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MEDICAL**



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# Fishtown's Modern Healthcare Hub

1400 N. Howard Street, Philadelphia PA 19102



## 1400 N. Howard | Property

a ***Modern Medical Space*** dedicated to serving the needs of America's fastest growing neighborhood

- + High-quality finishes with industrial charm, featuring towering ceiling heights, sleek polished concrete floors, and exposed bricks and beams.
- + Customizable floorplans tailored to a variety of healthcare uses.
- + Convenient and direct street level access, ensuring easy entry for patients and staff around the clock.
- + On-site, covered parking for physicians, staff, and patients.





## 1400 N. Howard | Location

*“There’s no shortage of cool...but there is a shortage of healthcare services in Fishtown.”*

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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.



## 1400 N. Howard | Location

**Untapped Potential...**with a notable absence of dedicated healthcare providers in this area, there is a unique opportunity to meet the growing demand for quality healthcare services close to home.

**Prime Location...**located in the heart of Fishtown, this site offers unparalleled visibility and accessibility, making it an ideal destination for healthcare providers and patients alike.

Total Health Insurance Spent

\$48,535,828

Avg. Age

35.6

Avg. Household Income

\$133,951

Total Healthcare Spent

\$72,194,569

of 2023 (.5 Mile Radius)



# 1400 N. Howard | Location



# 1400 N. Howard | Site Plan



**ADJACENT &  
DIRECT PARKING**

**SUITE 1  
12,765 SF**



# 1400 N. Howard | KIZ

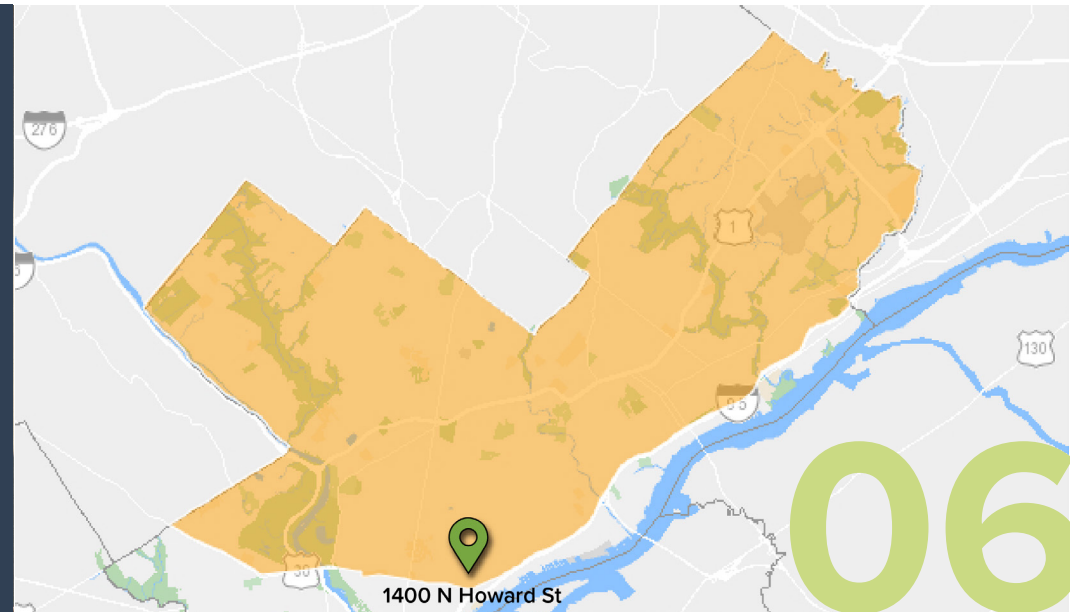
Located within Philadelphia's Keystone Innovation Zone (KIZ), 1400 N. Howard presents a unique business opportunity for growing companies!

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
  - Information Technology
  - Nanotechnology

## Keystone Innovation Zones

Providing tax credits to for-profit companies in the life sciences and tech.



# 1400 N. Howard | Area Amenities

## FOOD & RESTAURANTS

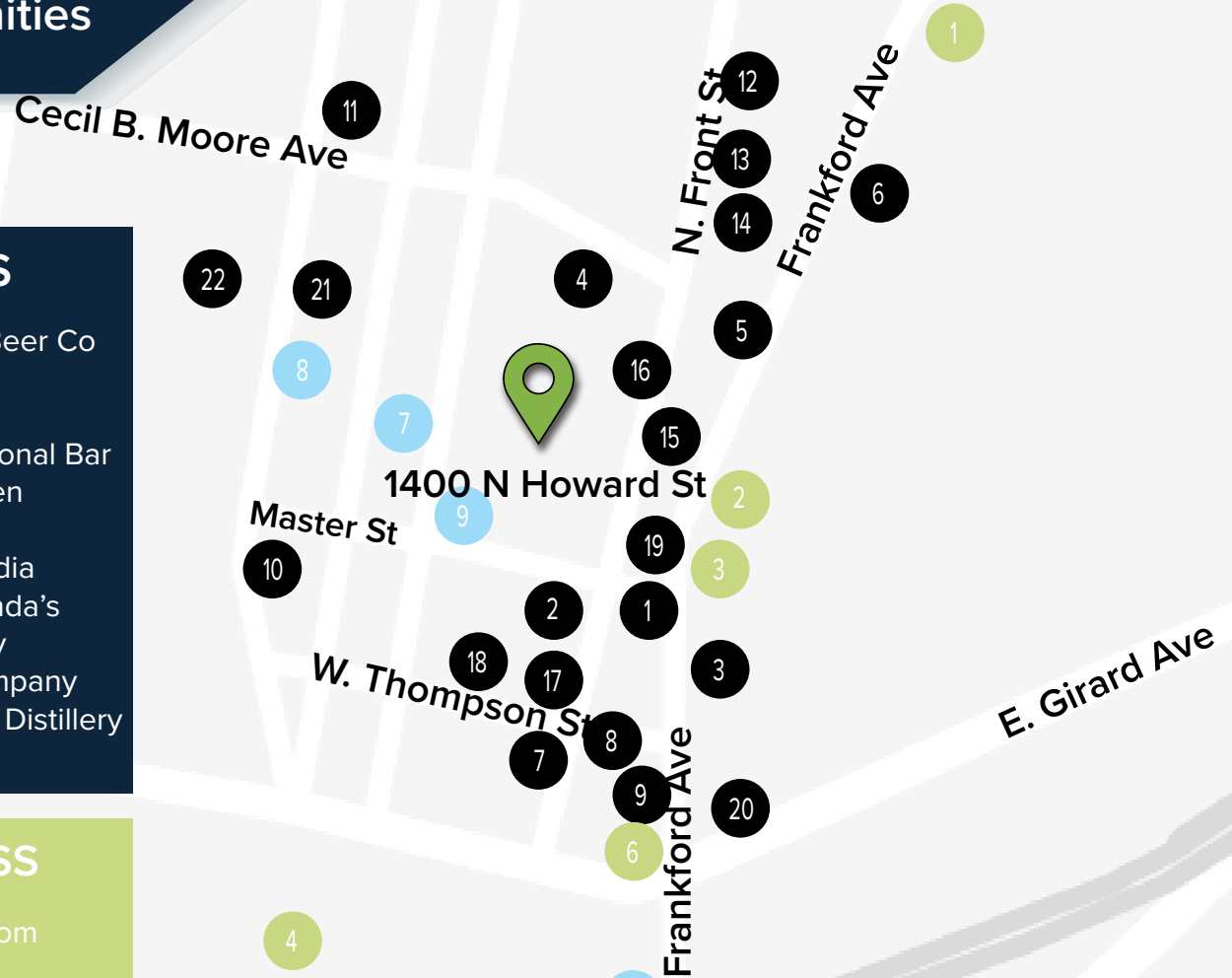
- |                           |                            |
|---------------------------|----------------------------|
| 1. W.M. Mulherins         | 13. Evil Genius Beer Co    |
| 2. El Bar                 | 14. Kalaya                 |
| 3. La Colombe             | 15. Goldie                 |
| 4. Gryphon Cafe           | 16. The International Bar  |
| 5. Suraya                 | 17. Liberty Kitchen        |
| 6. Philly Style Bagels    | 18. Laser Wolf             |
| 7. Middle Child Clubhouse | 19. Pizzeria Beddia        |
| 8. Front Street Cafe      | 20. Johnny Brenda's        |
| 9. Frankford Hall         | 21. Punch Buggy            |
| 10. Que Chula Es Pueba    | 22. New Liberty Distillery |
| 11. Stateside Vodka       |                            |
| 12. LMNO                  |                            |

## RETAIL, STORES, & FITNESS

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

## AREA AMENITIES

- |                      |                       |
|----------------------|-----------------------|
| 1. Barcade           | 6. Penn Treaty Park   |
| 2. Brooklyn Bowl     | 7. Hancock Playground |
| 3. The Fillmore      | 8. The Clay Studio    |
| 4. Punch Line Philly | 9. Celebree School    |
| 5. Rivers Casino     |                       |





# 1400 N. Howard | Transportation

## Indego Bike Stations

- 1. Berks Station
- 2. Frankford & Belgrade
- 3. Girard Station
- 4. Thompson & Palmer

## SEPTA Market-Frankford

- 1. Girard Station
- 2. Berks Station

## SEPTA Bus Routes

- 1. Bus Routes #5, #25
- 2. Bus Route #57

## Trolley Lines

- 1. Girard & Front St. Station





## JONATHAN D. DUBROW

**DIRECT** 267.238.4231

**MOBILE** 856.889.6796

Jonathan@rothbergdubrow.com

## PETER C. ROTHBERG

**DIRECT** 267.515.6021

**MOBILE** 215.292.2200

Peter@rothbergdubrow.com

## GENNADIY KAPKANOV

**DIRECT** 267.238.4234

**MOBILE** 267.515.7024

Gennadiy@rothbergdubrow.com

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**OFFICE** 267.238.3500

rothbergdubrow.com

