



# INK FACTORY

## AT NORTH STATION

NORTH BROAD STREET | PHILADELPHIA, PA



**190,000 SF** office redevelopment situated within an urban mixed-use development offering **up to 4M SF** of research, medical, innovation, residential and retail space



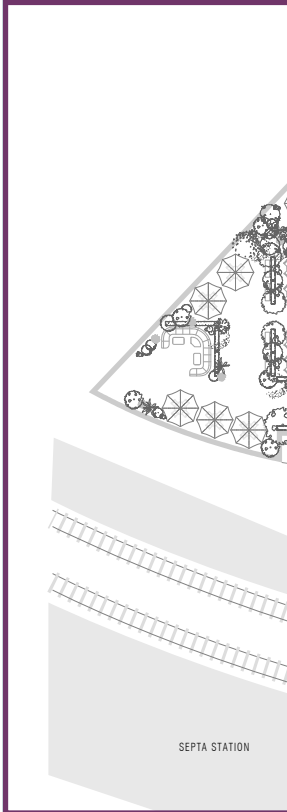
HFZ  
CAPITAL  
GROUP

Synterra  
PARTNERS



ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS

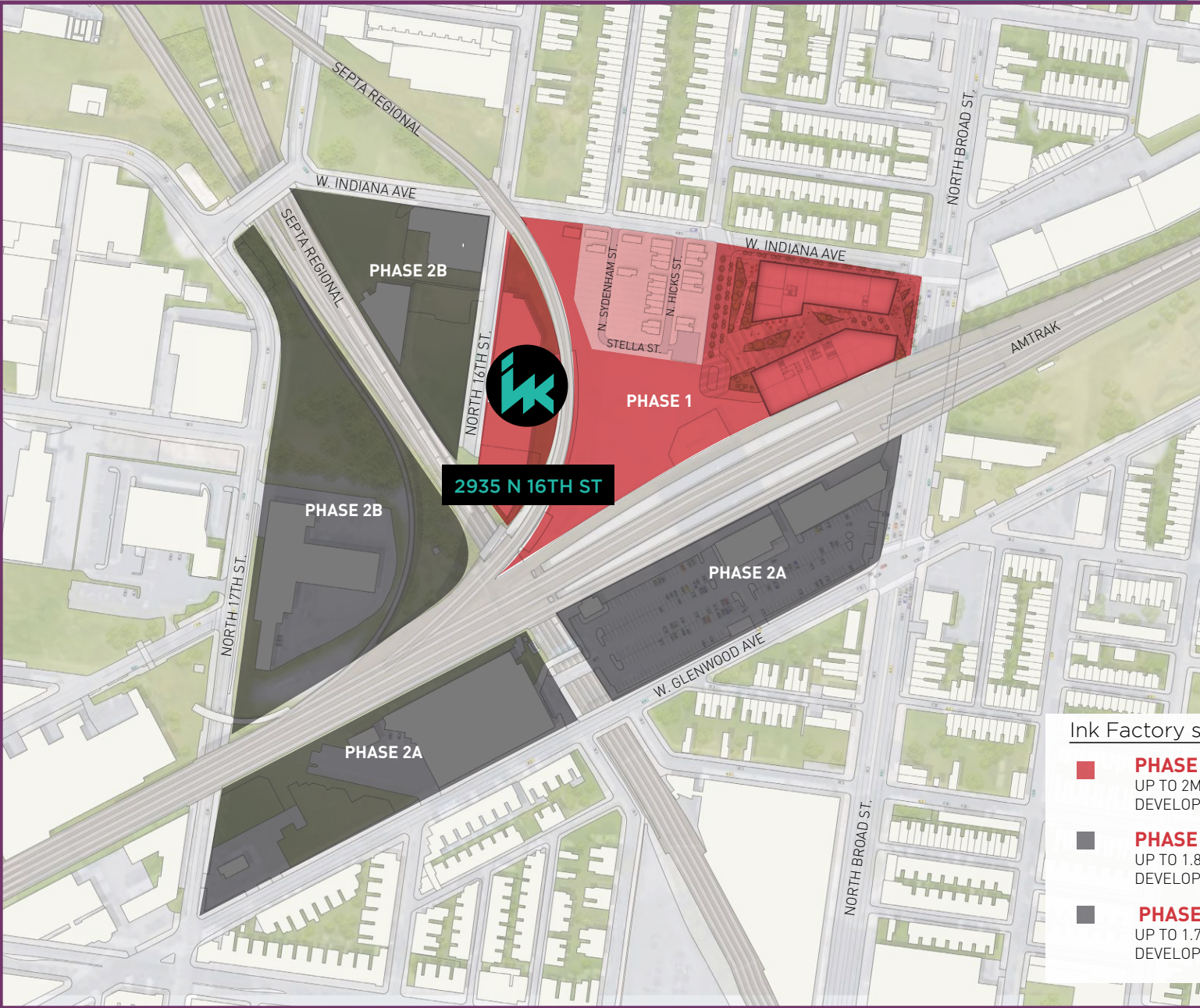
# THE **INK** FACTORY 2935 N 16TH ST | PHILADELPHIA PA





Anchoring the western most portion of the site, The Ink Factory is the redevelopment of a 190,000 gross square foot dilapidated manufacturing and warehouse facility. This transformation into a mixed-use light manufacturing and creative space will include retail on the first floor.

# NORTH STATION DISTRICT



Ink Factory s

- PHASE 1**  
UP TO 2M  
DEVELOP
- PHASE 2A**  
UP TO 1.8  
DEVELOP
- PHASE 2B**  
UP TO 1.7  
DEVELOP



## NORTH STATION DISTRICT

The North Station District is an urban mixed-use development offering up to 4M SF of research, medical, innovation, residential, and retail space centered around a major intermodal transit hub.



# UNPARALLELED **ACCESSIBILITY**



## WALKING

- 8 minute walk to Temple Medical
- 16 minute walk to Temple University - Main Campus



## BIKING

- 2 minute ride to Temple Medical
- 5 minute ride to Temple University - Main Campus
- 18 minute ride to City Hall
- 22 minute ride to 30th Street Station



## PUBLIC TRANSIT

### SEPTA REGIONAL RAILS

- 6 minutes to Temple University Stop
- 12 minutes to City Hall
- 11 minutes to 30th Street Station (Chestnut Hill West + Trenton)
- 17 minutes to 30th Street Station (Lansdale/Doylestown + Manayunk/Norristown)

### BROAD STREET LINE (BSL)

- 3 minutes to Cecil B. Moore Stop
- 11 minutes to City Hall

### BUSES

- 4 minutes to Temple Medical (#16)
- 5 minutes to Temple University - Main Campus (#4 + #16)
- 20 minutes to City Hall (#4 + #16)

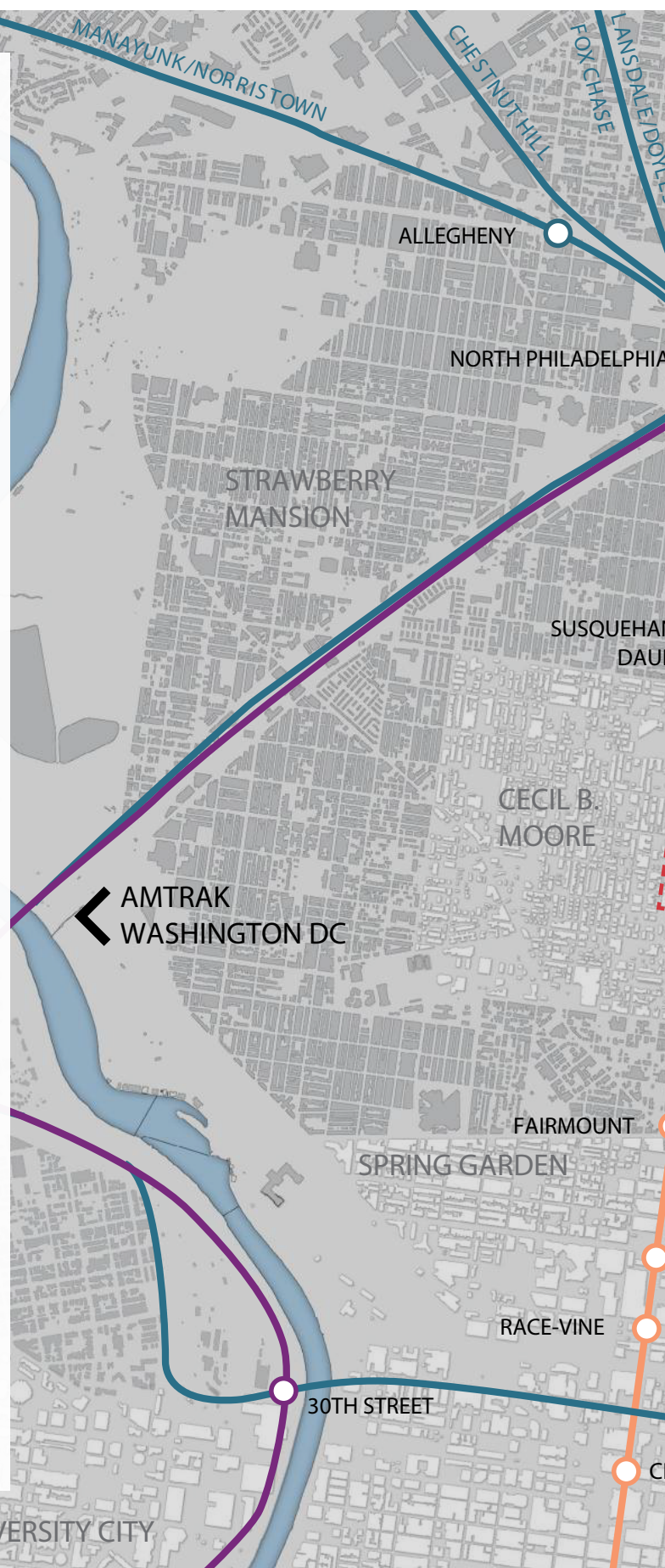
### AMTRAK

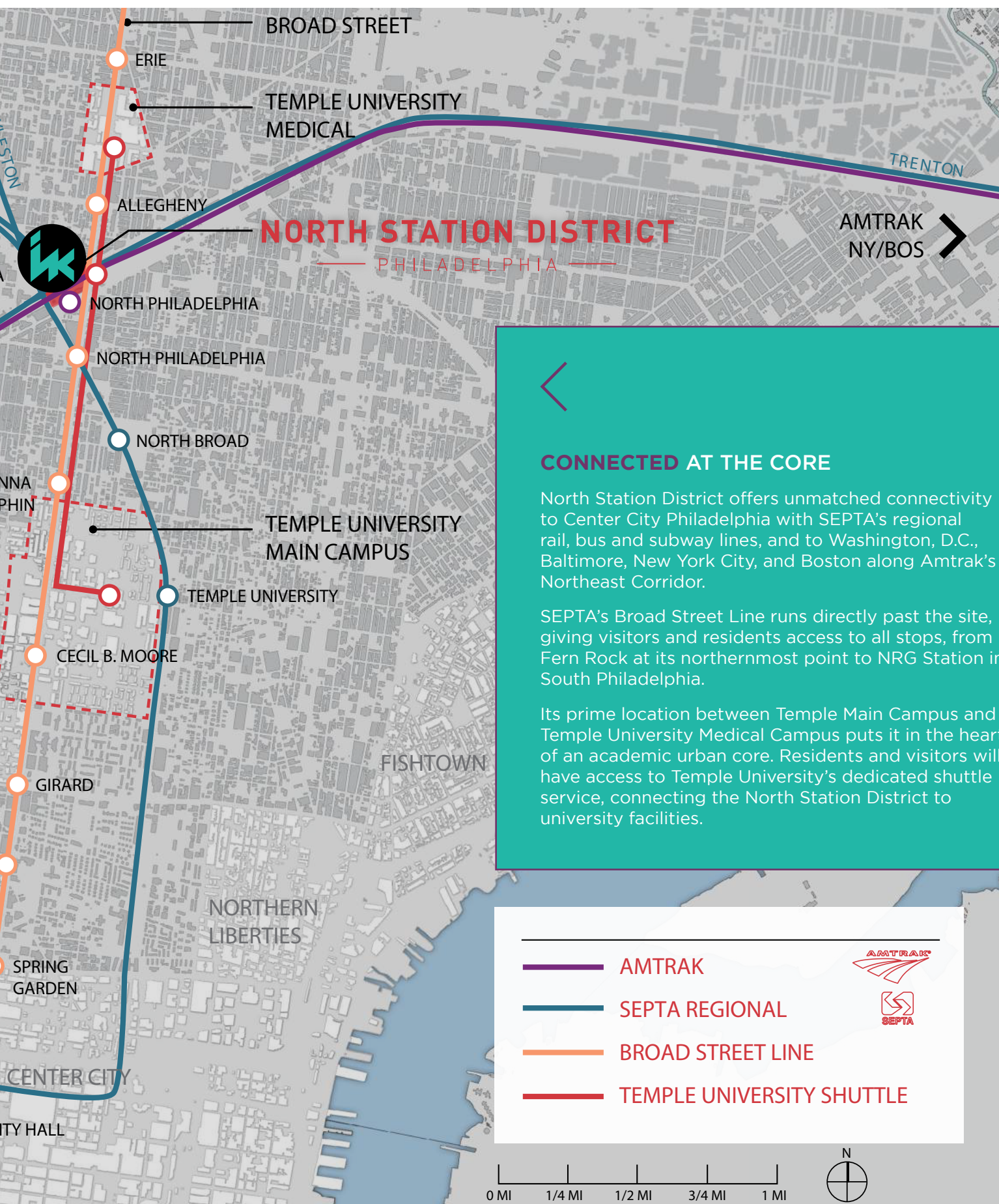
- 8 minutes to 30th Street Station
- 1 hr 50 minutes to Washington DC
- 1 hr 10 minutes to New York City



## TEMPLE SHUTTLE

- 4 minutes to Temple Medical
- 5 minutes to Temple University - Main Campus





### CONNECTED AT THE CORE

North Station District offers unmatched connectivity to Center City Philadelphia with SEPTA's regional rail, bus and subway lines, and to Washington, D.C., Baltimore, New York City, and Boston along Amtrak's Northeast Corridor.

SEPTA's Broad Street Line runs directly past the site, giving visitors and residents access to all stops, from Fern Rock at its northernmost point to NRG Station in South Philadelphia.

Its prime location between Temple Main Campus and Temple University Medical Campus puts it in the heart of an academic urban core. Residents and visitors will have access to Temple University's dedicated shuttle service, connecting the North Station District to university facilities.



AMTRAK  
NY/BOS



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