



One uCity Square



**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+

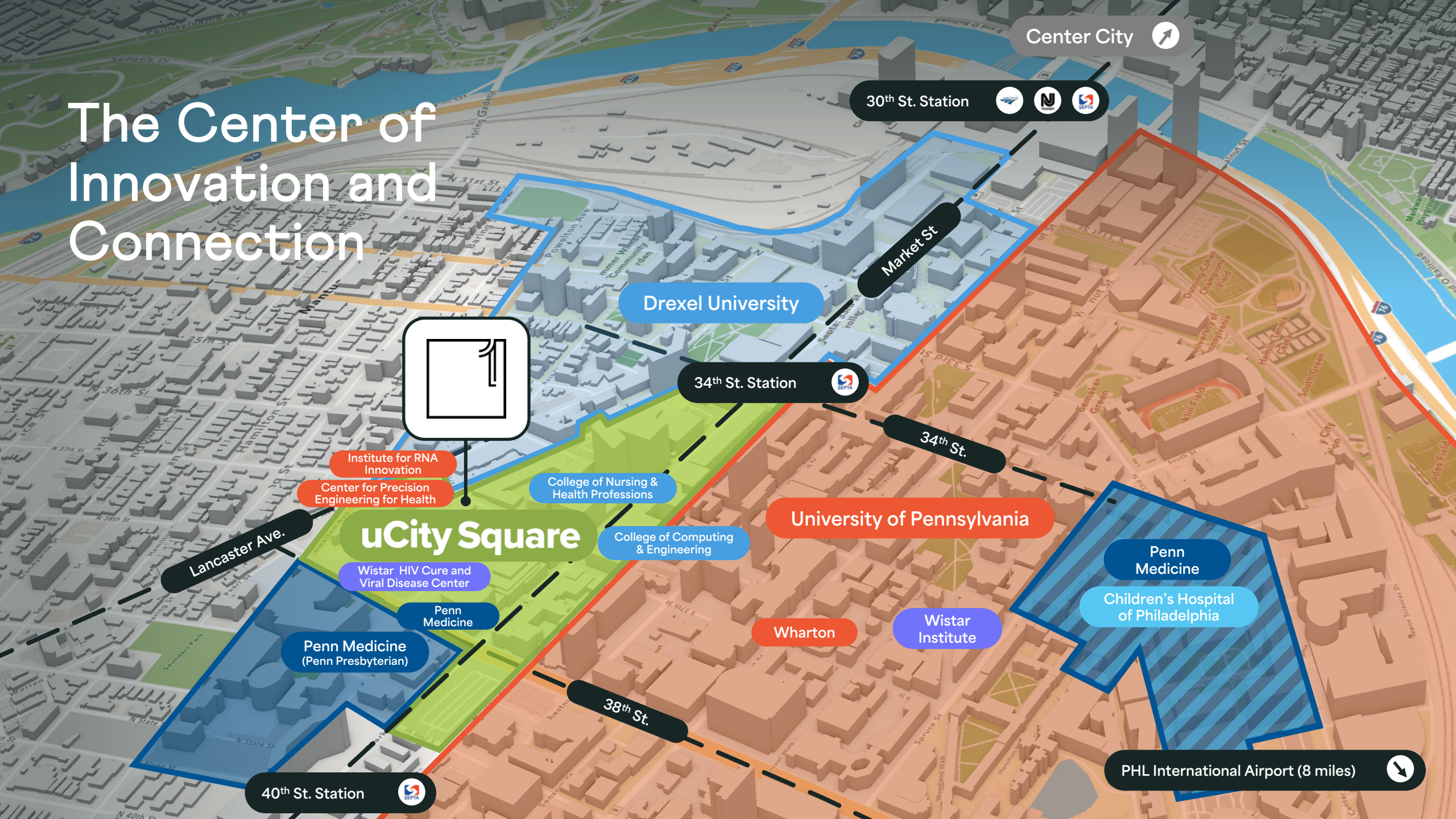
Knowledge Workers

3 Acres

Parks & Outdoor
Space



The Center of Innovation and Connection



Center City



30th St. Station



Drexel University

34th St. Station



34th St.

Institute for RNA
Innovation
Center for Precision
Engineering for Health

College of Nursing &
Health Professions

uCity Square

College of Computing
& Engineering

University of Pennsylvania

Lancaster Ave.

Wistar HIV Cure and
Viral Disease Center

Penn
Medicine

Penn Medicine
(Penn Presbyterian)

Wharton

Wistar
Institute

Penn
Medicine

Children's Hospital
of Philadelphia

38th St.

40th St. Station



PHL International Airport (8 miles)



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™



Exponent®



charles river



UCITY SQUARE

Amenities You Can't Find at Home



Two Locals
Brewery



Orangetheory
Fitness



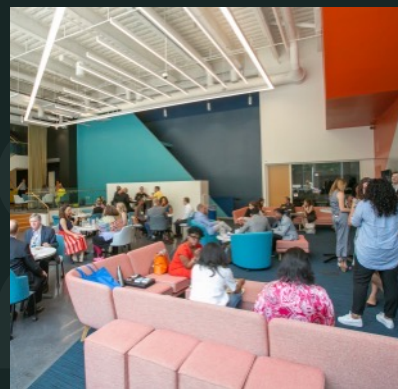
Elixir Coffee



Han Dynasty



Science-focused
Programming



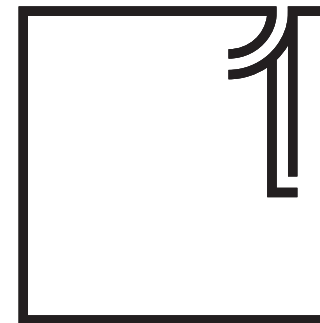
Drop in Lounge



Food Trucks



Fitness on The
Lawn



One uCity Square

BUILDING

Trophy Class Lab / Office

AVAILABLE FOR LEASE

15,836 RSF

TOTAL SIZE

400,000 SF

13 Stories

150 Car Parking Garage

LEED Gold Certified

ONE UCITY SQUARE

Embedded in Leading Life Sciences Ecosystem

CENTER CITY

CHILDREN'S HOSPITAL

DREXEL UNIVERSITY

DREXEL HEALTH
SCIENCES

3675 MARKET

UNIVERSITY OF
PENNSYLVANIA (UPENN)

ONE UCITY SQUARE

3701 MARKET

3711 MARKET

3737 MARKET

ANOVA

THE SQUARE

THE LAWN

Penn Medicine
PENN PRESBYTERIAN

ONE UCITY SQUARE

Designed To Accelerate Research and Attract Talent

3711 MARKET STREET BUILDING DETAIL:

32,500 RSF
Floor Plates

60/40
Lab to Office Ratio

15'0"
Slab to Slab

100 PSF
Live Load

1.5W/RSF
Emergency Power
Available for Lab Spaces

Freight
Elevator and Covered
Loading Dock

CURRENT TENANTS

charles river



Exponent®



ONE UCITY SQUARE

Move In Ready Labs and Offices



LAB
LAB SUPPORT
OFFICE



ONE UCITY SQUARE

Building Specifications

FLOOR TO FLOOR HEIGHT

- Levels 2-13 - 15' 0"

TYPICAL CEILING HEIGHT

- 10' 6" in Tenant Areas

LOAD CAPACITY

- 100 Lbs/sf on Floors 2-13
- 150 Lbs/sf in Mechanical Rooms

ELECTRICAL SYSTEM

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

SECURITY

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

PASSENGER ELEVATORS

- Six (6) 4,000 lbs capacity Passenger Elevators

SERVICE ELEVATOR

- One (1) 5,000 lb capacity service elevator
- Size - 8'6"D x 6'-0"W
- Door Opening - 4'6"W x 8'0" H

PARKING ELEVATORS

- Two (2) Parking Elevators

PARKING

- 150 Parking Spaces beneath the Lobby and uCity Plaza

LOADING DOCK

- Fully Enclosed and Covered 3-Bay Dock with Leveler

SUSTAINABLE DESIGN

- Certified LEED Gold

WATER PIPING & LAB WASTE

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

HVAC

- Four (4) 520 ton and two (2) 300 ton air cooled chillers on penthouse roof. One of the 300 ton chillers will have a free cooling coil and be powered from the building's emergency generator to allow reliable year 'round cooling.
- Seven (7) 70,000 cfm 100% outside air central station AHUs with total energy recovery wheels, chilled water coils, electric pre-heat coils, MERV-8 pre-filters, and MERV-14 final filters in penthouse provide air to all laboratory/office tenant floors 2 and higher.
- Eight (8) 67,500 cfm general exhaust fans on penthouse roof, and two (2) 54,000 cfm laboratory fume hood exhaust fans on penthouse roof with space for a future 3rd fan.
- Three (3) 6,000 MBH and one (1) 5,000 MBH Condensing Hot Water Boilers.

BACK-UP POWER

- 1750 kW, 480V 3 phase emergency generator providing 1.5 W/RSF of tenant back-up load.
- Available Roof Space for additional supplemental generators



FOR LEASING INFORMATION

Pete Cramer

pete.cramer@wexfordscitech.com

215.590.5024

Brian Young

brian.young@cushwake.com

215.963.4155

ucitysquare.com