



Newmark
Knight Frank



BENJAMIN FRANKLIN BRIDGE

FUTURE
UNDER CONTRACT TO THE
DURST ORGANIZATION

TO
CENTER CITY



FUTURE
COLD STORAGE REDEVELOPMENT
MULTIFAMILY



SPRING GARDEN
STATION



MARKET-FRANKFORD SUBWAY LINE

FUTURE
PIERS RECENTLY ACQUIRED BY
THE DURST ORGANIZATION

FUTURE
FESTIVAL PIER DEVELOPMENT BY
JEFFERSON APARTMENTS GROUP
AND HAVERFORD PROPERTIES
MULTIFAMILY

N CHRISTOPHER COLUMBUS BLVD

400-456

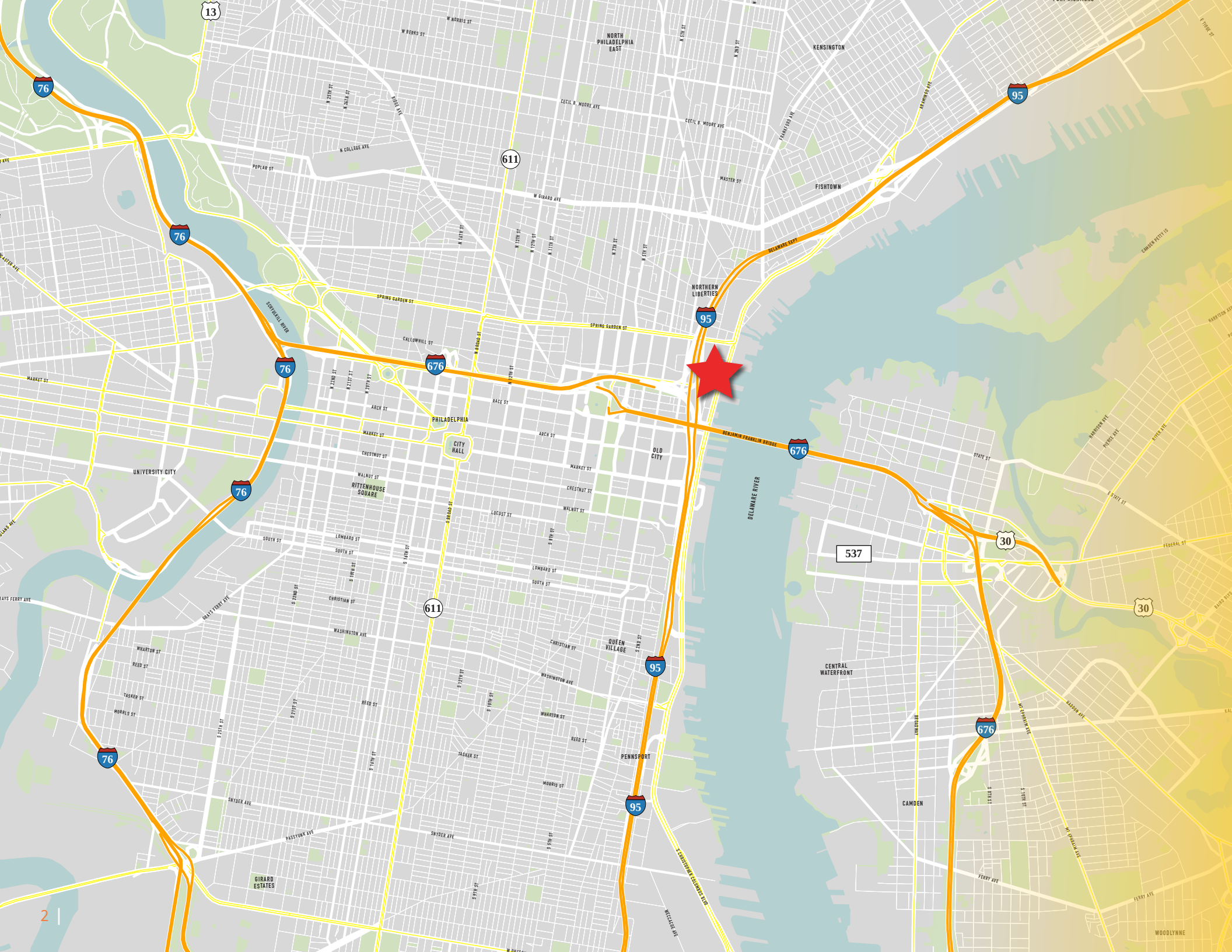
NORTH

CHRISTOPHER COLUMBUS

BOULEVARD

PHILADELPHIA, PA

SHOVEL READY



THE OPPORTUNITY

Newmark Knight Frank is pleased to offer for sale the fee simple interest in 5.3 acres of prime developable land located in Philadelphia's hottest residential area. The Site at 400-456 North Christopher Columbus Boulevard is a truly unique parcel in that it offers potential investors the versatility to create an immersive multi-family, townhouse development or a multi-use high rise development, either with sweeping river and Philadelphia skyline views, as well as unmatched access to public transportation and major highways like I-95 and I-676. Approximately 40 townhouses built recently and sold successfully already border the site. Favorable by-right zoning, the ability to walk to some of Philadelphia's most charming neighborhoods, and Philadelphia's desire and commitment to reconnect the city to the Delaware River Waterfront are all critical factors for an investor to take advantage of in the development of 400-456 N Christopher Columbus Boulevard. The intersection of Columbus Boulevard and Callowhill Street is the most active "four corners" of development in the city of Philadelphia. There are four major projects in various stages of development at each corner. Further, the East Callowhill neighborhood immediately west of the Site, which has been re-zoned for high-density residential development, has recently been the focus of significant assemblage and purchase activity.

East Callowhill is, in essence, a northward extension of the Old City neighborhood. The subject site can be thought of as "the water's edge" of the East Callowhill neighborhood. While purchasers are free to create their own development plan, current ownership has diligently generated a multitude of suggestive development plans for the Site through extensive feasibility studies given market demand within the immediate neighborhood. The suggestive plans contained within this marketing package were strategically engineered to provide investors an accurate representation of potential development given easements, density and other considerations at the Site. Furthermore, dependent on a potential investor's plans, current ownership will consider selling the Site in three phases. The imaginative investor will have the opportunity to merge luxurious urban living with the Property's active relation to the water and vibrancy of varied public and private initiatives in the immediate neighborhood, creating the most commercially significant development the Delaware River waterfront has ever seen. The site is shovel-ready, and civil engineering investigations speak to the ease of construction.

PROJECT SUMMARY

ADDRESS	400-456 N CHRISTOPHER COLUMBUS BOULEVARD PHILADELPHIA, PA 19123
SITE AREA	~ 5.3 ACRES ~ 231,000 SQUARE FEET
SHAPE	REGULAR AND LEVEL, BOUNDED BY FOUR CITY STREETS; N CHRISTOPHER COLUMBUS BLVD, N FRONT, CALLOWHILL AND NOBLE STREETS
ZONING	CMX-4, Center City Commercial Mixed-Use, along with "special" zoning (see plans) BASIC ZONING ENTITLEMENT: Approximately 1.155 MSF AS-OF-RIGHT BONUS ZONING ENTITLEMENT: Approximately .700 MSF TOTAL: 1.855 MSF Other bonuses may be available to increase height
FRONTAGE	1,000 FEET ON CHRISTOPHER COLUMBUS BOULEVARD
REAL ESTATE TAXES	SUBJECT TO THE 10-YEAR TAX ABATEMENT PROGRAM FOR NEW DEVELOPMENT

TERMS OF OFFERING

The offering is listed by Newmark Knight Frank on behalf of ownership. The asset is being offered on an "as-is" basis. Phases 1 through 3 of the development project are available together or individually. No offering price has been established for the Site. Interested parties are encouraged to submit bona fide offers as soon as possible. The Site is being offered free and clear of existing financing.

INVESTMENT HIGHLIGHTS

- Favorable CMX-4 zoning for suggested Plan 1, or “special” zoning allowing for Plan 2
- Multitude of by-right development options
- Within easy walking distance to mass transit
- Ability to provide all townhouses sweeping river views
- Development qualifies for Philadelphia’s ten-year tax abatement
- Located at epicenter of the Delaware River waterfront’s redevelopment
- Abundance of retail and entertainment amenities within walking distance
- Ability to offset significant pre-development costs by operating the self-storage facility currently on-site
- Phases 1 through 3 of the development project are available together or individually
- Strategically located with ease of access to the I-95 on/off ramps
- Fifteen minutes to the Philadelphia International Airport
- Ten minutes to South Philadelphia’s Stadium District and The Navy Yard, a 1,200-acre waterfront business campus
- Nine hotels currently under construction in Center City, bringing the total number of rooms to nearly 15,000 rooms



PENN TREATY VILLAGE
MULTIFAMILY



WATERFRONT SQUARE
CONDOMINIUMS

YARDS
BREWING COMPANY

SPRING GARDEN ST

SPRING GARDEN
STATION

PIER 35 1/2
TOWNHOUSES

FUTURE
FESTIVAL PIER DEVELOPMENT BY
JEFFERSON APARTMENTS GROUP
AND HAVERFORD PROPERTIES
MULTIFAMILY



FUTURE
COLD STORAGE REDEVELOPMENT
MULTIFAMILY

PIER 25
CURRENTLY
FOR SALE

412 LUXE
TOWNHOUSES

FUTURE
UNDER CONTRACT TO THE
DURST ORGANIZATION

ONE WATER STREET
MULTIFAMILY

FUTURE
PIERS RECENTLY ACQUIRED BY
THE DURST ORGANIZATION

FUTURE
FRANKLIN SQUARE
PATCO STATION



401 RACE STREET
MULTIFAMILY

BRIDGE
MULTIFAMILY

BENJAMIN FRANKLIN BRIDGE

THE NATIONAL
MULTIFAMILY

DRWC
RACE STREET
PIER

DRWC
CHERRY STREET
PIER

218 ARCH STREET
MULTIFAMILY



PIER 5
CONDOMINIUMS

PIER 3
CONDOMINIUMS

FUTURE
PENN'S LANDING
1-95 CAP

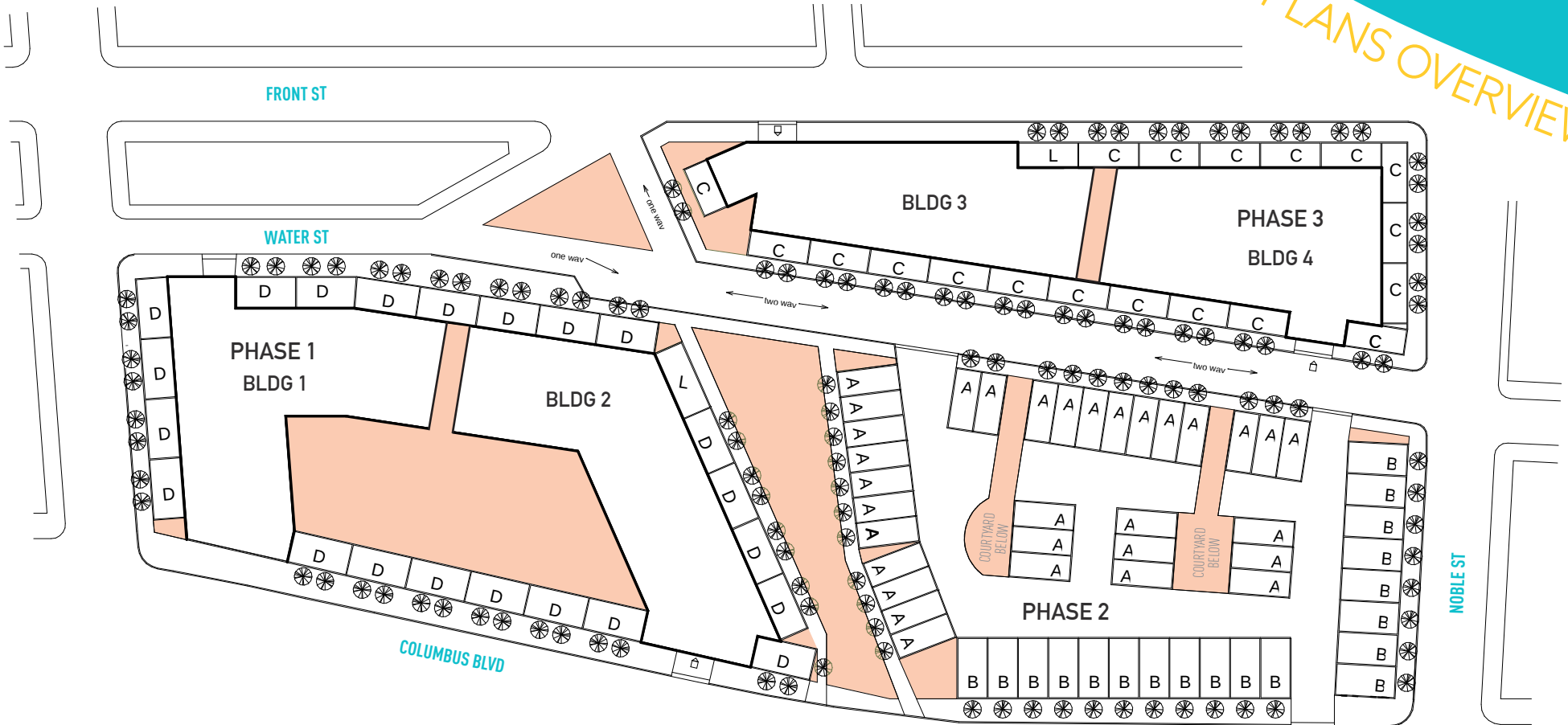
PENN'S LANDING &
BLUE CROSS RIVER RINK

POTENTIAL PLAN

1

92 TOWNHOUSE UNITS & 612 MULTIFAMILY UNITS
THE SITE PLAN MAY BE ALTERED IN ANY MANNER

POTENTIAL PLANS OVERVIEW



HOUSE TYPE "A" (32 UNITS)

3-STORY SINGLE FAMILY TOWNHOUSE W/ 1-CAR GARAGE

- 1,824 SF
- FOOTPRINT = 16' x 38'

HOUSE TYPE "B" (19 UNITS)

3-STORY SINGLE FAMILY TOWNHOUSE W/ 2-CAR GARAGE

- 2,166 SF
- FOOTPRINT = 19' x 38'

HOUSE TYPE "C" (19 UNITS)

2-STORY SINGLE FAMILY TOWNHOUSE

- 1,216 SF
- FOOTPRINT = 16' x 38'

HOUSE TYPE "D" (22 UNITS)

2-STORY SINGLE FAMILY TOWNHOUSE

- 1,520 SF
- FOOTPRINT = 20' x 38'

PHASE 1

2 - 10-STORY MULTIFAMILY BUILDINGS, EACH WITH

- FLOOR 1: LOBBY & PARKING
- FLOORS 2-10: 153 RESIDENTIAL UNITS

PHASE 2

51 - 3-STORY TOWN HOUSE UNITS

PHASE 3

2 - 10-STORY MULTIFAMILY BUILDINGS, EACH WITH

- FLOOR 1: LOBBY & PARKING
- FLOORS 2-10: 153 RESIDENTIAL UNITS

"RENAISSANCE PLAZA" PLAN

FOUR HIGH-RISE BUILDINGS

- TWO AT TWENTY-ONE STORIES AND TWO AT THIRTY-ONE STORIES
- 1,342 HIGH-RISE APARTMENT UNITS
- 16 TOWNHOUSES
- TWO STRUCTURED PARKING GARAGES TOTALING 653 SPACES
- ~ 70,000 SF OF RETAIL SPACE
- ~ 1.9MM FAR
- THIS IS THE ONLY PLAN THAT MUST BE BUILT IN ACCORDANCE WITH EXISTING APPROVALS



- STACKED TOWNHOUSES (OR "DOUBLE DUPLEXES"), WHICH IS ON OF THE HOTTEST RECENT MARKET TRENDS THROUGHOUT THE PHILADELPHIA REGION AND THE UNITED STATES. THE DEVELOPMENT OF A COMMUNITY OF STACKED TOWNHOUSES FITS IN TO THE PROPERTY'S ZONING REGULATIONS. THIS WILL GIVE AN INVESTOR THE OPPORTUNITY TO MEET MARKET DEMAND WITH AN EXTREMELY SOUGHT AFTER PRODUCT.
- ELIMINATION OF TOWNHOUSES AND THE CONSTRUCTION OF 7 OR MORE 10-STORY APARTMENT BUILDINGS



FOR FURTHER INFORMATION,
PLEASE CONTACT OUR CAPITAL MARKETS TEAM:

MICHAEL MARGOLIS
Senior Managing Director
610.879.4503
mmargolis@ngkf.com

JENNIFER SCHWARTZMAN
Senior Managing Director
203.531.3621
jschwartzman@ngkf.com

DAVID DOLAN
Senior Managing Director
215.246.2738
ddolan@ngkf.com

DAVE GARONZIK
Managing Director
215.246.2776
dave.garonzik@ngkf.com



**Newmark
Knight Frank**

800 East Swedesford Road, Suite 100
Wayne, Pa 19087
610.265.0600 | NGKF.COM