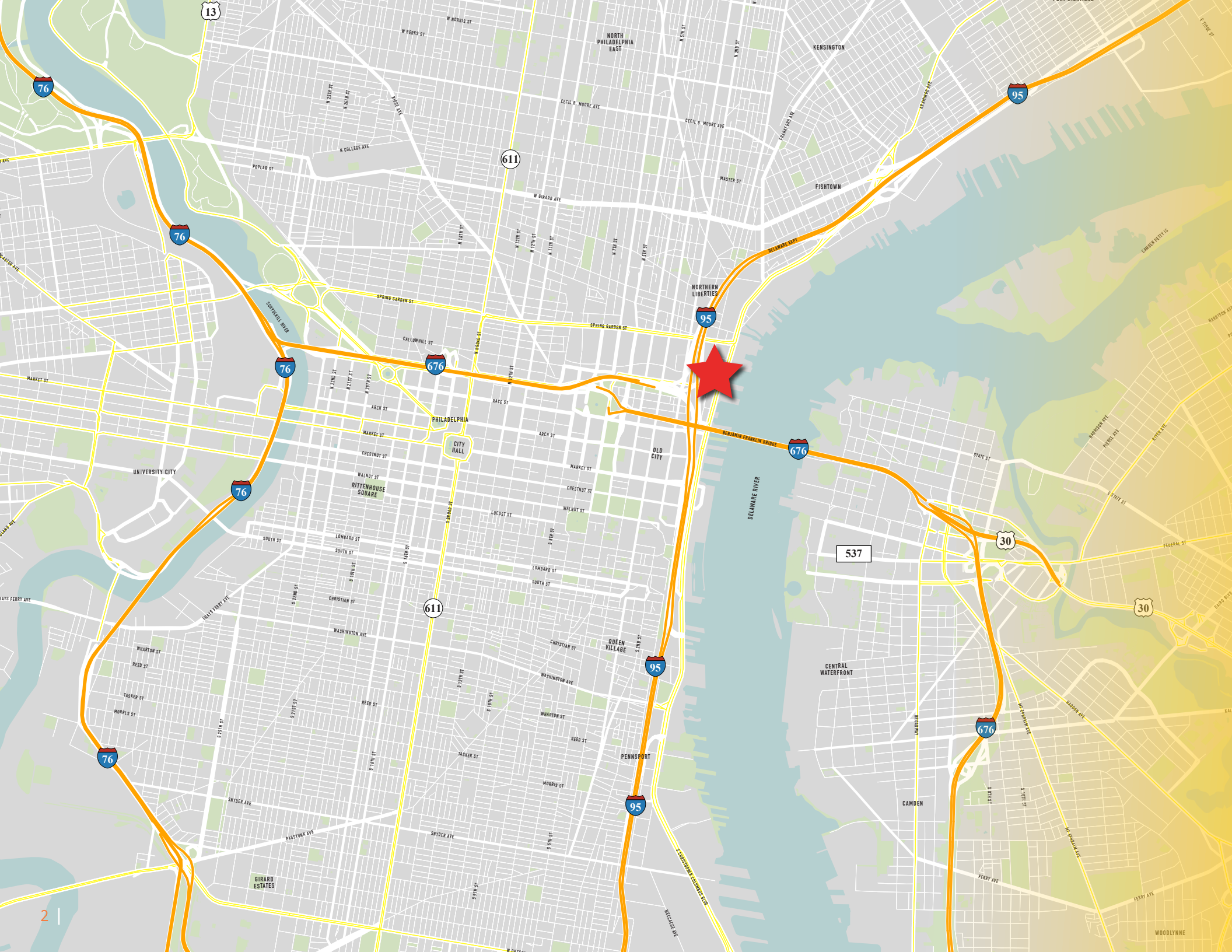
400 NORTH  
CHRISTOPHER COLUMBUS  
BOULEVARD  
PHILADELPHIA, PA

SHOVEL READY

ASKING PRICE \$17,200,000

BUILD APPROXIMATELY 644,688 SF  
AS-OF-RIGHT





13

76

95

611

76

95

76

676

76

676

537

30

30

611

95

76

95

676

## THE OPPORTUNITY

Newmark Knight Frank is pleased to offer for sale the fee simple interest in 1.85 acres of prime developable land located in Philadelphia’s hottest residential area. The Site at 400 North Christopher Columbus Boulevard is a truly unique parcel in that it offers potential investors the versatility to create an immersive multi-family, townhouse development or a multi-use high rise development, either with sweeping river and Philadelphia skyline views, as well as unmatched access to public transportation and major highways like I-95 and I-676. Approximately 40 townhouses built recently and sold successfully already border the site. Favorable by-right zoning, the ability to walk to some of Philadelphia’s most charming neighborhoods, and Philadelphia’s desire and commitment to reconnect the city to the Delaware River Waterfront are all critical factors for an investor to take advantage of in the development of 400 N Christopher Columbus Boulevard. The intersection of Columbus Boulevard and Callowhill Street is the most active “four corners” of development in the city of Philadelphia. There are major projects in various stages of development at each corner. Further, the East Callowhill neighborhood immediately west of the Site, which has been re-zoned for high-density residential development, has recently been the focus of significant assemblage and purchase activity.

East Callowhill is, in essence, a northward extension of the Old City neighborhood. The subject site can be thought of as “the water’s edge” of the East Callowhill neighborhood. While purchasers are free to create their own development plan, current ownership has diligently generated a suggestive development plan for the Site through extensive feasibility studies given market demand within the immediate neighborhood. The suggestive plan contained within this marketing package was strategically engineered to provide investors an accurate representation of potential development given easements, density and other considerations at the Site. The imaginative investor will have the opportunity to merge luxurious urban living with the Property’s active relation to the water and vibrancy of varied public and private initiatives in the immediate neighborhood, creating the most commercially significant development the Delaware River Waterfront has ever seen. The site is shovel-ready, and civil engineering investigations speak to the ease of construction.

## PROJECT SUMMARY

<b>ADDRESS</b>	400 N CHRISTOPHER COLUMBUS BOULEVARD PHILADELPHIA, PA 19123
<b>SITE AREA</b>	~ 1.85 ACRES ~ 80,586 SQUARE FEET
<b>SHAPE</b>	REGULAR AND LEVEL, BOUNDED BY THREE CITY STREETS; N CHRISTOPHER COLUMBUS BLVD, N FRONT, AND CALLOWHILL STREETS
<b>ZONING</b>	CMX-4, Center City Commercial Mixed-Use <b>BASIC ZONING ENTITLEMENT:</b> Approximately 402,930 SF <b>AS-OF-RIGHT BONUS ZONING ENTITLEMENT:</b> Approximately 241,758 SF <b>TOTAL:</b> 644,688 SF Other bonuses may be available to increase height
<b>FRONTAGE</b>	500 FEET ON CHRISTOPHER COLUMBUS BOULEVARD
<b>REAL ESTATE TAXES</b>	SUBJECT TO THE 10-YEAR TAX ABATEMENT PROGRAM FOR NEW DEVELOPMENT
<b>ASKING PRICE</b>	\$17,200,000

## TERMS OF OFFERING

The offering is listed by Newmark Knight Frank on behalf of ownership. The asset is being offered on an “as-is” basis. Interested parties are encouraged to submit bona fide offers as soon as possible. The Site is being offered free and clear of existing financing.

## INVESTMENT HIGHLIGHTS

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- Favorable CMX-4 zoning
- Multitude of by-right development options
- Within easy walking distance to mass transit
- Ability to provide sweeping river and city skyline views
- Development qualifies for Philadelphia's ten-year tax abatement
- Located at epicenter of the Delaware River waterfront's redevelopment
- Abundance of retail and entertainment amenities within walking distance
- Strategically located with ease of access to the I-95 on/off ramps
- Fifteen minutes to the Philadelphia International Airport
- Ten minutes to South Philadelphia's Stadium District and The Navy Yard, a 1,200-acre waterfront business campus
- Nine hotels currently under construction in Center City, bringing the total number of rooms to nearly 15,000





PENN TREATY VILLAGE  
MULTIFAMILY



WATERFRONT SQUARE  
CONDOMINIUMS

YARDS  
BREWING LIBRARY

SPRING GARDEN ST

SPRING GARDEN  
STATION

PIER 35 1/2  
TOWNHOUSES



FUTURE  
FESTIVAL PIER DEVELOPMENT BY  
JEFFERSON APARTMENTS GROUP  
AND HAVERFORD PROPERTIES  
MULTIFAMILY

FUTURE  
COLD STORAGE REDEVELOPMENT  
MULTIFAMILY

PIER 25  
CURRENTLY  
FOR SALE

412 LUXE  
TOWNHOUSES

FUTURE  
UNDER CONTRACT TO THE  
DURST ORGANIZATION

FUTURE  
PIERS RECENTLY ACQUIRED BY  
THE DURST ORGANIZATION

ONE WATER STREET  
MULTIFAMILY



FUTURE  
FRANKLIN SQUARE  
PATCO STATION

401 RACE STREET  
MULTIFAMILY

BRIDGE  
MULTIFAMILY

BENJAMIN FRANKLIN BRIDGE

THE NATIONAL  
MULTIFAMILY

DRWC  
RACE STREET  
PIER

218 ARCH STREET  
MULTIFAMILY



DRWC  
CHERRY STREET  
PIER

PIER 5  
CONDOMINIUMS

PIER 3  
CONDOMINIUMS

FUTURE  
PENN'S LANDING  
1-95 CAP

PENN'S LANDING &  
BLUE CROSS RIVER RINK

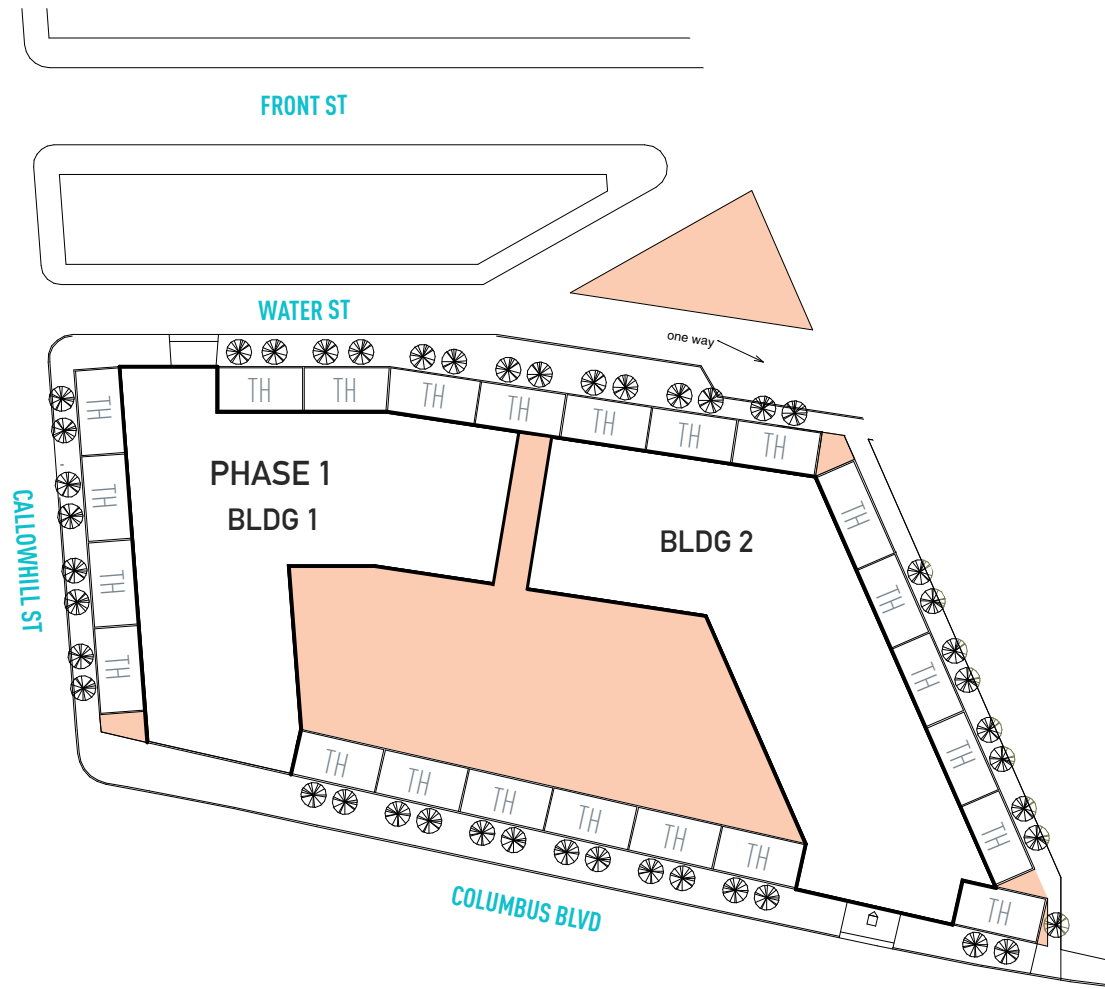
As a point of reference, the Delaware River Waterfront redevelopment is under the jurisdiction of the Delaware River Waterfront Corporation ("DRWC"), a not-for-profit entity acting as the defacto waterfront planning agency for the City of Philadelphia and the Commonwealth of Pennsylvania.



# POTENTIAL PLAN

22 TOWNHOUSE UNITS & 306 MULTIFAMILY UNITS  
THE SITE PLAN MAY BE ALTERED IN ANY MANNER

# POTENTIAL PLAN OVERVIEW



## 2-STORY SINGLE FAMILY TOWNHOUSES

- 1,520 SF
- FOOTPRINT = 20' x 38'

## 2 -10-STORY MULTIFAMILY BUILDINGS, EACH WITH

- FLOOR 1: LOBBY & PARKING
- FLOORS 2-10: 153 RESIDENTIAL UNITS



FOR FURTHER INFORMATION,  
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