

3711



**uCity
Square**

PHILADELPHIA, PA



A VIBRANT KNOWLEDGE COMMUNITY

Philadelphia's Innovation Address

Located in the heart of University City in Philadelphia, uCity Square is a vibrant, accessible, and collaborative community where people come together to connect, learn, discover, and turn ideas into solutions.

8.0M SF

Master Planned District

4.4M SF

Completed or Under Construction

1,000+

Apartments & Multi-family Units

200+

Companies

15,000+

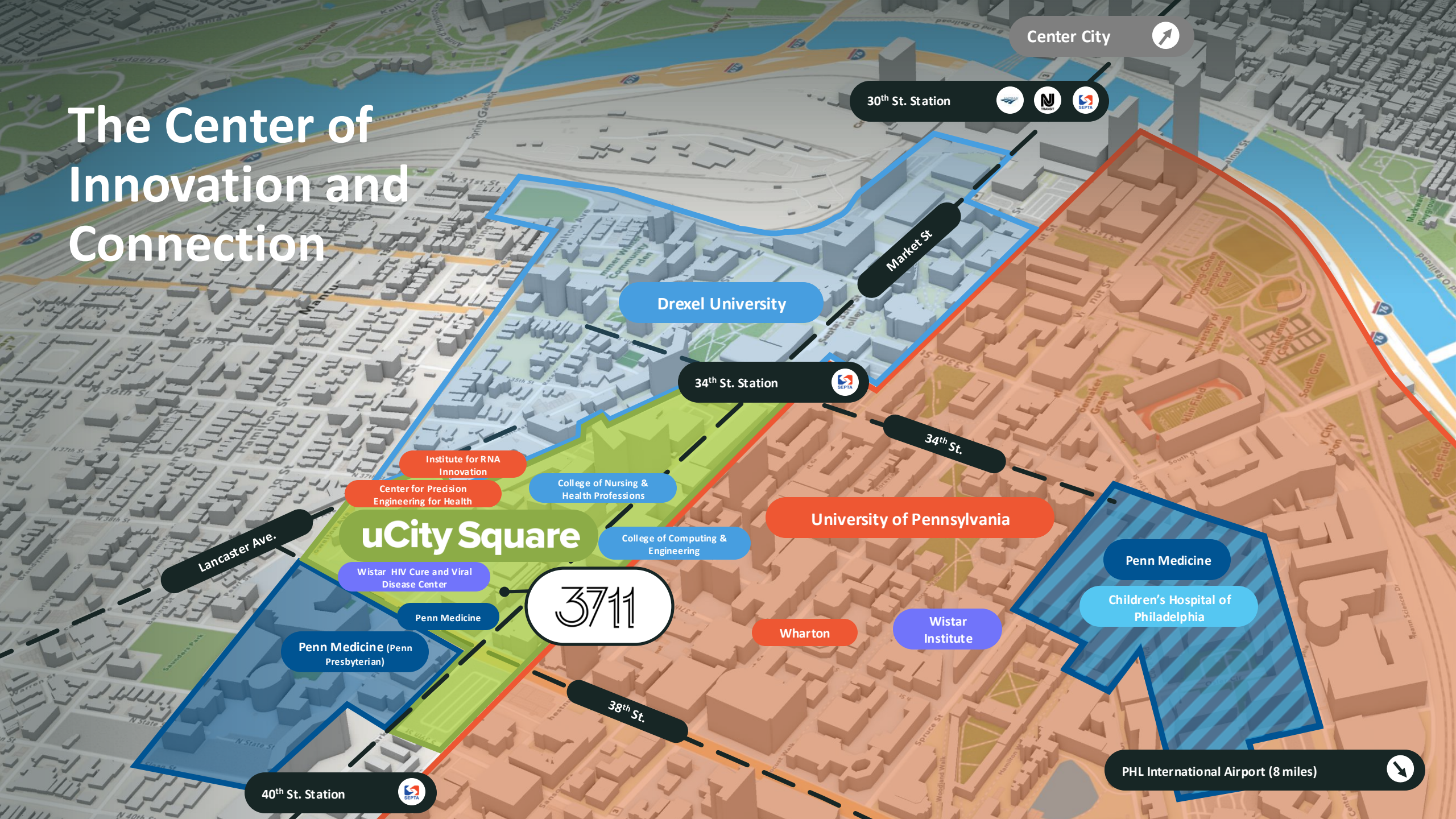
Knowledge Workers

3 Acres

Parks & Outdoor Space



The Center of Innovation and Connection



Center City



30th St. Station

Drexel University

34th St. Station

uCity Square

3711

University of Pennsylvania

Penn Medicine
Children's Hospital of Philadelphia

Lancaster Ave.

40th St. Station

PHL International Airport (8 miles)

Institute for RNA Innovation

Center for Precision Engineering for Health

College of Nursing & Health Professions

College of Computing & Engineering

Wistar HIV Cure and Viral Disease Center

Penn Medicine

Penn Medicine (Penn Presbyterian)

Wharton

Wistar Institute

38th St.

Market St

34th St.

76

76

76

UCITY SQUARE

New Home to Leading Research

Penn Institute for RNA Innovation



- Founded in 2022 After Penn's Success with mRNA COVID-19 Vaccines
- Led by Drew Weismann, M.D., Ph.D, co-inventor of the mRNA technology
- Focused on developing new therapeutics using RNA technology in: Biology; Chemistry; Immunology; Modeling; Vaccines; Oncology; Genetic Diseases; Bioengineering

ONE UCITY SQUARE



Penn Center for Precision Engineering for Health



- Founded in 2021 with \$100M Investment from Penn
- Led by Daniel Hammer, Ph.D, Alfred G. and Meta A. Ennis Professor
- Focused on interdisciplinary and translational research in the bioengineering and material science fields
- Example of Work: improving technology to better store and distribute fragile vaccines, such as the COVID-19 mRNA vaccines

ONE UCITY SQUARE



Wistar HIV Cure and Viral Disease Center



- Established in 2024 with \$24M investment from Wistar.
- Led by Luis Montaner, D.V.M., D.Phil. — Herbert Kean, M.D., Family Professor and co-principal investigator of the BEAT-HIV Delaney Collaboratory
- The Center marshals world-class scientific talent and research expertise in foundational bench to bedside biomedical research to discover a cure for HIV and possibly a host of viral threats

3675 MARKET STREET



UCITY SQUARE

Supported by Critical Life Sciences Infrastructure



425 Bench Serviced Lab Facility
Home to 15+ Emerging Biotech Companies



15,000 SF Serviced Vivarium Facility



250+ Person Conference Facility
5,000 SF Drop-In Lounge

UCITY SQUARE

Platform to Partner with Industry



Cabaletta Bio™



UCITY SQUARE

Amenities You Can't Find at Home



Two Locals
Brewery



Orangetheory
Fitness



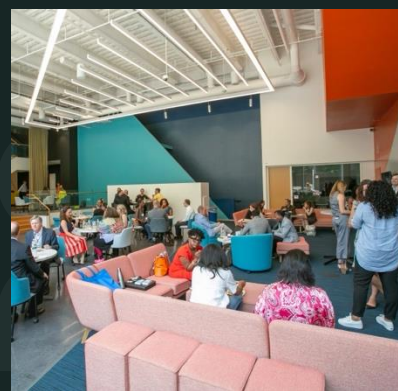
Elixir Coffee



Han Dynasty



Venture Café



Drop in Lounge



Food Trucks



Fitness on The
Lawn



3711

**\$30M
Renovation
Underway**

BUILDING

Class A Lab / Office

AVAILABLE FOR LEASE

80,000 RSF

TOTAL SIZE

150,000 SF

10 Stories

500 Car Parking Garage

Silver LEED Certification

3711 MARKET

Embedded in Leading Life Sciences Ecosystem

CENTER CITY

DREXEL UNIVERSITY

ANOVA

Penn Medicine
PENN PRESBYTERIAN

ONE UCITY SQUARE

3535 MARKET

DREXEL HEALTH
SCIENCES

THE SQUARE

3601 MARKET

3675 MARKET

3675 MARKET

THE LAWN

3711 MARKET

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CHILDREN'S HOSPITAL

UNIVERSITY OF
PENNSYLVANIA (UPENN)

3737 MARKET



3711 MARKET

Designed To Accelerate Research and Attract Talent

3711

3711 MARKET STREET BUILDING DETAIL:

+/- 38,000 SF
Floor Plates

60/40
Lab to Office on 8 & 9

14'8"
Slab to Slab

100 PSF
Live Load

2W/RSF
Emergency Power
Available for Lab Spaces

Freight
Elevator and Covered
Loading Dock

CURRENT + ALUMNI TENANTS



3711 MARKET

Move In Ready Labs and Offices

10TH FLOOR

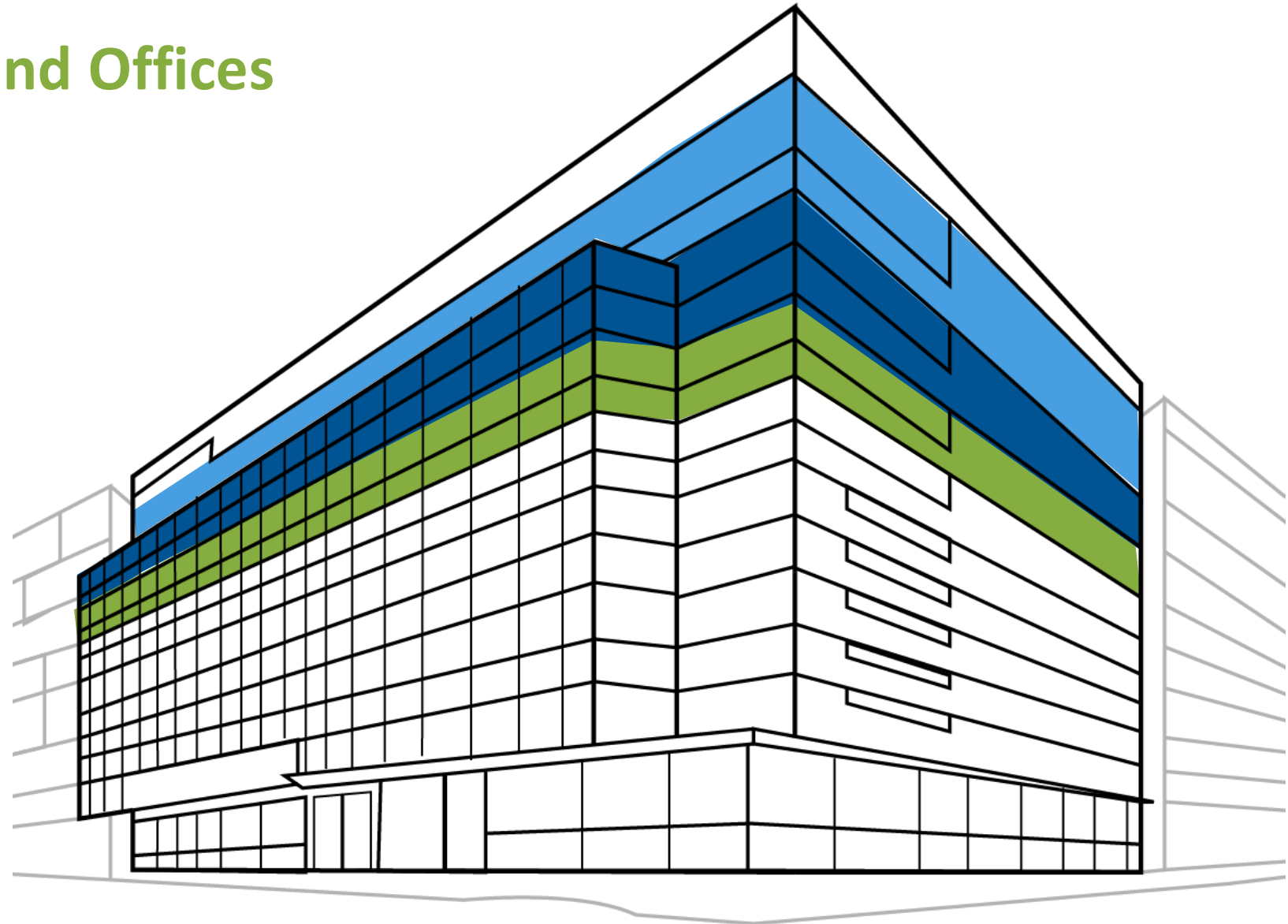
- 6 Private Offices
- Large Open Office (83 workstation capacity)
- 1 Board Room (25 person capacity)
- 2 Large Conference Rooms
- 2 Huddle Rooms

9TH FLOOR

- 8 Fume Hoods
- 3 Autoclaves
- 1 Walk-in Cold Box
- 1 Water Purification System
- 1 Compressed Air System
- 8 Private Offices
- 4 Large Conference Rooms

8TH FLOOR

- 10 Fume Hoods
- 1 Walk-in Cold Box
- 1 Autoclave and Glass Washer
- 1 DI Water System
- 35 Private Offices
- Large Open Office (38 workstation capacity)
- 1 Conference Center (100 person capacity)
- 3 Large Conference Rooms
- 2 Huddle Rooms







3711 Improvements Underway: Main Lobby



3711 Improvements Underway: Main Lobby















3711 Improvements Underway: 9th Floor Common Corridor



3711 MARKET

Building Specifications

FLOOR TO FLOOR HEIGHT

- Levels 7-10 - 14' 8"

TYPICAL CEILING HEIGHT

- 10' 0" in Tenant Areas

LOAD CAPACITY

- 100 Lbs/sf on Floors 7-10
- 150 Lbs/sf in Mechanical Rooms

ELECTRICAL SYSTEM

- 13.2KV medium voltage service provided in a dual feed configuration from two separate PECO utility sources
- 7.5W/SF for Normal Power

SECURITY

- 24 Hour Front Desk Security, Card Accessed Elevators, and security cameras on 24-hour central monitoring system.
- Card access turnstiles in main elevator lobby.

PASSENGER ELEVATORS

- Three (3) 3,500 lbs capacity Passenger Elevators

SERVICE ELEVATOR

- One (1) 4,500 lb capacity service elevator
- Size - 8'0"D x 5'-8"W
- Door Opening - 4'0"W x 7'0" H

PARKING ELEVATORS

- Two (2) 3,500 lbs Capacity Parking Elevators

PARKING

- 500 Car Parking on Floors 1-6

LOADING DOCK

- Fully Enclosed and Covered 3-Bay Dock with Leveler and Trash Compactor

SUSTAINABLE DESIGN

- Certified LEED Silver

WATER PIPING & LAB WASTE

- Domestic cold water provided for Tenant use at each floor
- Three Sanitary Waste Risers Provided per Floor
- Seven Laboratory Waste Risers Provided per Floor

HVAC

- Three (3) 400 ton closed-cell cooling towers on the roof, serviced by three (3) 1,800 GPM condenser water pumps.
- Two (2) 40,000 cfm and four (4) 30,000 cfm laboratory exhaust fans on the roof.
- Two (2) 130-140 Ton Packaged Air Handling Units per Lab Floor (8 and 9)

BACK-UP POWER

- 750 KW Generator on the roof providing 2W/SF of back-up power allotment for Tenant lab use
- Available Roof Space for additional supplemental generators

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Available Now

Floor Plans

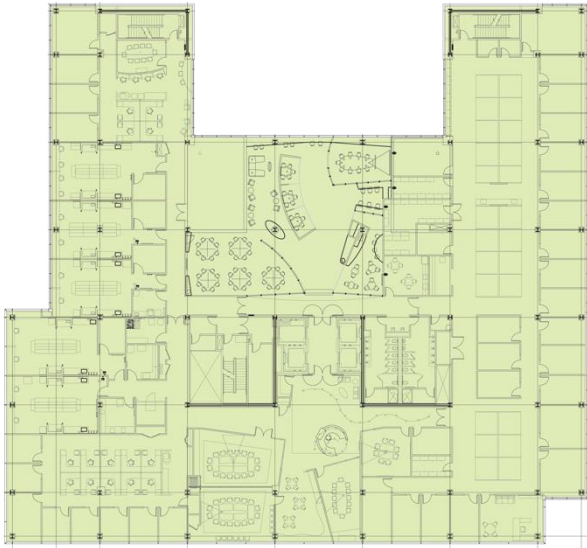
8TH FLOOR

37,885 Rentable Square Feet



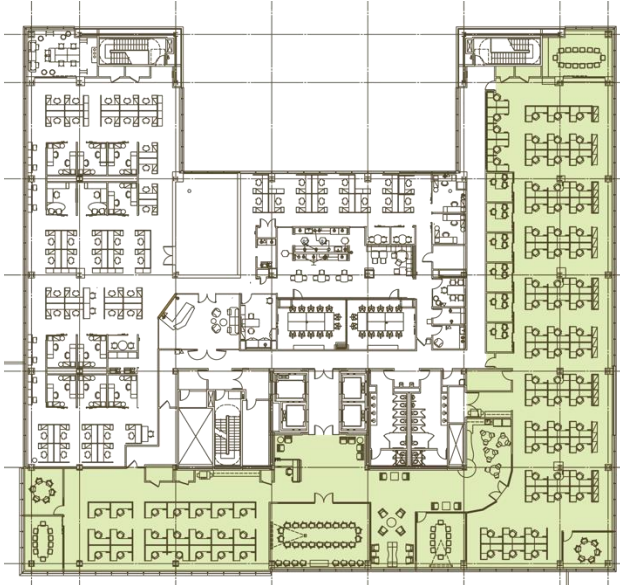
9TH FLOOR

25,958 Rentable Square Feet



10TH FLOOR

17,408 Rentable Square Feet





FOR LEASING INFORMATION

Pete Cramer

pete.cramer@wexfordscitech.com

215.590.5024

Brian Young

brian.young@cushwake.com

215.963.4155

ucitysquare.com