



**FULL BUILDING
RENOVATIONS UNDERWAY!**

399 MARKET STREET
PHILADELPHIA, PA

RD+
**ROTHBERG
DUBROW**

PROPERTY SUMMARY

- + Turnkey professional and creative office spaces available for lease, ranging from **1,835sf to 30,686sf** over multiple levels
- + Ideal building and location for office headquarters, educational centers, and training facilities
- + **Private parking garage** with secured building access
- + Situated along Market Street in Old City within the **Keystone Innovation Program**

Tenants and visitors alike will enjoy the new, full building, **exterior mural** currently in progress by multi-disciplinary visual artist, Sophie Roach, and **upgraded glazing** that will bring fresh energy to Old City.

399 Market is currently undergoing **major renovations** to the lobby and common areas, with the option for tenants to customize their new suite.



AT A GLANCE



SQUARE FOOTAGE
1,835-30,686



NEIGHBORHOOD
Old City



PARKING
Private garage



ACCESS
24/7 controlled business
access





AREA

- + Located in the heart of Old City and next to stand out **restaurants, coffeeshops, and historical landmarks** such as Independence Hall and The National Constitution Center
- + Convenient street parking available with direct access to **I-95 and I-676** leading to New Jersey, Philadelphia suburbs, and nearby parking
- + Easily accessed by the **Market-Frankford line** and multiple bus routes



Total Population

56,702



Household Income

\$143,805



Median Age

39



KIZ PROGRAM

Located within Philadelphia's Keystone Innovation Zone (KIZ), 399 Market 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
 - Information Technology
 - Nanotechnology

Keystone Innovation Zones

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



Department of
Commerce



AMENITY MAP



FOOD & RESTAURANTS

- | | |
|--------------------------|--------------------------|
| 1. 3J's Cafe | 18. United by Blue |
| 2. Independence Beer | 19. Tomo Sushi |
| 3. Fork | 20. Cafe Ole |
| 4. Cafe Square One | 21. Oui |
| 5. La Colombe | 22. Tuna Bar |
| 6. The Bourse | 23. Race Street Cafe |
| 7. National Mechanics | 24. Starbucks |
| 8. Buddakan | 25. Ikki Sushi |
| 9. Royal Boucherie | 26. Hangry Joe's Chicken |
| 10. Han Dynasty | 27. Philly Style Bagels |
| 11. Positano Coast | 28. The Angelo Pizza |
| 12. Zahav | 29. Frieda |
| 13. 2nd Story Brewing | 30. Eggcellent Cafe |
| 14. Franklin Fountain | 31. Lucha Cartel |
| 15. Old City Coffee | 32. Amada |
| 16. Campo's Cheesesteaks | 33. Malooga |
| 17. Franklin Social | 34. Mochinut |



STORES, RETAIL & FITNESS

- | | |
|---------------------------|--------------------------|
| 1. PFS Bourse Theater | 8. Bulthaup |
| 2. CVS | 9. Doggie Style |
| 3. The Book Trader | 10. UPS |
| 4. 3rd Street Hardware | 11. City Fitness |
| 5. Blokes | 12. Alongee |
| 6. Museum for Art in Wood | 13. Old City Food Market |
| 7. Wexler Gallery | |



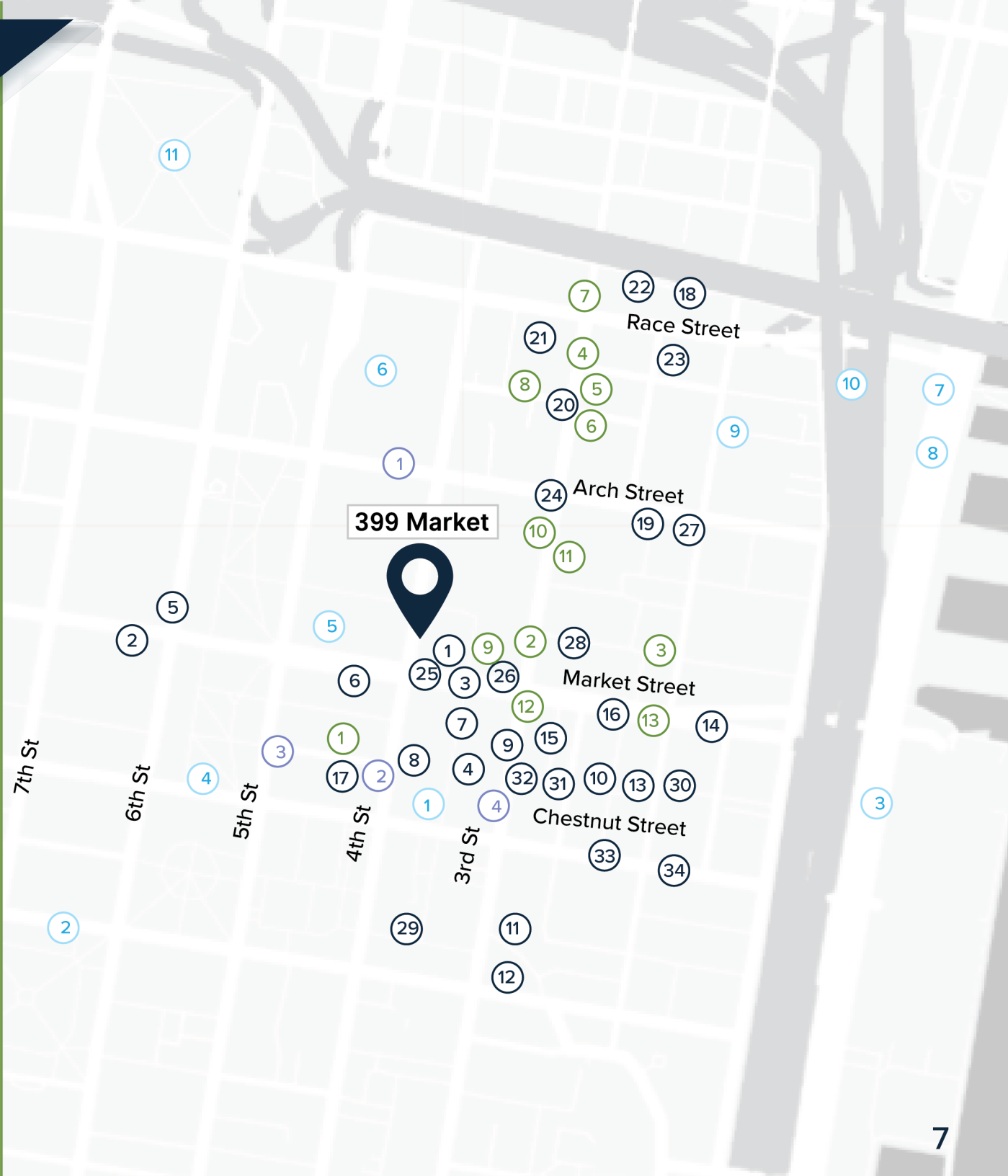
AREA ATTRACTIONS

- | | |
|---------------------------------|-----------------------|
| 1. Science History Institute | 7. Race Street Pier |
| 2. Washington Square | 8. Cherry Street Pier |
| 3. Penn's Landing | 9. Elfreth's Alley |
| 4. Independence Hall | 10. Fringe Arts |
| 5. Museum of Illusions | 11. Franklin Square |
| 6. National Constitution Center | |




HOTELS


- | | |
|----------------|----------------------------|
| 1. Wyndham | 3. Kimpton Hotel Monaco |
| 2. Renaissance | 4. Independence Park Hotel |




TRANSIT MAP



Walk
Score
99



Transit
Score
97



Bike
Score
97

-  SEPTA Market-Frankford
-  SEPTA Bus Routes
-  Indego Bike Station
-  PATCO Station
-  PARKING





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