

MSC



ASANA
PARTNERS

1400 N. HOWARD STREET

VIDEO TOUR HERE



2,400 - 20,000 SF MULTIPLE RETAIL/OFFICE SPACES AVAILABLE
FISHTOWN/OLDE KENSINGTON, PHILADELPHIA, PA

PROJECT OVERVIEW

1400 N. Howard Street is a 78,000 SF redevelopment site that stretches an entire city block in Philadelphia, PA. The 4 available retail/office spaces range in size from 2,400 SF to 20,000 SF with 19' ceilings and no column interruption. The development features on-site covered parking available for tenants and customers.

The site is conveniently wedged between Fishtown and Olde Kensington, two neighborhoods with burgeoning retail, entertainment and residential development. Vibrant nightlife, destination restaurants and cafés, stunning historic architecture and walkable commercial districts position Fishtown as one of the most exciting emerging neighborhoods in the county.



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LEASING PLAN

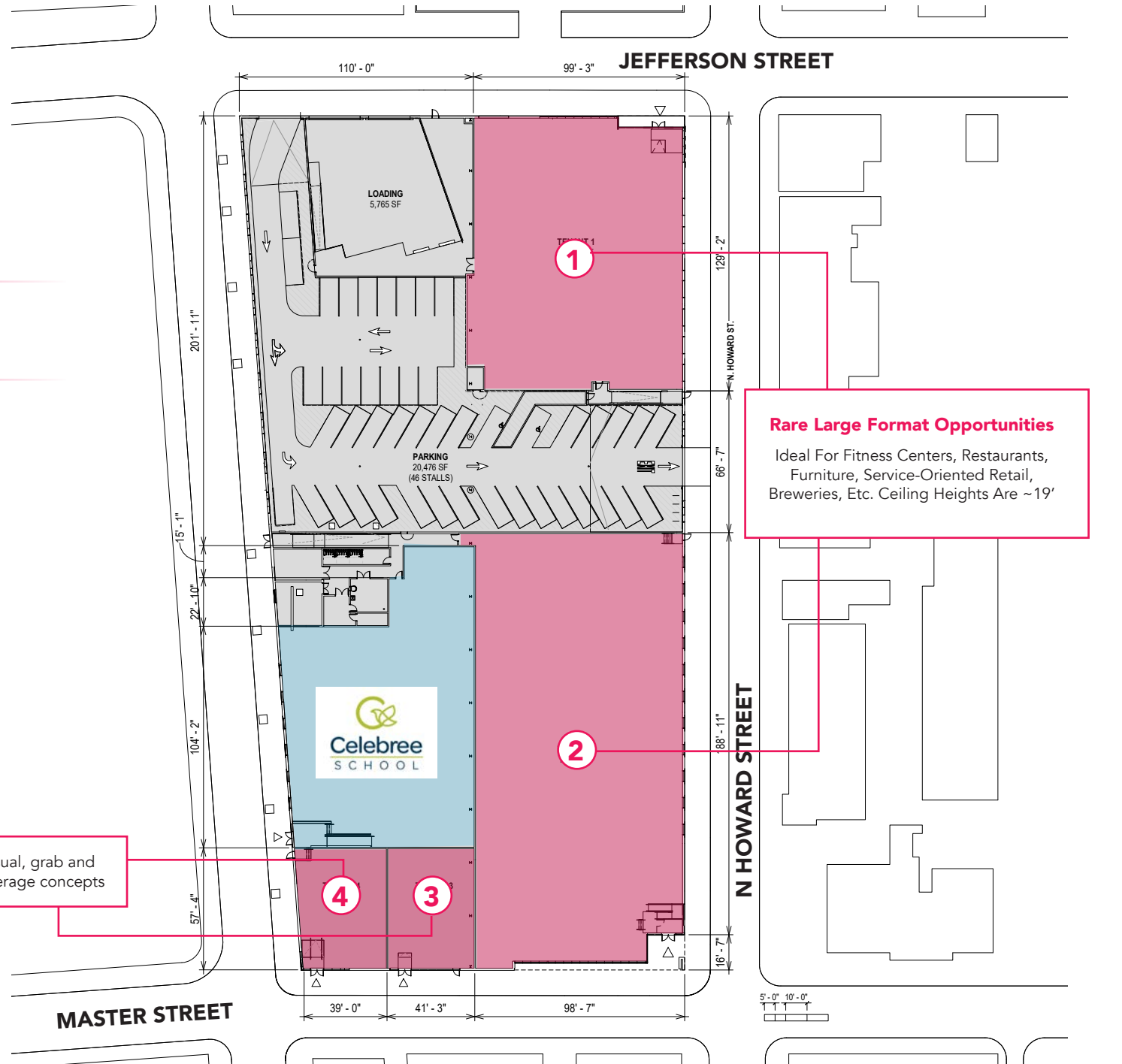
AVAILABILITIES

- ① 12,765 SF
- ② 19,835 SF
- ③ 2,369 SF
- ④ 2,437 SF

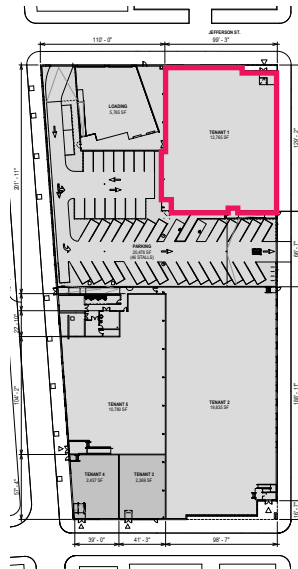
Ideal for fast casual, grab and go food and beverage concepts

Rare Large Format Opportunities

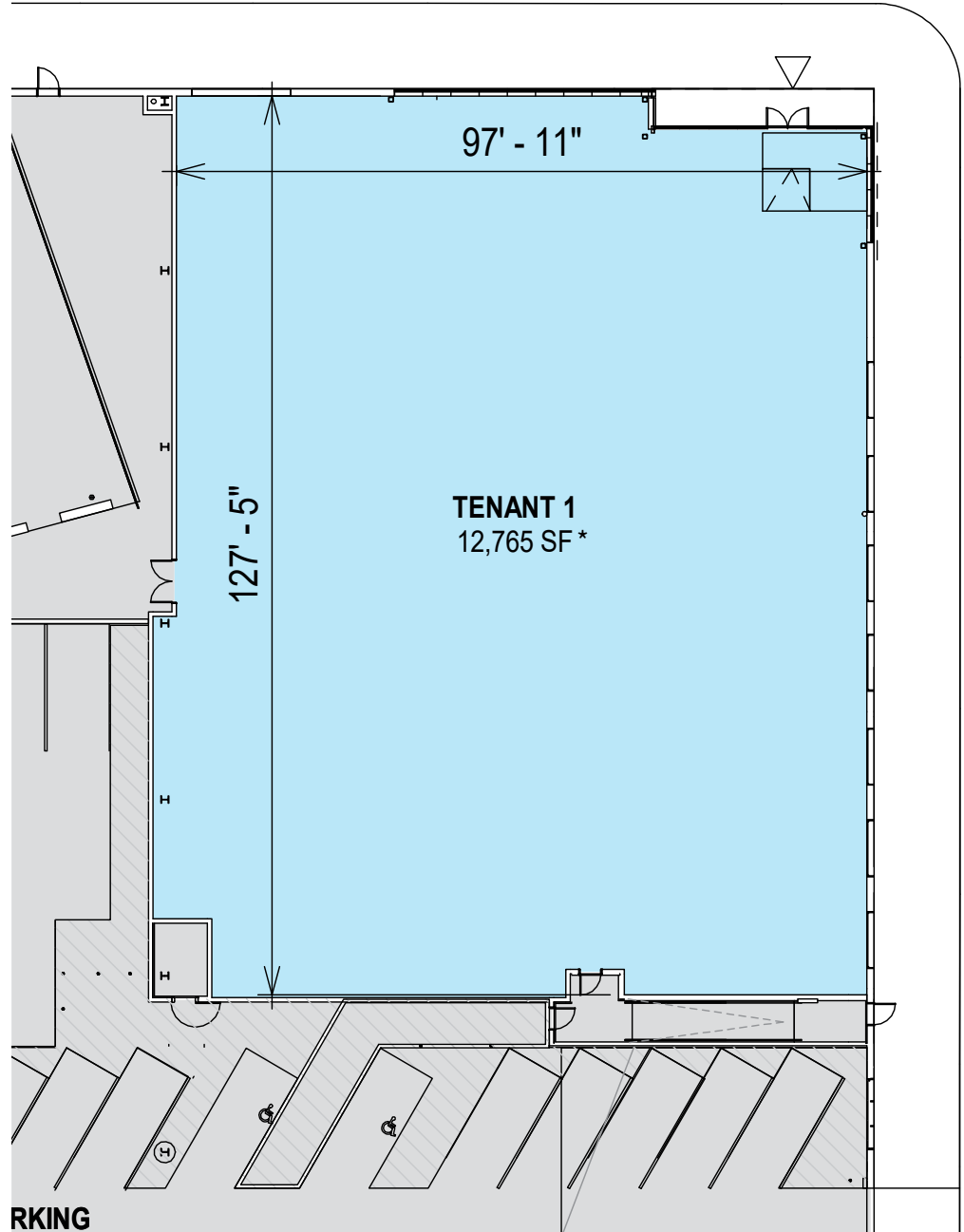
Ideal For Fitness Centers, Restaurants, Furniture, Service-Oriented Retail, Breweries, Etc. Ceiling Heights Are ~19'



LEASING PLAN

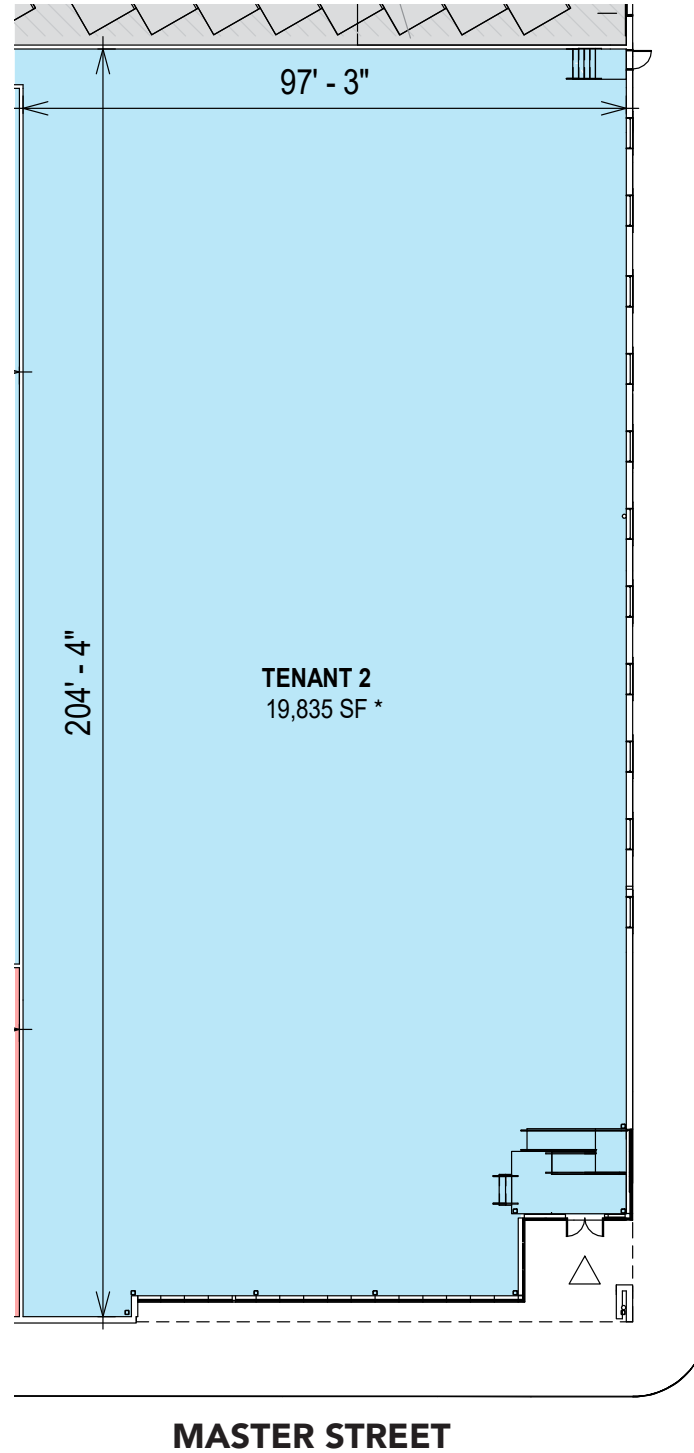
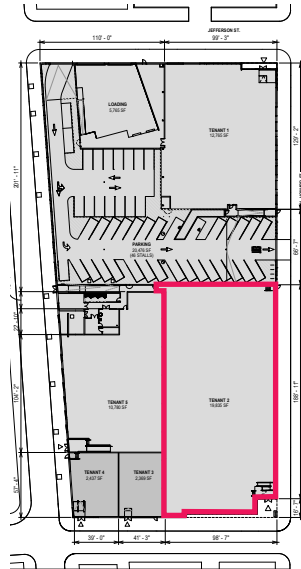


JEFFERSON STREET

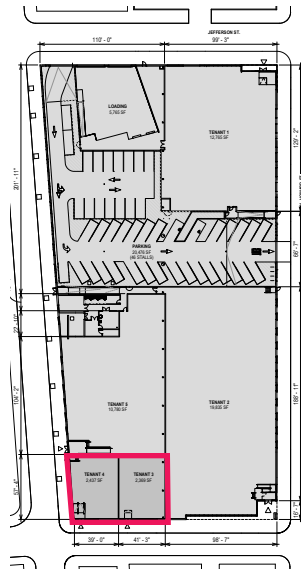
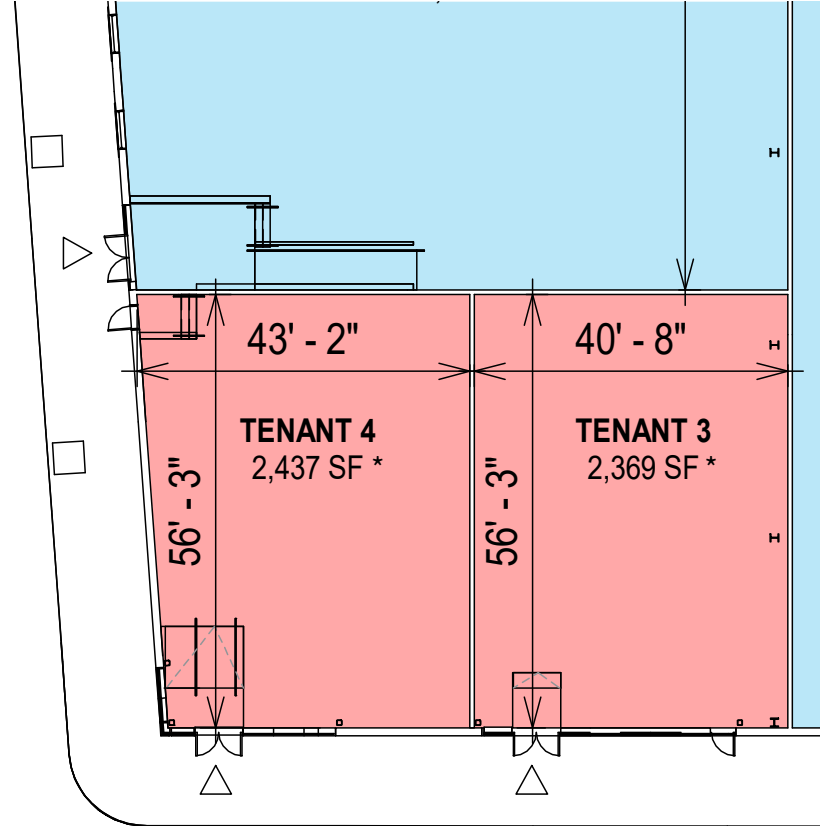


N HOWARD STREET

LEASING PLAN



LEASING PLAN









MASTER STREET



NEIGHBORHOOD DEMOGRAPHICS

(FROM N. 5TH STREET TO THE DELAWARE RIVER
AND E. LEHIGH AVENUE TO SPRING GARDEN STREET)

<p> EST. POPULATION 47,834</p> <p> EST. TOTAL EMPLOYEES 15,056</p> <p> EST. AVG HH INCOME \$94,567</p>	<p> EST. NUMBER OF HOUSEHOLDS 20,176</p> <p> EST. TOTAL BUSINESSES 2,132</p> <p> EST. MEDIAN AGE 33.7</p>
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FISHTOWN OVERVIEW

Over the past decade, Philadelphia's Fishtown neighborhood has truly become the face of the city's nationally recognized renaissance and urban renewal. Prominently featured in publications from *The New York Times*, to *Forbes* and *Food and Wine*, among many others, Fishtown has transformed itself from a gritty community of manufacturing to a dynamic neighborhood where both makers and white collar professionals have established roots and call home. Known for its unparalleled dining scene and nightlife, Fishtown has recently developed a robust creative office market to become a unique live / work / play community with a soul. Philadelphia's "it" neighborhood has struck its delicate retail merchandising balance with a carefully curated mix of stabilizing national brands and innovative, entrepreneurial local businesses. Its unique proximity to adjacent burgeoning neighborhoods, Olde Kensington, East Kensington and Northern Liberties, coupled with its access to public transportation and connectivity to Center City, has created an explosive density of both redeveloped and new construction housing, causing pent up demand for many neighborhood goods and services.

TOP RESTAURANT DESTINATIONS

Jefferson's



TOP RESTAURANT DESTINATIONS



▶ LA COLOMBE

The de facto central gathering place for any business meeting, casual coffee or weekend brunch in Fishtown, this sprawling 12,000 SF converted warehouse is always humming. Start here for your neighborhood tour.



▼ BARCADE

Brooklyn transplant Barcade features vintage video games like Pac Man & Donkey Kong plus a strong craft beer list.



▶ PIZZERIA BEDDIA

Dubbed “the best pizza in America” by *Bon Appetit Magazine*, Joe Beddia’s pizza Mecca has now moved to a much larger back alley venue with full bar, outdoor garden and private “hoagie omakase” tasting room. Don’t miss the antipasti, desserts and natural wine list too.



▶ FRANKFORD HALL

Philadelphia’s version of an industrial German biergarten. Outdoor tables with firepits and ping pong are particularly fun during the early spring or fall months when a chill is in the air.

TOP RESTAURANT DESTINATIONS



▶ HIROKI

Deeply rooted in Japanese tradition and technique, Hiroki emphasizes harmony and attention to detail by offering a seasonal omakase menu inspired by Kyoto, Japan.



▶ SURAYA

One of Philadelphia's most unique dining destinations, this Lebanese concept from Defined Hospitality features a daily market and coffee bar, open kitchen with bar and restaurant, and a secret garden perfect for summer night drinking and relaxing.



▼ MIDDLECHILD CLUBHOUSE

Middle Child Clubhouse is the mature spin off of the incredibly successful Middle Child in Washington Square West. Even better—this place can hold more than double the amount of people than its predecessor.

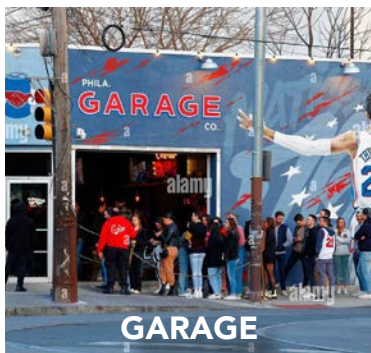
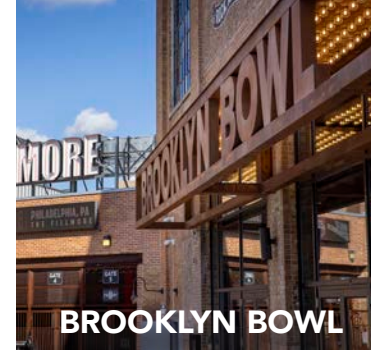


▶ LASER WOLF

Laser Wolf has officially been recognized as one of the best restaurants in the world on Condé Nast Traveler's 2021 Hot List, just 1 year after GQ deemed it one of the best in America the same year it opened during the pandemic. Laser Wolf embraces the "shipudiya" style of dining and is a skewer house concept from the restaurant duo Michael Solomonov and Steven Cook.

TOP ENTERTAINMENT DESTINATIONS

In addition to world class restaurants, Fishtown is a burgeoning entertainment destination in Philadelphia. A choose-your-own-adventure type neighborhood where one can have an intimate candlelight dinner at Suraya and end their night at LMNO's Listening Room for an intimate concert (no phones allowed), or can see a burlesque show at Fabrika, hop over next door to Barcade, and finish their night with a CityWide at Fishtown Tavern to mosey on over to Rivers Casino. This place has it all.



FISHTOWN MURALS & STREET ART





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1400 N HOWARD STREET
FISHTOWN | PHILADELPHIA, PA

JACOB COOPER
jcooper@hellomsc.com
215.883.7402

BRITTANY GOLDBERG
bgoldberg@hellomsc.com
215.883.7405

JULIA MCMANUS
jmcmanus@hellomsc.com
215.883.7376