

2301 E Allegheny Street Philadelphia, PA 19134

1,135-15,870sf Turnkey Office Space at Commonwealth Campus





RD+ 2301 E Allegheny Street | Property Information

 1,135 - 15,870sf turnkey office space at Commonwealth Campus

 200,000sf fully renovated multi-tenant medical office building providing medical and professional office space for a variety of tenants

 Amenities include ample parking, a cafeteria, security, and more

Multiple elevators, back-up generator and 24/7 access

 Joining existing tenants like Temple University Hospital, Special Smiles, Pediatric Dental Associates, Tru-Tone Hearing, and more



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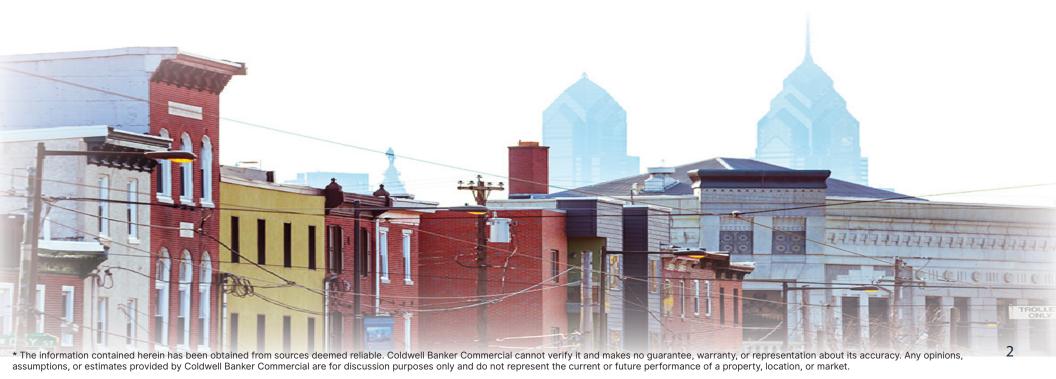
- Strategically situated in the heart of densely populated Philadelphia neighborhoods, including Fishtown, Port Richmond and Kensington
- Port Richmond is filled with diverse arts and entertainment spaces, and has solid infrastructure
- Easy access to public transportation; SEPTA bus routes, rail stations, and the Market-Frankford Line
- Convenient highway access via I-95, I-76 (Schuykill Expressway), and I-676 (Vine Street Expressway)
- Proximity to power centers and diverse retail merchants
- One of the hottest neighborhoods in Philadelphia according to US Metro, 6ABC, and Fox29

AREA DEMOGRAPHICS* 1 MILE RADIUS

57,559 2022 Population

33 Median Age

\$54,342 Average Household Income



RD+ 2301 E Allegheny Street | KIZ

Located within Philadelphia's Keystone Innovation Zone (KIZ), 2301 E Allegheny Street 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





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