

447 N BROAD STREET PHILADELPHIA, PA 19123



CENTER CITY DEVELOPMENT OPPORTUNITY



FOR SALE DEVELOPMENT OPPORTUNITY
FULL BLOCK SITE - NORTH BROAD STREET CORRIDOR

PRESENTED BY:

Each Office Independently Owned and Operated

Steve Gendler
Senior Director
Cell: (215) 514-2434 | Office: (215) 627-3500
stevegendler@kw.com

KW Commercial
1619 Walnut St, 4th Floor
Philadelphia, PA
Office: (215) 627-3500

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EXECUTIVE SUMMARY

Address: 447 North Broad Street, Philadelphia, PA 19123 Entire block between N. Broad, 13th Street, Buttonwood and Hamilton Streets.

Opportunity: Having been owed institutionally for generations, this full block site assemblage is being made available for sale on the vibrant North Broad Street corridor within one half mile of City Hall and one mile from the heart of Temple University. The property is adjacent to significant new national developer activity, and is near the emerging Rail Park and Spring Arts Districts.

Site dimensions are ideal for the possibility of a two tower phased development. Furthermore, the existing site slope promotes a significant first floor and plaza area scale to occur naturally above garage access from the east section of the property.

Area: 60,984 SF (115.5 feet X 528 feet)

Existing Building: 73,560 Square, consisting of a 4 story classroom building on Broad Street and a 2 story building extending to the east.

Zoning: CMX-4 Zoning, allowing 729,000 SF of development with all bonuses utilized.

Federal Tax Credit Eligibility: *New Markets Tax Credit*

[LEARN MORE](#)

The property is considered qualified for purposes securing New Markets Tax Credits given the following criteria:

- Status (2016-2020) Severe Distress or Non-Metropolitan
- Percent of People in Poverty (2016-2020) 25.4%
- Tract Income as % of AMI (2016-2020) 119.57%
- Unemployment Rate $\geq 1.5x$ National Avg and NMTC Eligibility Status (2016-2020) NMTC Eligible and Unemployment $\geq 1.5x$ National Rate

Philadelphia Federal Opportunity Zone

[LEARN MORE](#)

The property is included in the Opportunity Zone Program.

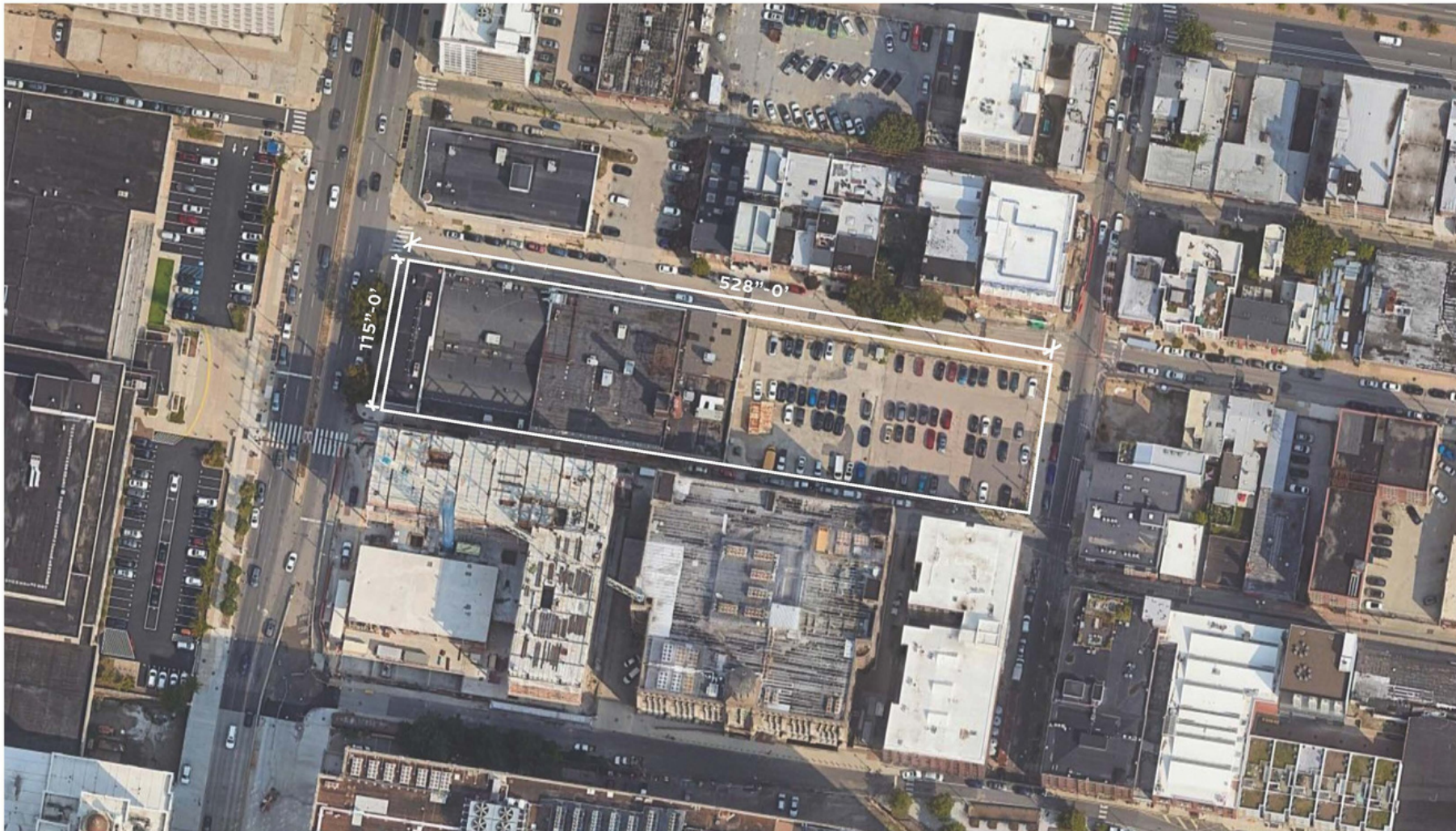
The federal Opportunity Zone program, passed as part of the Tax Cuts and Jobs Act of 2017, empowered cities and states to nominate historically underserved census tracts as targets for investment. Investors in those tracts can claim significant potential savings on taxes from asset sales.

For more information, please contact: Steve Gendler, KW Commercial stevegendler@kw.com

Please contact Steve to request the Confidentiality and Non-Circumvent Agreement required to receive further information.

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EXISTING SITE



3D AND 2D AERIAL IMAGES  [CLICK HERE](#) 

447 N. BROAD
EXISTING SITE



ZONING ANALYSIS



BASE DEVELOPABLE AREA

BASE ZONING – CMX-4
LOT AREA – 60,750 +/- SF.

FAR	SF
5	303,750

MAXIMUM DEVELOPABLE AREA

FAR	SF
12	729,000

AVAILABLE BONUSES

UNDERGROUND PARKING

FAR	SF
+2	121,500

MIXED INCOME HOUSING

TYPE	FAR	SF
MODERATE INCOME	+1.5	91,125
LOW INCOME	+2.5	151,875

PUBLIC PLAZA

FAR	SF
+2	121,500

OPEN PLAZA @ 21% OF LOT (12,800 SF)

PUBLIC ART

FAR	SF
+0.5	30,375

GREEN BUILDING

TYPE	FAR	SF
LEED GOLD	+1	60,750
LEED PLATINUM	+2	121,500

MAXIMUM TOTAL BONUS AREA

FAR	SF
+7	425,250

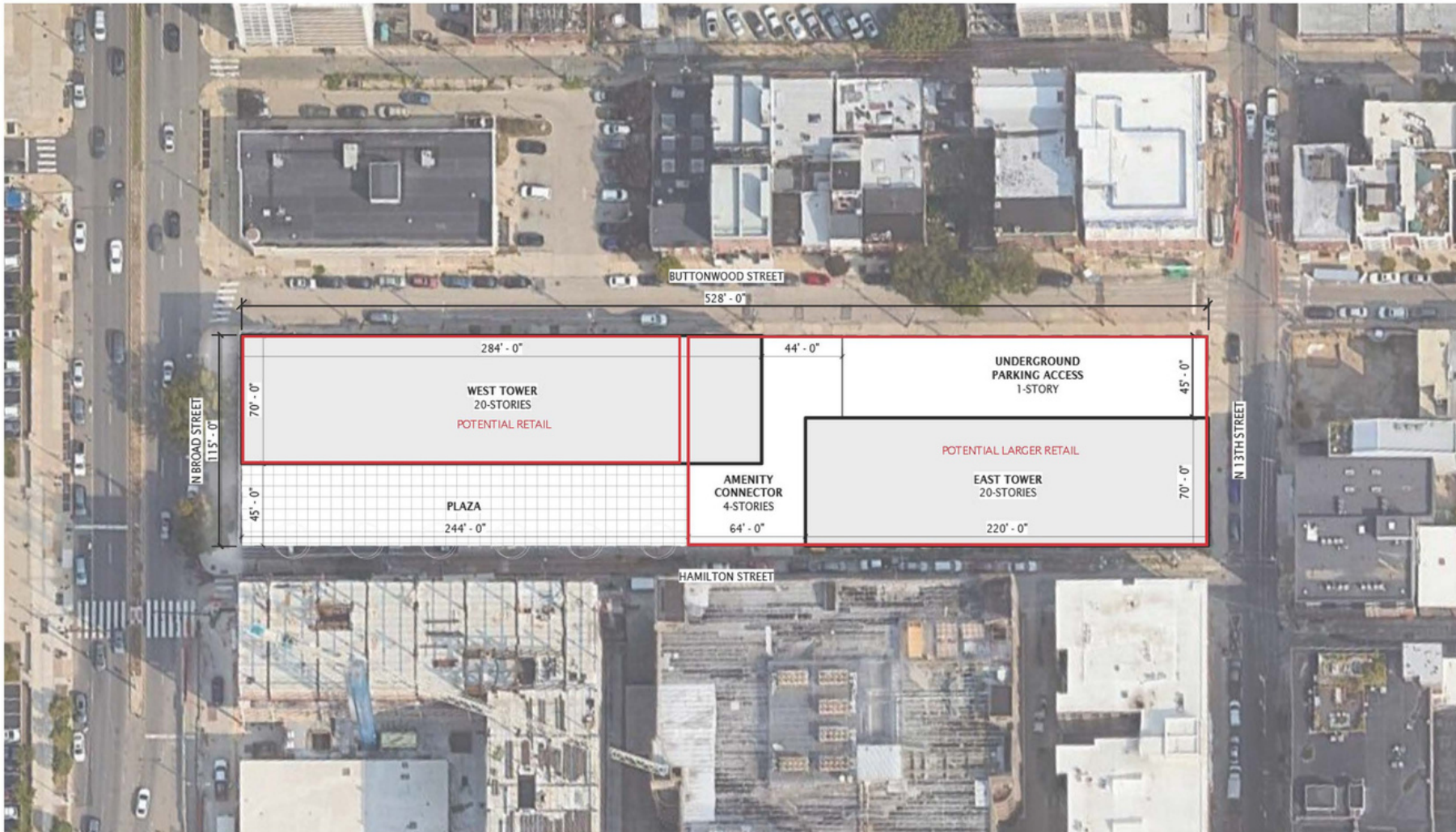


12.18.2023



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SITE PLAN



447 N BROAD STREET, PHILADELPHIA, PA 19123

CONCEPTUAL MASSING

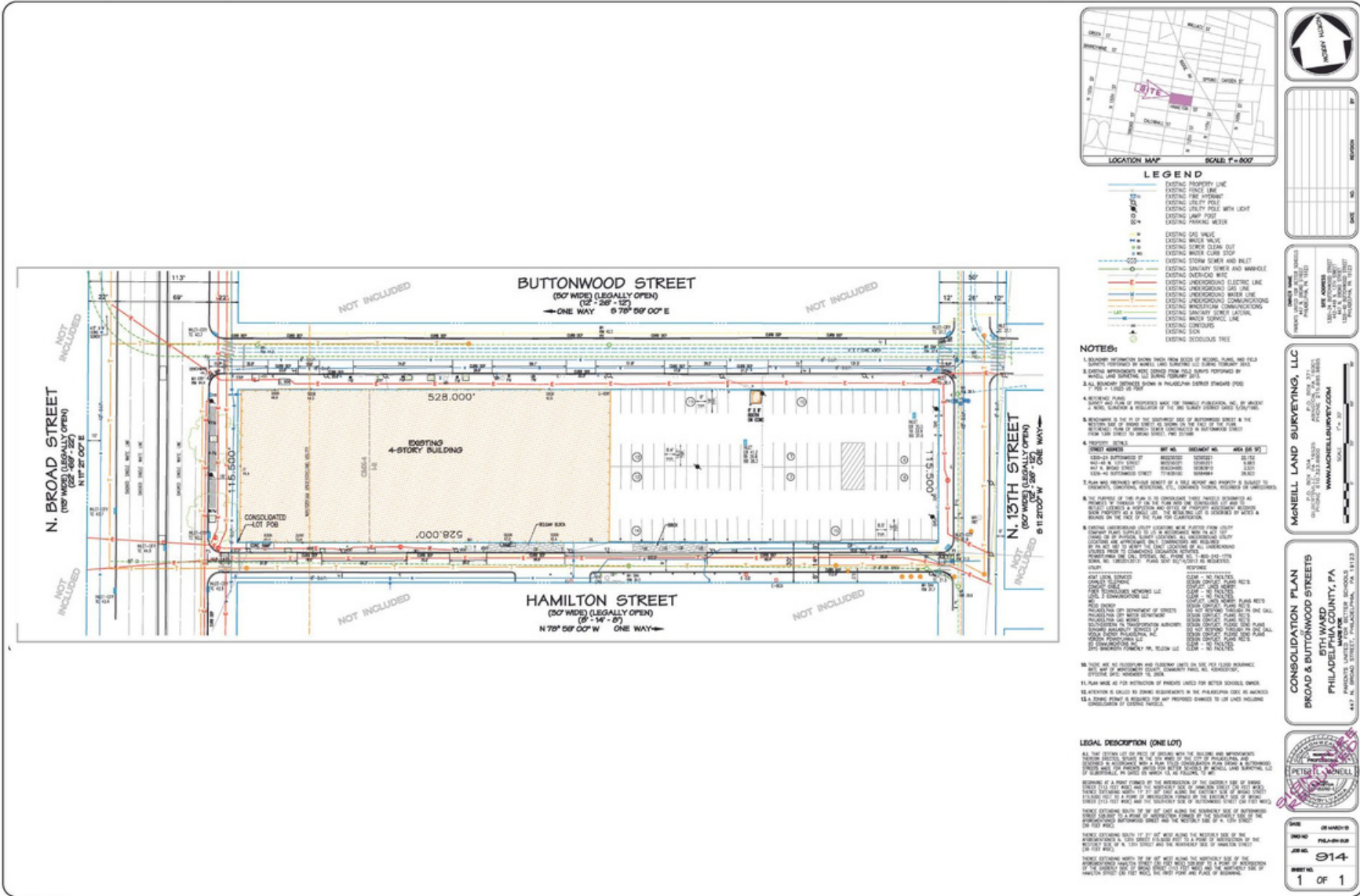


12.18.2023

447 N. BROAD
MASSING



SURVEY



LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING CAMP POLE
- EXISTING PARKING MARKER
- EXISTING GAS VALVE
- EXISTING WELDER VALVE
- EXISTING SCREW CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER AND INLET
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND COMMUNICATIONS
- EXISTING SANITARY SEWER LATERAL
- EXISTING WATER SERVICE LINE
- EXISTING CONTOURS
- EXISTING DECIDUOUS TREE

NOTES:

1. EXISTING INFORMATION TAKEN FROM RECORD PLANS AND FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY.
2. EXISTING UNDERGROUND UTILITIES LOCATED FROM FIELD SURVEY PERFORMED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY.
3. ALL EXISTING UTILITIES SHOWN IN PHILADELPHIA STREET STANDARDS (PSS) - 11.001 TO 11.007.
4. RECORDING PLANS: THESE PLANS WERE PREPARED BY McNEILL LAND SURVEYING, LLC. BY AGREEMENT WITH THE CLIENT AND SUBJECT TO THE PHILADELPHIA CITY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
5. RECORDING IN THE CITY OF PHILADELPHIA WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE CITY PLANNING DEPARTMENT WILL ISSUE A RECORDING PERMIT UPON RECEIPT OF ALL NECESSARY DOCUMENTATION.
6. RECORDING FEE: THE RECORDING FEE IS \$100 PER SHEET FOR THE RECORDING OF THESE PLANS.
7. THE AREA OF THIS PLAN IS TO BE CONVEYED TO McNEILL LAND SURVEYING, LLC BY AGREEMENT WITH THE CLIENT AND SUBJECT TO THE PHILADELPHIA CITY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
8. EXISTING UNDERGROUND UTILITIES LOCATED FROM FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN. McNEILL LAND SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAN.
9. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN.

STREET ADDRESS	LOT NO.	RECORDING NO.	AREA (SQ. FT.)
447 N BROAD STREET	LOT 7E	19123-0000	1,115.500
449 N BROAD STREET	LOT 7D	19123-0000	1,115.500
451 N BROAD STREET	LOT 7C	19123-0000	1,115.500
453 N BROAD STREET	LOT 7B	19123-0000	1,115.500
455 N BROAD STREET	LOT 7A	19123-0000	1,115.500

LEGAL DESCRIPTION (ONE LOT)

ALL THAT CERTAIN LOT OR PORTION THEREOF WITH THE BOUNDARIES AND IMPROVEMENTS THEREON AS SHOWN ON THE RECORD PLANS AND FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY. BEING MORE PARTICULARLY SHOWN ON THE RECORD PLANS AND FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY. BEING MORE PARTICULARLY SHOWN ON THE RECORD PLANS AND FIELD SURVEY CONDUCTED BY McNEILL LAND SURVEYING, LLC. CONSULTARY ONLY.



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

McNEILL LAND SURVEYING, LLC
 1000 N. BROAD STREET, SUITE 1000
 PHILADELPHIA, PA 19102
 WWW.MCNEILLSURVEYING.COM

CONSOLIDATION PLAN
 BROAD & BUTTWOOD STREETS
 8TH WARD
 PHILADELPHIA COUNTY, PA
 PHILADELPHIA, PA 19123

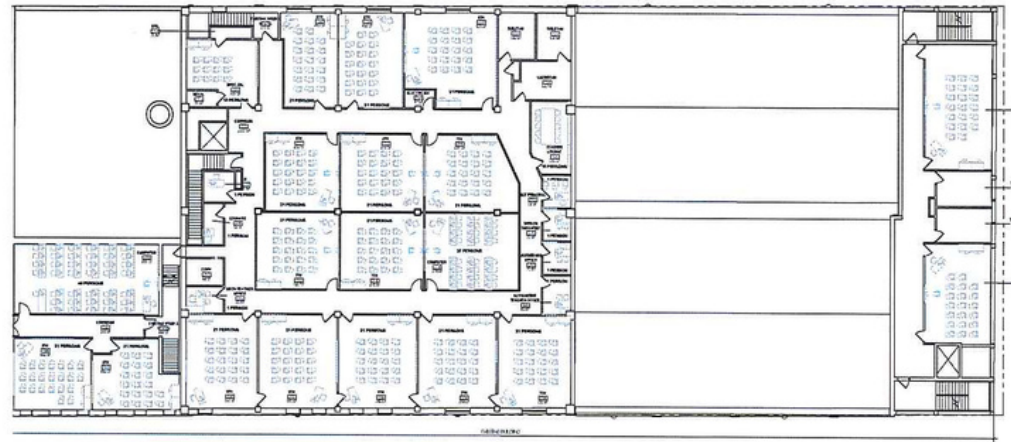
PETER J. McNEILL
 Surveyor
 19123-0000



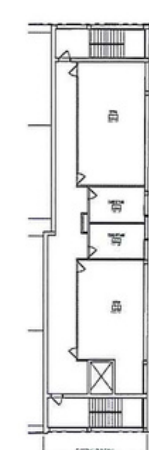
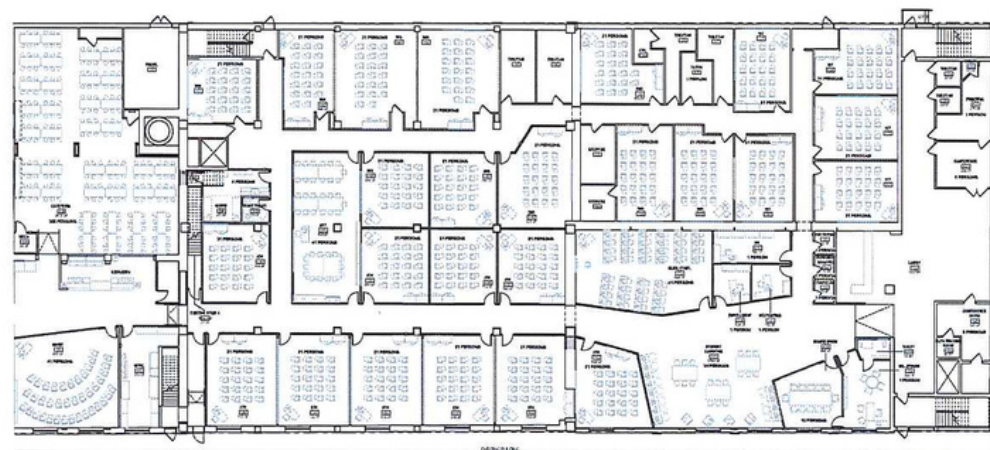
DATE: 08/20/23
 TIME: 10:00 AM
 JOB NO.: 914
 SHEET NO.: 1 OF 1

447 N BROAD STREET, PHILADELPHIA, PA 19123

BUILDING PLANS



4 Fourth Floor Plan
562' x 172'



1 First Floor Plan
562' x 172'

1 First Floor Plan - Add Alternate Scheme
562' x 172'

The Mathematics, Civics and Sciences Charter School

February 24, 2014
KSS Project No. 21784

KSS Architects LLP
160 S. Independence Mall W #944
Philadelphia, PA 19106
www.kssarchitects.com



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CURRENT CENTER CITY DISTRICT DEVELOPMENTS



Center City Philadelphia Developments

This map includes development projects completed, under construction, and proposed in 2023 in the Greater Center City area. Digital versions of the 2023 Development Report are available for download on the Center City District website.



All Projects

Residential

Commercial

Health Care & Education

Hospitality

Cultural / Entertainment



1 2222 Market Street - Completed



2 2000 Arch Street - Under Construction



3 2300 Market Street - Under Construction



4 Jefferson's Honickman Center - Under...



5 Schuylkill Avenue Research Building -...



6 Caroline Kimmel Biomedical Building -...



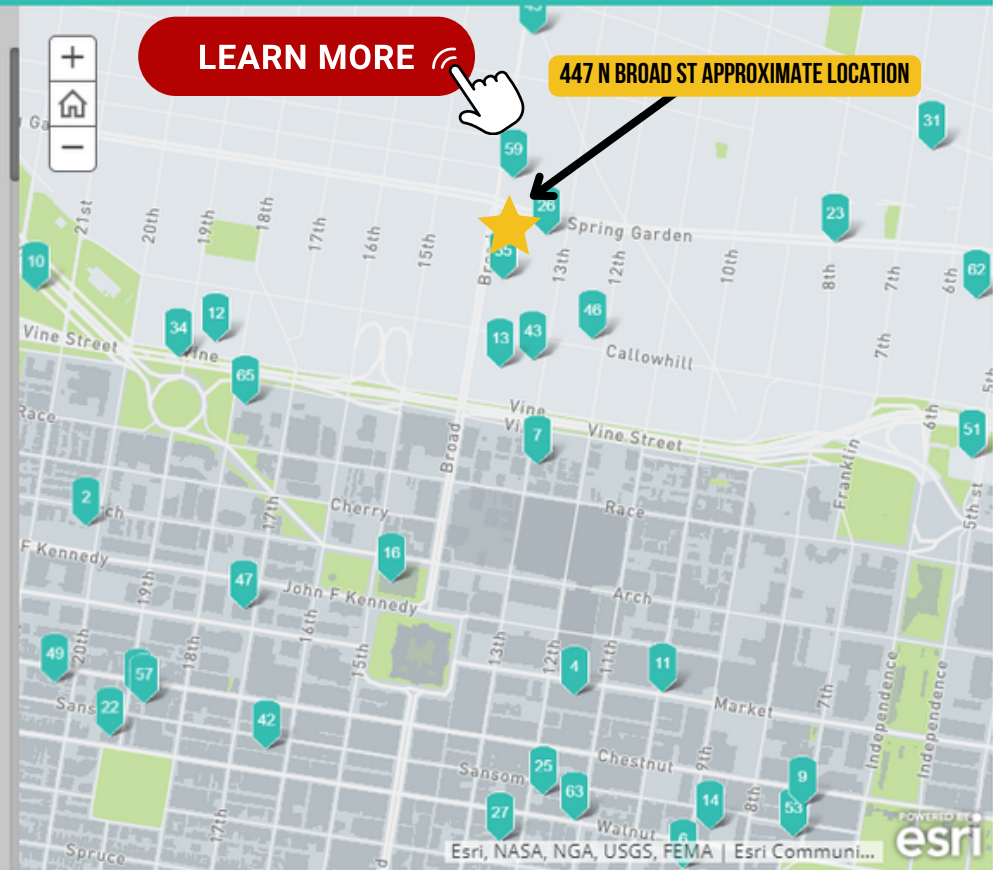
7 The Jaan at Center City - Under Construction



8 The Jaan at Old City - Under Construction



9 7th & Chestnut - Proposed



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DISCOVER CENTER CITY



LEARN MORE 



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PROCEDURAL INSTRUCTIONS



For more information, please contact:
Steve Gendler, KW Commercial
stevegendler@kw.com

Note that a Confidentiality and Non-Circumvent Agreement is required to be executed prior to receiving further information.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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