Innovation is a contact sport.

Great ideas don’t happen alone. They happen when we connect with other innovators. That’s what uCity Square embodies — a community of ingenuity, grounded in decades of hard work, ambition, and collaboration. Together, we’re inventing the future.
Technology might not be as smart and stylish if Steve Jobs and Steve Wozniak didn’t live in the same neighborhood.

Information and how easily we attain it could be completely different if Sergey Brin hadn’t given Larry Page his tour of Stanford.

Electricity wouldn’t be quite the same if Ben Franklin hadn’t ventured out into a lightning storm with his kite.
Why Philadelphia?
Why Philadelphia?

Start local.

From Philadelphia, you’re connected to the entire East Coast — and beyond.

1.0 hour train ride to New York City
2.0 hour train ride to Washington, D.C.
Think global.

132

1st

direct flight destinations served from Philadelphia International Airport

World Heritage City in the United States
It’s more than just the city of brotherly love. It’s a city of overflowing potential.

64% of students at local universities remain in Philadelphia after graduating (a)

No. 1 U.S. city for millennial growth (b)

2nd largest downtown population in the country (c)

Sources: (a) Campus Philly, (b) Pew Research Center, (c) Center City District Annual Report
Philadelphia is a city of firsts, known for generations of breakthroughs in science, education, technology, healthcare – and more.

**Why Philadelphia?**

- 1st medical school (University of Pennsylvania)
- 1st computer (the 30-ton ENIAC at Penn)
- 1st library (The Library Company, founded by Ben Franklin)
- 1st pediatric double hand transplant (Children’s Hospital of Philadelphia)
Ranked No. 3 among the must-see destinations in the world for 2015

*The New York Times*

One of the most livable global cities for balancing work and play

*Fast Company*
Why University City?
Be connected to a corridor of innovation.

Why University City?

- Philadelphia Museum of Art
- Rocky Statue
- 30th Street Station
- LOVE Park
- Independence Hall
- Kimmel Center
- City Hall
- Liberty Bell
- The Franklin Institute
- Temple University
- The Wharton School
- Comcast Center
- Center City West
- Center City East
- Old City
- Fishtown
- Northern Liberties
- University City Science Center
- University City
- University of the Sciences
- Children’s Hospital of Philadelphia
- Hospital of the University of Pennsylvania
- University of Pennsylvania
- Penn Presbyterian Hospital
- The Children’s Hospital of Philadelphia
- Penn Medicine
- Drexel University
- Penn Medicine
- Children's Hospital of Philadelphia
- Hospital of the University of Pennsylvania
- Penn Medicine
- Thomas Jefferson University
- Penn Medicine
- Liberty Bell
- Independence Hall
Our district was built on community.

University City connects the dots among innovators of all shapes and sizes – from elementary school students to budding entrepreneurs and global thought leaders.

Our neighborhood’s density and connectivity are ideally suited to facilitate collaboration between people, businesses, and research institutions.
Why University City?

Walk Score: 90
Transit Score: 97
Bike Score: 95

07 hotels
260 restaurants
10 farmers’ markets

Source: University City District Annual Review
It’s the epicenter of research and healthcare innovation

$900M+ private, non-institutional development projects between 2015-2016

97% office occupancy

75K jobs

>50K undergraduate and graduate students

170+ patents issued in 2014

85K hospital patient admissions

Source: University City District Annual Review
Why uCity Square?
Located in the heart of University City.
A formula for growth.

uCity Square is where we’re gaining an advantage against Alzheimer’s. Where solar power is turned into everyday energy. Where blindness is being cured.

With 4M square feet of new office, lab, residential, and retail space being added over the next 10 years, uCity Square is the place for breakthroughs to happen.

<table>
<thead>
<tr>
<th></th>
<th>Existing Buildings</th>
<th>Future Buildings</th>
<th>Existing Apartments</th>
<th>Future Apartments</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>uCity Square</td>
<td>15</td>
<td>10</td>
<td>365</td>
<td>700+</td>
<td></td>
</tr>
<tr>
<td>Existing Square Feet</td>
<td>2.5M</td>
<td>4.0M</td>
<td>9K+</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Why uCity Square?

Building towards the future.

<table>
<thead>
<tr>
<th>3711 Market</th>
<th>3737 Market</th>
<th>3601 Market</th>
<th>Innovation Plaza</th>
</tr>
</thead>
<tbody>
<tr>
<td>LABORATORY, OFFICE</td>
<td>CLINICAL, LABORATORY, MEDICAL OFFICE</td>
<td>RESIDENTIAL</td>
<td>OUTDOOR SPACE</td>
</tr>
<tr>
<td>2008 completed</td>
<td>2014 completed</td>
<td>2015 completed</td>
<td>2015 completed</td>
</tr>
<tr>
<td>150K square feet</td>
<td>335K square feet</td>
<td>365 units</td>
<td>25K square feet</td>
</tr>
<tr>
<td>Silver LEED rating</td>
<td>Gold LEED rating</td>
<td>Silver LEED rating</td>
<td></td>
</tr>
</tbody>
</table>
We’ve been convening and supporting innovation for decades.

With over 50 years of supporting research, entrepreneurship, and technology development, the University City Science Center is the heart and soul of uCity Square. Founded in 1963 as the nation’s first urban research park, the Science Center provides business incubation, programming, lab and office space, and support services for entrepreneurs and growing and established companies.
Upcoming Development
Elevating innovation.

Currently under construction, 3675 Market will offer Class A laboratory, office, co-working, and shared convening spaces. Located at the intersection of Market Street and 37th Street, 3675 Market will act as a physical nexus, linking the university campuses to the east and south, the commercial corridors along Market Street and Chestnut Street, and the residential communities to the north and west.

25K 50% 340K 10’ 14 Silver/Gold

25K 50% 340K 10’ 14 Silver/Gold

Site Plan

3675 Market
One uCity Square
Amplify your ideas.

Currently in pre-development, One uCity Square is an integrated community of office, lab, housing, and retail space, complete with vertical gardens and on-site parking. The building will offer direct access to a public square activated with programming such as yoga, movies, concerts, and more.

389K square feet  
35K square foot  
11’ ceilings  
4 winter gardens  
11 stories  
Platinum projected LEED rating
Team Overview
Development Team

**WEXFORD SCIENCE+TECHNOLOGY**

**Wexford Science + Technology** is a development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use communities built on a foundation of discovery, innovation and entrepreneurial activity.

**Contact**  
Joseph A. Reagan, Jr., AIA  
Vice President, Development  
joseph.reagan@wexfordscitech.com  
215-590-5023

The **University City Science Center** is a multi-dimensional non-profit organization that operates across the spheres of innovation, tech-based economic development, and real estate. Its core strengths in these areas make the Science Center a unique powerhouse in Greater Philadelphia’s innovation ecosystem.

**Contact**  
Curt Hess, RPA  
Senior Vice President, Real Estate  
chess@sciencecenter.org  
215-966-6275
Team Overview

Design Team

Master Planning

Notable Projects
Harbor Point Development
University of Southern California
Johns Hopkins University

Landscape Architect

Notable Projects
Comcast Center Plaza
Director Park
Hudson Yards
Battery Park City

Architect

Notable Projects
Microsoft
Cliff Bar

Leasing Team

Lab / Office Leasing

Paul Garvey
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215-963-4013

Brian Young
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215-963-4155

Retail Leasing

Jacob Cooper
jcooper@mscretain.com
215-568-2600