

STABILIZED MEDICAL
OFFICE BUILDING
WITH DEVELOPMENT
POTENTIAL



1500 SOUTH
CHRISTOPHER
COLUMBUS
BOULEVARD

PHILADELPHIA, PA 19147

RD+



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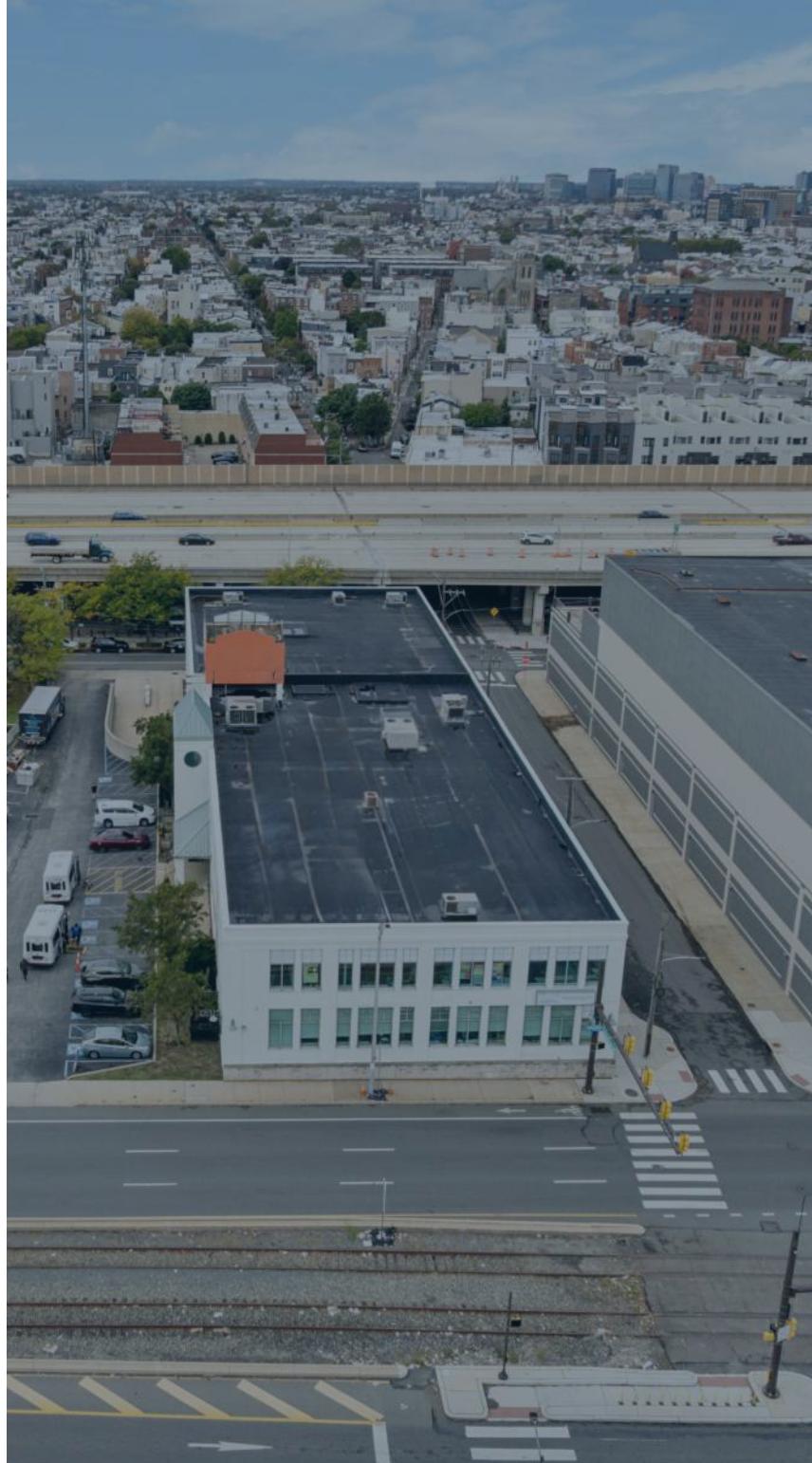
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TENANT OVERVIEW

01

PROPERTY & INVESTMENT OVERVIEW

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PROPERTY SUMMARY

1500 S. Christopher Columbus Boulevard

presents a rare opportunity to acquire a high-visibility, multi-tenant asset along one of Philadelphia's most dynamic and rapidly improving commercial corridors. The property currently includes leases to **Jefferson Magee Rehabilitation Hospital**, for its outpatient facility, alongside two additional tenants, providing a diversified and stable income stream backed by strong tenancy and health system credit and complementary uses. This combination of reliable cash flow and long-term repositioning potential makes the asset an attractive opportunity for investors seeking both income and growth.

PROPERTY HIGHLIGHTS

Strategic Location

Positioned in the Pennsport neighborhood, the property sits at the intersection of dense residential communities and the resurgent Delaware River waterfront. With **direct access to I-95, I-76, and the Walt Whitman Bridge**, the site benefits from exceptional regional connectivity and exposure to strong daily traffic counts. The building's excellent frontage and on-site parking make it adaptable for a range of future uses, including medical, retail, or mixed-use redevelopment.

Evolving Corridor

Christopher Columbus Boulevard and Delaware Avenue are experiencing a **wave of renewed investment and redevelopment**. The recently announced Apple Cinemas IMAX project at the Riverview complex, led by Bart Blatstein, signals the corridor's transformation into a vibrant entertainment and retail destination. This surge of activity—paired with new multifamily, hospitality, and mixed-use developments—underscores the long-term value proposition of 1500 S. Christopher Columbus Boulevard and enhances its positioning as a strategic investment along the evolving Delaware waterfront.



INVESTMENT HIGHLIGHTS

Premier Location & Visibility

Strategically positioned along Christopher Columbus Boulevard, one of Philadelphia's busiest commercial arteries, the property enjoys direct visibility to both northbound and southbound traffic, as well as significant exposure from I-95 north, which sees 67k vehicles per day.

Proximity to Major Connectors

Immediate access to I-95, I-76, and the Walt Whitman Bridge offers exceptional regional connectivity, linking Pennsport to Center City, New Jersey, and the greater Philadelphia metro area.

Established Tenant & Income Stability (93% Occupied)

Currently occupied by Jefferson Magee Rehabilitation Hospital's outpatient facility, the property provides immediate income stability and association with one of Philadelphia's most trusted healthcare institutions.

Zoning & Development Potential

The site's underlying zoning allows for a range of potential future uses, including commercial, healthcare, and mixed-use.



37,499sf



CMX-3



33 surface spots +
39 garage spots



High traffic
exposure



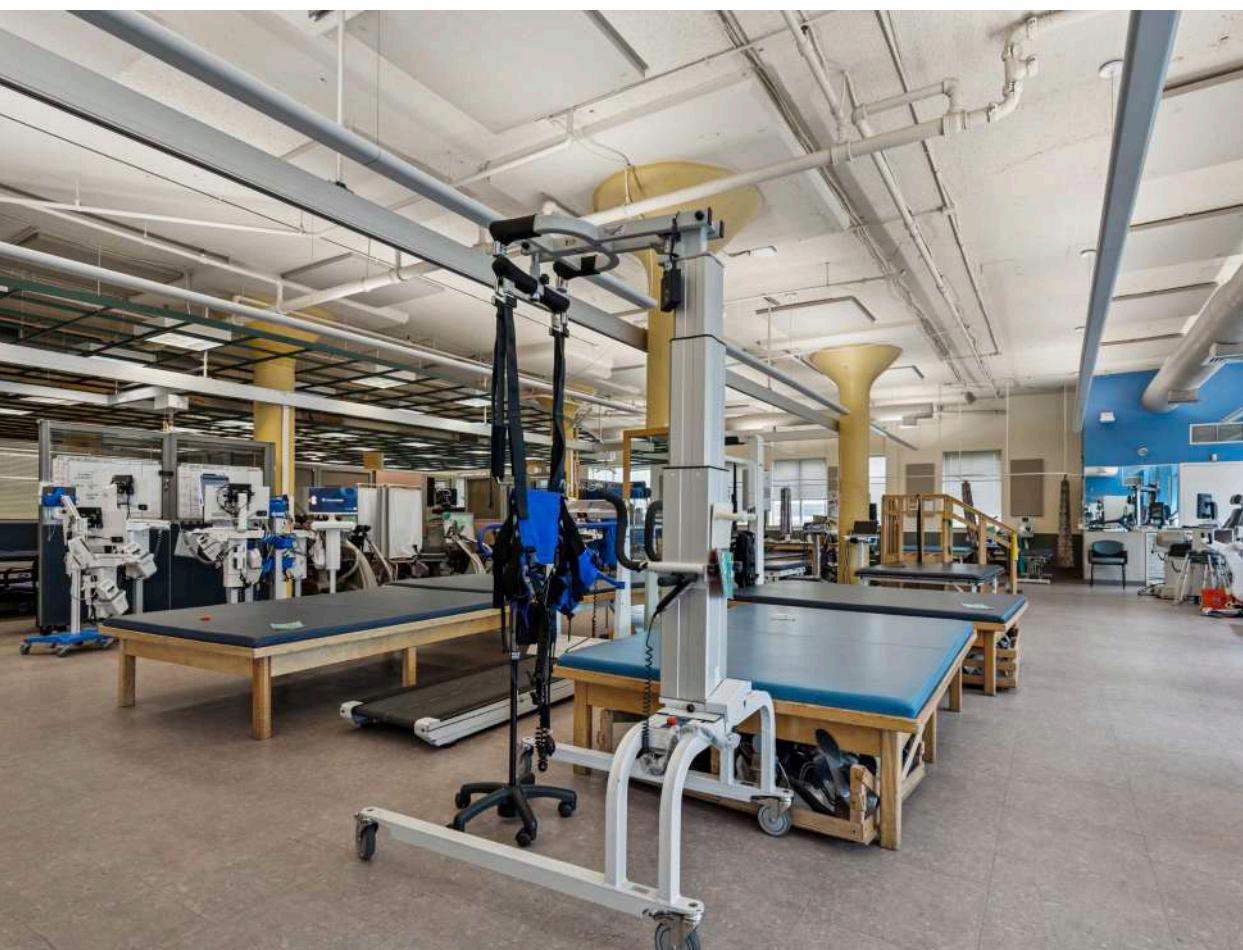
Frontage on
Columbus Blvd with
direct visibility



Access to I-95



Nearby amenities



02

LOCATION & TRAFFIC CONNECTIVITY

- + NEIGHBORHOOD
- + HIGHWAY ACCESSIBILITY
- + AMENITY MAP
- + TRANSIT MAP



NEIGHBORHOOD

PENNSPORT, PHILADELPHIA

Pennsport is one of South Philadelphia's most established and tightly knit neighborhoods — a **historic riverfront community** that has steadily evolved while maintaining its authentic local character. Once defined by its maritime and industrial roots, Pennsport today blends long-standing residential blocks with a growing mix of commercial, creative, and lifestyle uses. The area is home to hundreds of small businesses and sits within a trade area that **supports over 25,000 residents and 1,200 businesses within a one-mile radius**.

The neighborhood's **strategic location between I-95 and Christopher Columbus Boulevard** places it at the heart of South Philadelphia's ongoing transformation. Columbus Boulevard alone **sees more than 20,000 vehicles per day**, providing strong visibility and accessibility for commercial tenants. With Center City less than 10 minutes away, and **quick connections to the Walt Whitman Bridge and major regional routes**, Pennsport continues to draw a steady flow of residents, employees, and visitors seeking both convenience and neighborhood charm.



I-95

66.8k
vehicles/ day



Located between **I-95** and **Christopher Columbus Boulevard**, the site benefits from **constant exposure to regional traffic** while remaining **easily reachable from surrounding neighborhoods**.

Christopher Columbus Boulevard

20k
vehicles/ day

Columbus Commons

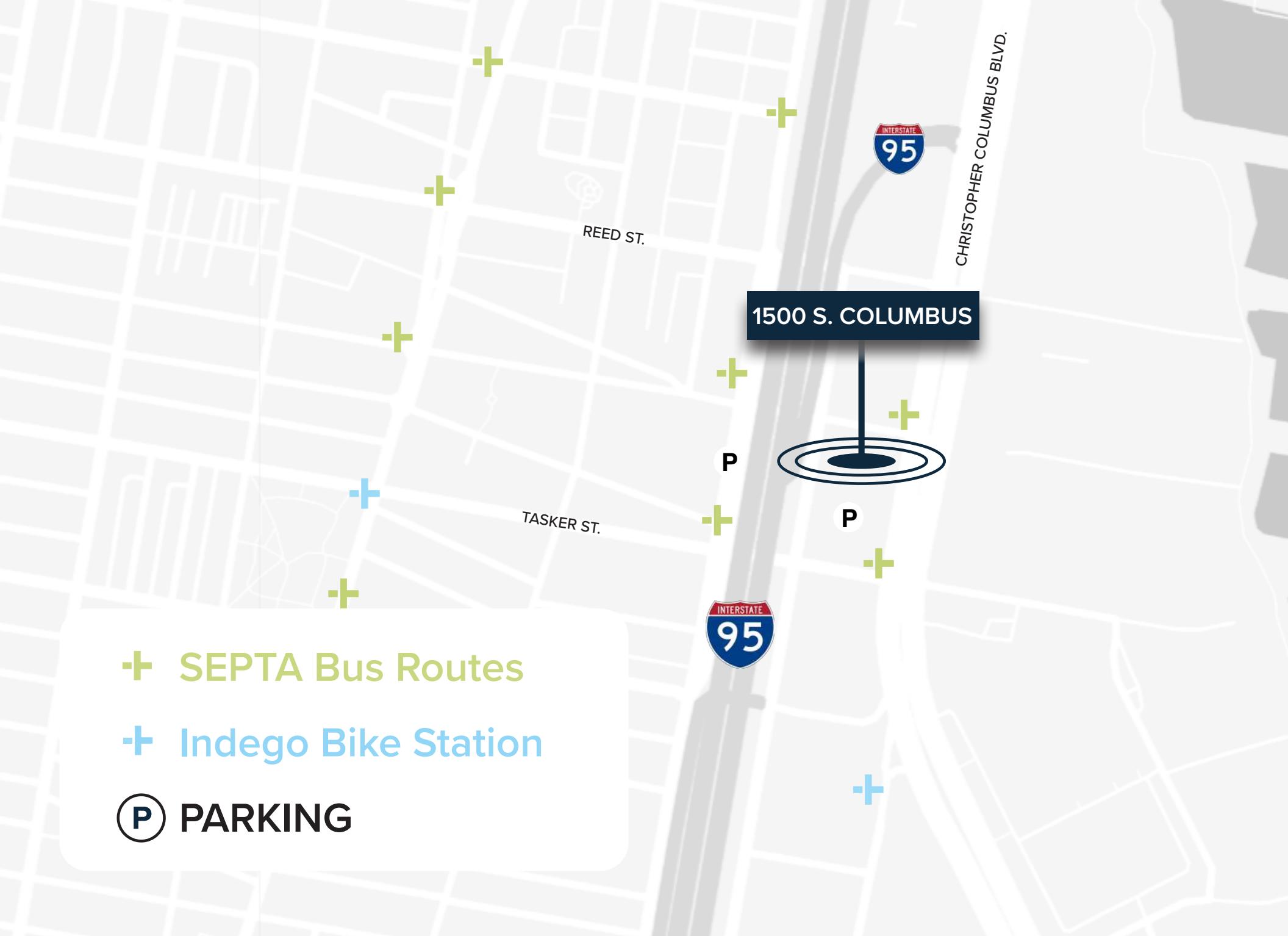


Columbus Crossing



1500 S. Christopher
Columbus Blvd

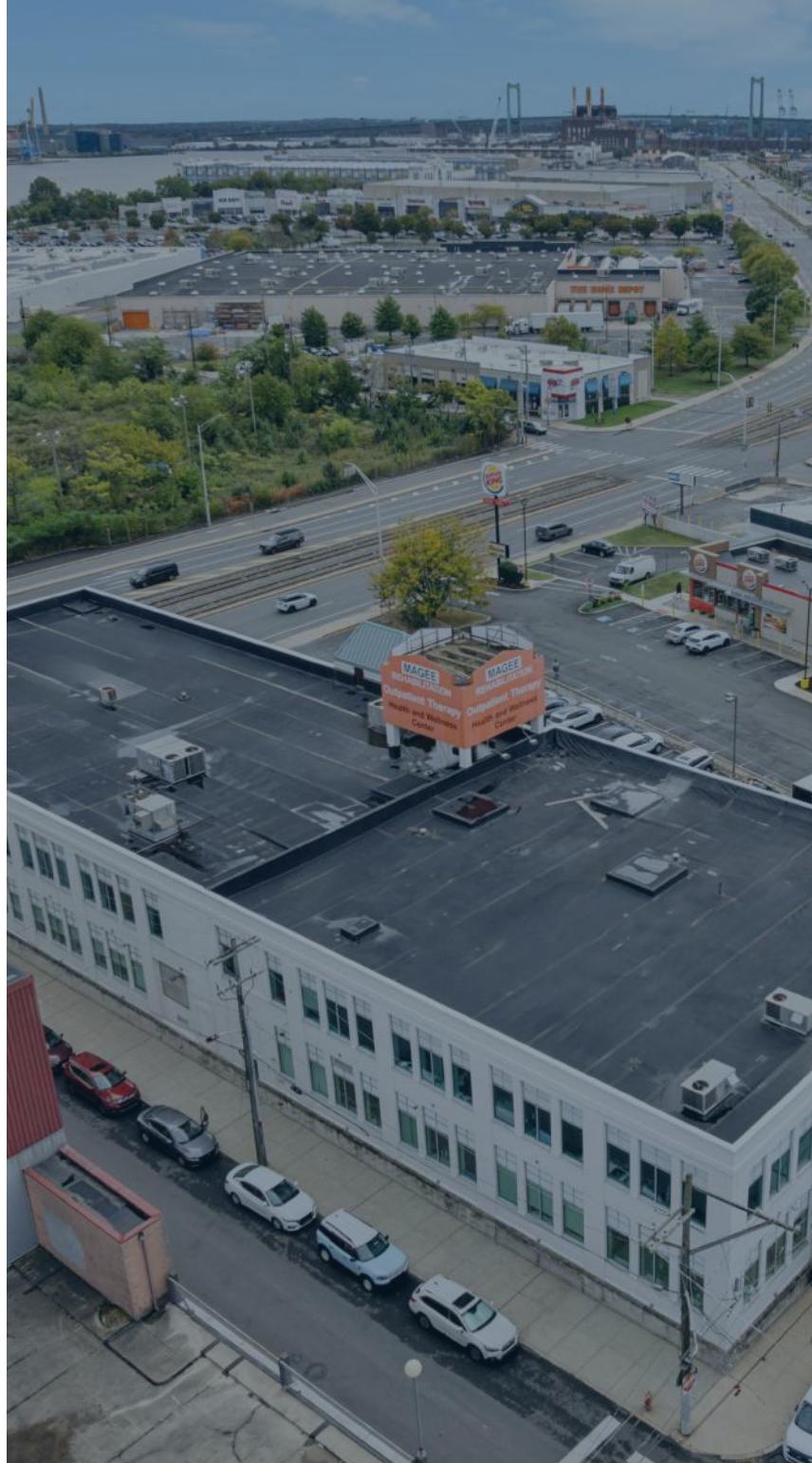




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ZONING & DEVELOPMENT POTENTIAL

KEY HIGHLIGHTS



ZONING & DEVELOPMENT

The property's zoning designation, **CMX-3**, allows for flexible commercial and mixed-use applications, accommodating uses such as healthcare, retail, office, or multifamily redevelopment.

With its ample site area, strong frontage, and visibility between I-95 and Christopher Columbus Boulevard, the property is ideally suited for a **transformative project that leverages both regional access and neighborhood density**. Its location within the Pennsport section of South Philadelphia—an area with a growing mix of residential and commercial development—further enhances long-term value and viability.

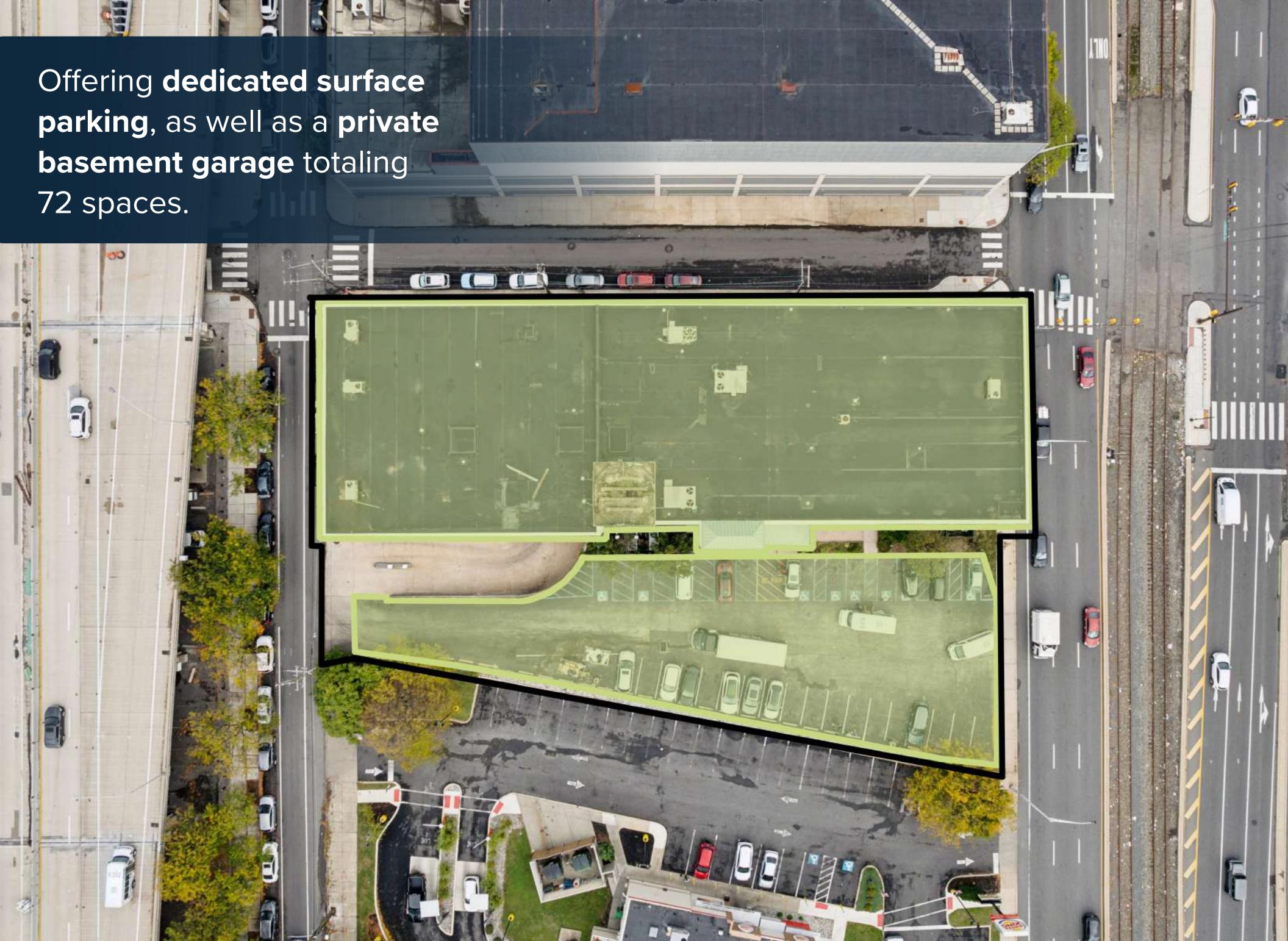
Future redevelopment could capitalize on the **site's accessibility, parking potential, and high daily traffic counts**, making it an attractive destination for service-oriented, destination

retail, or community-based uses. As the Christopher Columbus Boulevard corridor continues to evolve with new entertainment, hospitality, and lifestyle projects—including the **revitalization of Riverview Plaza and the IMAX theater**—1500 S Christopher Columbus Boulevard stands as a key opportunity to participate in the next phase of waterfront growth.

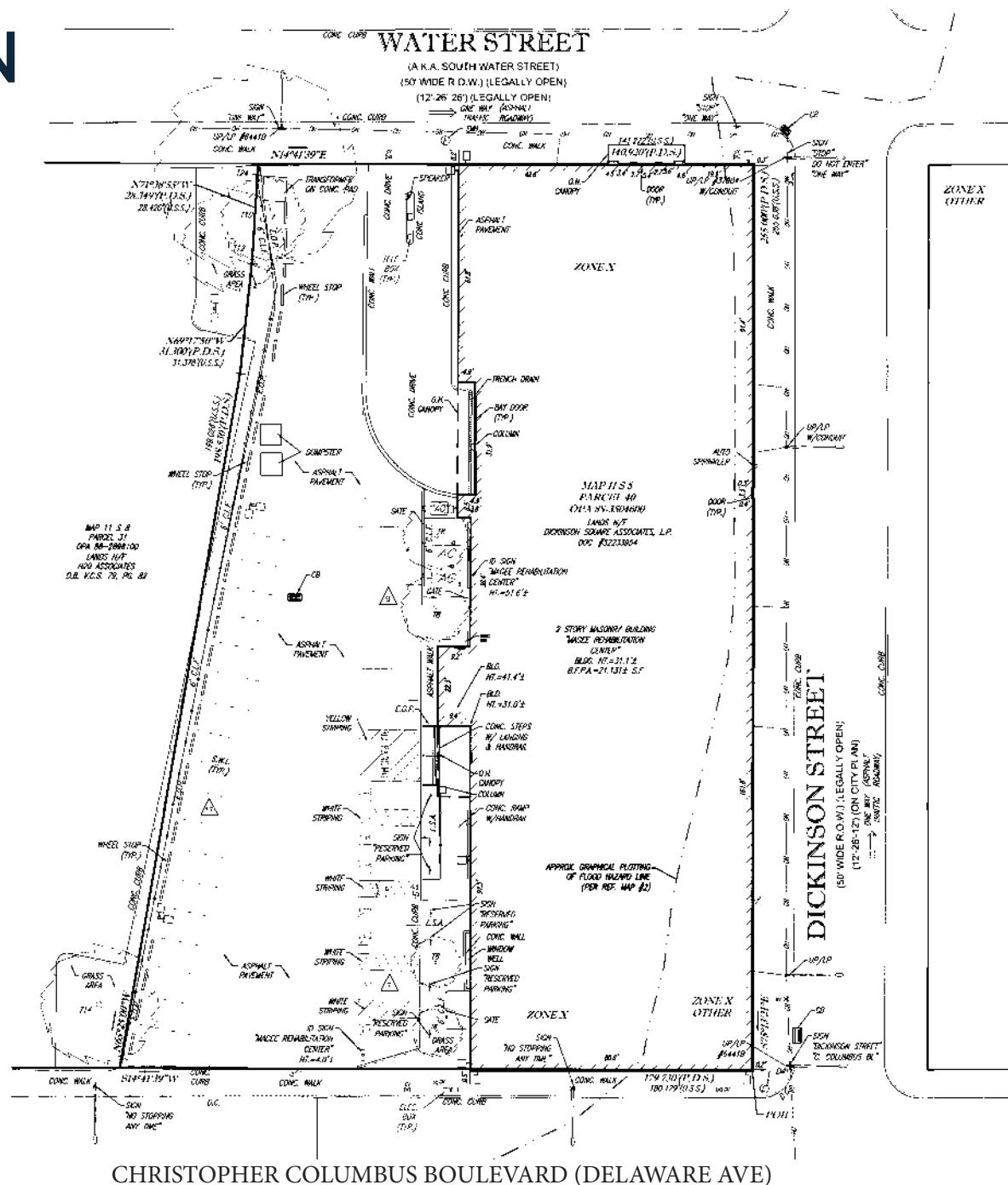
Zoning Bonus Summary		Additional FAR in Applicable Areas	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO
Public Art		N/A	N/A	Up to 12 ft.	Up to 12 ft.
Public Space		N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.
Mixed Income Housing	Moderate Income	150%	200%	Up to 48 ft.	Up to 48 ft.
	Low Income	250%	300%	Up to 60 ft.	Up to 60 ft.
Transit Improvements		N/A	Up to 100%	Up to 72 ft.	N/A
Underground Accessory Parking & Loading		N/A	50%	N/A	N/A
Green Building		Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.
Trail		N/A	N/A	Up to 72 ft.	N/A
Street Extension		N/A	N/A	Up to 72 ft.	N/A
Retail Space		N/A	N/A	Up to 36 ft.	Up to 48 ft.
Stormwater Management		N/A	N/A	Up to 36 ft.	Up to 72 ft.
Through-Block Connection		N/A	N/A	N/A	Up to 48 ft.

*Based on information provided by third party sources and deemed to be reliable

Offering **dedicated surface parking**, as well as a **private basement garage** totaling 72 spaces.



SITE PLAN

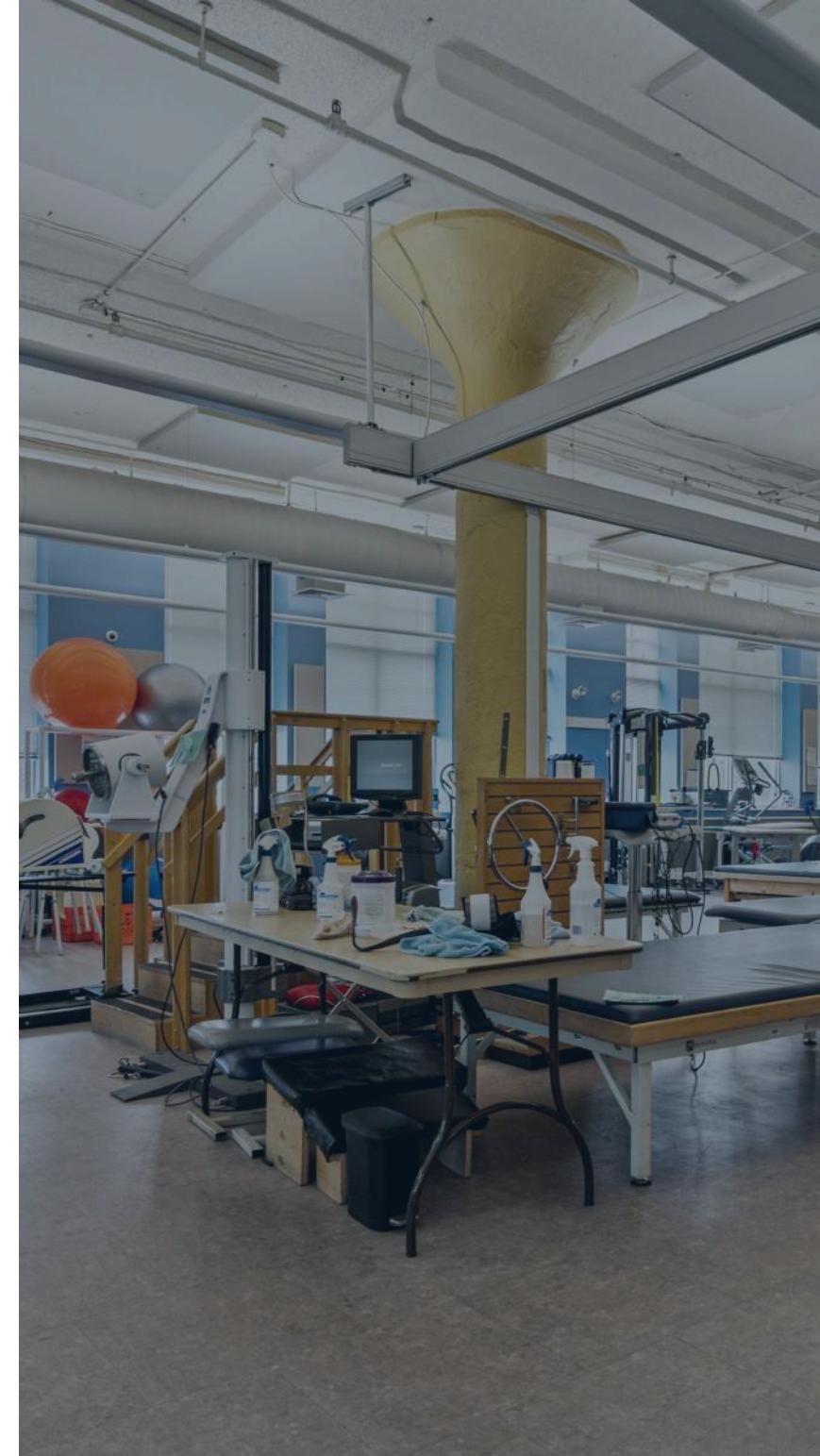


CHRISTOPHER COLUMBUS BOULEVARD (DELAWARE AVE)

04

TENANT OVERVIEW

- + JEFFERSON MOSS-MAGEE
- + HELPING HANDS FAMILY
- + OPS SECURITY GROUP



TENANT OVERVIEW



JEFFERSON MOSS-MAGEE REHABILITATION-RIVERFRONT

A state-of-the-art **outpatient rehabilitation center within the Jefferson Health system**, dedicated to delivering high-quality, personalized therapy services in a patient-centered environment. As part of the Jefferson Moss-Magee Rehabilitation network, this location combines the clinical excellence and deep expertise of its parent institution with the convenience and accessibility of a community-based facility.

HELPING HANDS FAMILY

Helping Hands Family is a **leading provider of autism and developmental support services**, operating across Connecticut, Maryland, New Jersey, New York, and Pennsylvania. The organization specializes in delivering evidence-based Applied Behavior Analysis (ABA) therapy through a child-led, play-based approach that promotes meaningful progress for children with autism.

Helping Hands Family is **backed by Zenyth Partners**, a private equity firm exclusively focused on healthcare services. With over 75 years of collective experience, Zenyth applies a proven, hands-on investment approach to build high-performing, values-driven healthcare organizations.



OPS SECURITY GROUP

OPS Security Group is a **leading regional security solutions provider**, specializing in integrated, customizable protective services across the Mid-Atlantic region, including Pennsylvania, New Jersey, Delaware, Maryland, Virginia, and Washington, D.C.



PETER C. ROTHBERG

DIRECT | 267.515.6021

MOBILE | 215.292.2200

Peter@rothbergdubrow.com



JONATHAN D. DUBROW

DIRECT | 267.238.4231

MOBILE | 856.889.6796

Jonathan@rothbergdubrow.com

OFFICE | 267.238.3500

rothbergdubrow.com

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