



Monell Chemical Senses Center Advances Sensory Science, Relocates and Expands its Research and Office Headquarters to One uCity Square

World-renowned research institution signs long-term lease to support future growth, expand its scientific capabilities, and strengthen Philadelphia's life sciences ecosystem

PHILADELPHIA, PA – July 15, 2026 – The **Monell Chemical Senses Center** and **Wexford Science & Technology** today announced that Monell has signed a 20-year lease to relocate and expand its operations from Market Street in University City to nearby **One uCity**, the newest research facility in uCity Square. The relocation reaffirms Monell's long-term commitment to University City and marks a significant milestone in its history as the organization moves into its next era of sensory science discovery after more than 57 years at its current home.

More than a relocation, the move represents a major investment in Monell's future in University City and in Philadelphia's broader life sciences economy. By remaining in University City and expanding into a purpose-built environment at One uCity, Monell is creating a one-of-a-kind, world-class home for sensory science, designed to support growth of its research enterprise, attract leading scientific talent, and open new opportunities for innovation and collaboration in Philadelphia. The total facility will have infrastructure and improvements valued at over \$30 million.

Founded in 1968, Monell is the world's only independent, nonprofit research institute dedicated to the scientific understanding of taste and smell. For decades, Monell scientists have been globally recognized leaders in advancing our understanding of taste, smell, and related senses and their impact on human health and well-being.

"This move represents an exciting new chapter for Monell as we build upon our legacy of scientific excellence and position ourselves for the future," said Benjamin P.C. Smith, PhD, Executive Director & President at Monell. "Our new facility will strengthen Monell's ability to advance groundbreaking science, attract top talent, and drive health breakthroughs that improve lives around the world."

More than 150 scientists and administrative and operations staff at Monell will occupy approximately 64,000 square feet across three floors at One uCity (25 N. 38th Street), with a planned opening in early 2027. The new space will provide Monell with world-class facilities supporting its mission to advance sensory science through interdisciplinary collaboration and discovery science.

Developed by Wexford Science & Technology, in partnership with the University City Science Center, One uCity is a state-of-the-art 400,000 square foot, 13-story lab and office building designed to foster connection among leading companies, research institutions, entrepreneurs, and innovators working at the intersection of science, technology, and community. Monell will join Century Therapeutics (NASDAQ: IPSC), Dispatch Bio, Exponent (NASDAQ: EXPO),

Integral Molecular, Penn Institute for RNA Innovation, Penn's Center for Precision Engineering for Health (CPE4H), and Penn NSF AIRFoundry in the building. With Monell's commitment, One uCity is approximately 90% leased and continues to attract leading companies and institutions from across the life sciences ecosystem.

"We are honored that Monell has chosen to stay and grow within uCity Square as it looks towards its next chapter of scientific excellence," said Pete Cramer, Vice President and Market Executive at Wexford Science & Technology. "Monell has been and continues to be an anchor within Philadelphia's innovation ecosystem, leading research that has transformed our understanding of taste, smell, and health around the world."

Philadelphia City Councilmember Jamie Gauthier welcomed the announcement as another example of University City's continued momentum.

"Monell has been an integral part of the fabric of University City's life sciences community for close to 60 years. I am thrilled that this institute that focuses on our senses which connect us to the world and a healthier future has chosen to remain in University City as it embarks on this exciting new chapter," said Councilmember Gauthier. "This investment reinforces the Third Council District's role as a global hub for research and innovation while supporting the jobs, institutions, investment in our youth, and partnerships that strengthen our neighborhoods and our city."

From uncovering the biological basis of taste and smell to driving innovations related to nutrition, aging, disease, and quality of life, Monell's research has shaped scientific understanding around the world, including during the COVID-19 pandemic when many experienced a loss of smell related to the virus. Its relocation reflects both the institute's continued evolution in scientific research and its enduring investment in Philadelphia, University City, and uCity Square.

Anthony Pell of CBRE's Life Sciences Advisory Group represented Monell in the lease transaction. CBRE will be formally listing Monell's current research facilities at 3500 and 3508 Market Street for sale. Interested parties should contact Bruer Kershner at CBRE for more information.

About Monell Chemical Senses Center

The Monell Chemical Senses Center is an independent nonprofit research institute in Philadelphia, Pennsylvania. It was founded in 1968 to advance and share discoveries in the science of the chemical senses of smell, taste, chemesthesis, and interoception to solve the world's health, societal, and environmental challenges. For more information, visit <https://monell.org>.

About uCity Square

Located in Philadelphia's University City neighborhood from 34th to 38th Streets between Market Street and Lancaster Avenue, uCity Square is a 27-acre mixed-use Knowledge Community home to nearly 200 companies and 15,000 students, scientists, professionals, clinicians, and entrepreneurs. uCity Square is a dynamic environment for innovation and collaboration among private industry and top-tier research institutions including the University of Pennsylvania and Penn Medicine, Drexel University, Children's Hospital of Philadelphia, Monell Chemical Senses Center, and The Wistar Institute. uCity Square is a development of Wexford Science &

Technology, in partnership with the University City Science Center and Ventas, Inc. (NYSE: VTR). For more information about uCity Square, visit www.ucitysquare.com.

About Wexford Science & Technology

Wexford Science & Technology is a real estate company that partners with leading universities, healthcare systems, research institutions, and innovative companies to develop environments that catalyze innovation, attract talent, and drive economic growth. With more than 10 million square feet delivered nationwide alongside over 30 institutional partners, Wexford develops everything from single buildings to fully integrated mixed-use Knowledge Communities that combine research, clinical, corporate, and innovation space with housing, hospitality, retail, programming, and placemaking. As a long-term partner, Wexford offers a full range of services, from strategy, capital, and expertise to development, asset management, and programming to enable knowledge-centric institutions and companies to thrive in a rapidly evolving world. For more information about Wexford, visit www.wexfordscitech.com.

About University City Science Center

The Science Center is a premier catalyst of entrepreneurial activity, healthcare innovation, and economic growth. Recognized by The Brookings Institution as a top-tier investor, mentor, and economic development partner, the Science Center has supported hundreds of early- and growth-stage companies, driving a combined \$7.8B in annual economic impact in Greater Philadelphia alone. Today, the organization works across the globe to accelerate the translation of health innovations into real-world solutions, while delivering nationally recognized STEM education to Philadelphia youth. For more information visit sciencecenter.org.

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For media inquiries, please contact:

Staci Vernick for Monell Chemical Sciences Center, 610-812-6092, svernick@monell.org
Jen Tran for Wexford Science & Technology, 610-401-8421, jen@jentransconsulting.com