



2301 E Allegheny Street Philadelphia, PA 19134
1,135-15,870sf Turnkey Office Space
at Commonwealth Campus

RD+



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



RD+ 2301 E Allegheny Street | Location Information

- 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 (Schuylkill 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



* The information contained herein has been obtained from sources deemed reliable. Coldwell Banker Commercial cannot verify it and makes no guarantee, warranty, or representation about its accuracy. Any opinions, assumptions, or estimates provided by Coldwell Banker Commercial are for discussion purposes only and do not represent the current or future performance of a property, location, or market.

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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