



2301 E Allegheny Street Philadelphia, PA 19134
7,775 SF Second-Generation
Medical Office Space for Lease



RD+ 2301 E Allegheny Street | Property Information

- **7,775 SF** of potentially divisible, second-generation clinical space at Commonwealth Campus
- 200,000 SF fully renovated multi-tenant medical office building accommodating a variety of healthcare tenants
- Amenities include ample parking, a cafeteria, security and more
- Multiple elevators, back-up generator and 24/7 access



JOIN EXISTING HEALTHCARE TENANTS

 **Temple Health**

 **Special Smiles**
Comprehensive dental care for persons with special needs

 **TRU-TONE**
HEARING AID CENTERS

 **Pediatric Dental**
ASSOCIATES



RD+ 2301 E Allegheny Street | Location

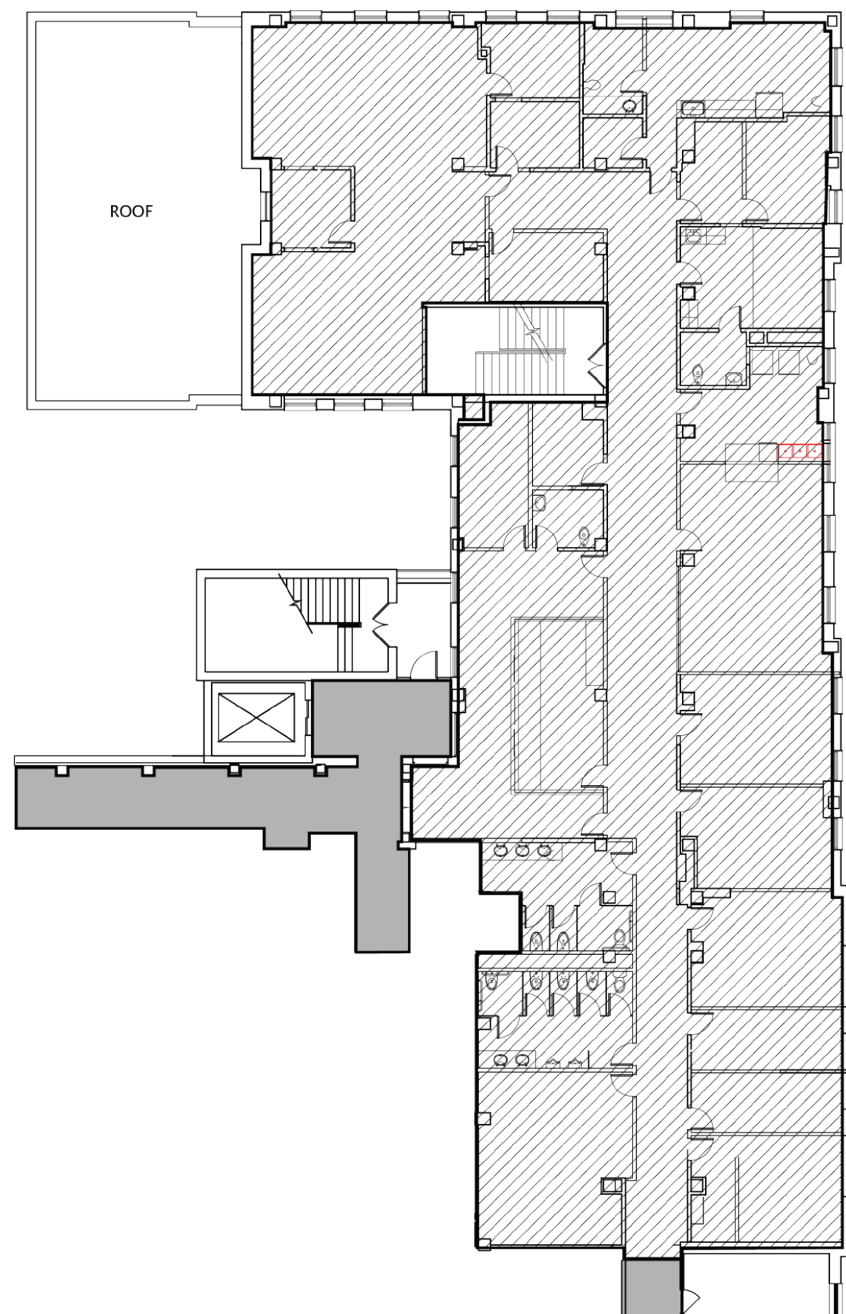
- Strategic location near Fishtown, Port Richmond and Kensington
- Convenient access to **SEPTA bus routes, rail stations and the Market-Frankford Line**
- Direct highway access via I-95, I-76 and I-676
- Proximity to major shopping centers and diverse mix of retailers

AREA DEMOGRAPHICS* 1 MILE RADIUS

54,189
2025 Population

35.4
Median Age

\$64,436
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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