



University Place

4 1 0 1 M A R K E T S T R E E T

NEWMARK

SILVERSTEIN + **CANTOR**
PROPERTIES *Sitzgerald* + **UPA**
UniversityPlaceAssociates

Where Science, Innovation & Sustainability Collide.

3.0 University Place is a **250,000 SF** commercial lab + office trophy building on eight floors, a flagship of social and environmental responsibility. 3.0 University Place is the first LEED + WELL Platinum life sciences building in the country.

Built for generations that demand both from its workplace. It also redefines what an amenity space means. 3.0 University Place is committed to providing a dedicated shared space within the building that brings pharma, healthcare institutions, start-ups, and companies together.



PURPOSE BUILT LAB
INFRASTRUCTURE - ABOVE
STANDARD BASE BUILDING.



A SUPPORTIVE COMMUNITY
OF INNOVATION ACTIVITY
INCLUDING INCUBATOR AND
GRADUATE SUITES.



COMMITTED TO CREATING A
HEALTHIER INDOOR ENVIRONMENT
WITH LOW OPERATING COSTS.



Industry Leader in Sustainability + Wellness.



WELL v2 + LEED v4 Platinum

100% Filtered + UV Outside Air

View Smart Glass

SEMCO Chilled Beams

14,000+ SF Green Roof



THE 3.0 ADVANTAGE



Floor to Floor Heights



Column Spacing



Lab Floor Load



Exterior Wall



Sustainability/Utilities



Energy Costs



Natural Gas



University Place

Typical University City
Building

Up to 18'

15' to 16'

33' x 42'

31 x 31'

125 lbs.

100 lbs.

View Glass Curtain Wall

Standard U Value

WELL Platinum v2
LEED Platinum v4

LEED Silver

\$1.61
per square foot per year

\$3.05-\$6.09
per square foot per year

2" HP Gas Riser

Tenant Obligation

All-Encompassing Excellence.



UPA is dedicated to creating the finest quality, state-of-the-art, healthiest commercial developments in a socially conscious and environmentally responsible way. By designing and constructing all its developments to achieve the highest level of health, wellbeing, and green building through striving for WELL® and LEED® Platinum.



Silverstein Properties is a privately-held, full-service real estate development, investment, and management firm. Founded in 1957 by Chairman Larry Silverstein, Silverstein Properties has developed, owned, and managed more than 40 million square feet of office, residential, hotel, retail, and mixed-use properties.



Cantor Fitzgerald is a leading global financial services firm, serving clients from over 30 offices around the world. Founded in 1945 as a securities brokerage and investment bank, the firm pioneered computer-based bond trading, built one of the broadest distribution networks in the industry and became the market's premier dealer of government securities.

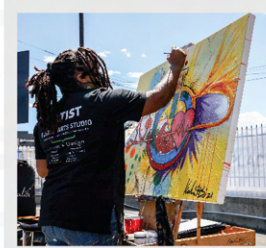


Cultivating a Community of People Changing the World with Life Sciences.

A supportive community of innovation activity including research infrastructure, venture activity, and human capital.

2022 Community Development

REDEFINING HOW DEVELOPMENT,
& COMMUNITY INTERSECT



Welcome to Cellicon Valley

Educating the next generation of scientists and doing it right here in Philadelphia.

1st

NIH FUNDING FOR
CELL & GENE THERAPY

1st

FDA APPROVED
CELL & GENE THERAPIES

1st

GLOBALLY ATTRACTING
LIFE SCIENCES SKILLED LABOR

55K+

Employed in the
Life Sciences Industry

40+

Cell + Gene Therapy
Research Companies
reside in the Greater
Philadelphia Region.

27

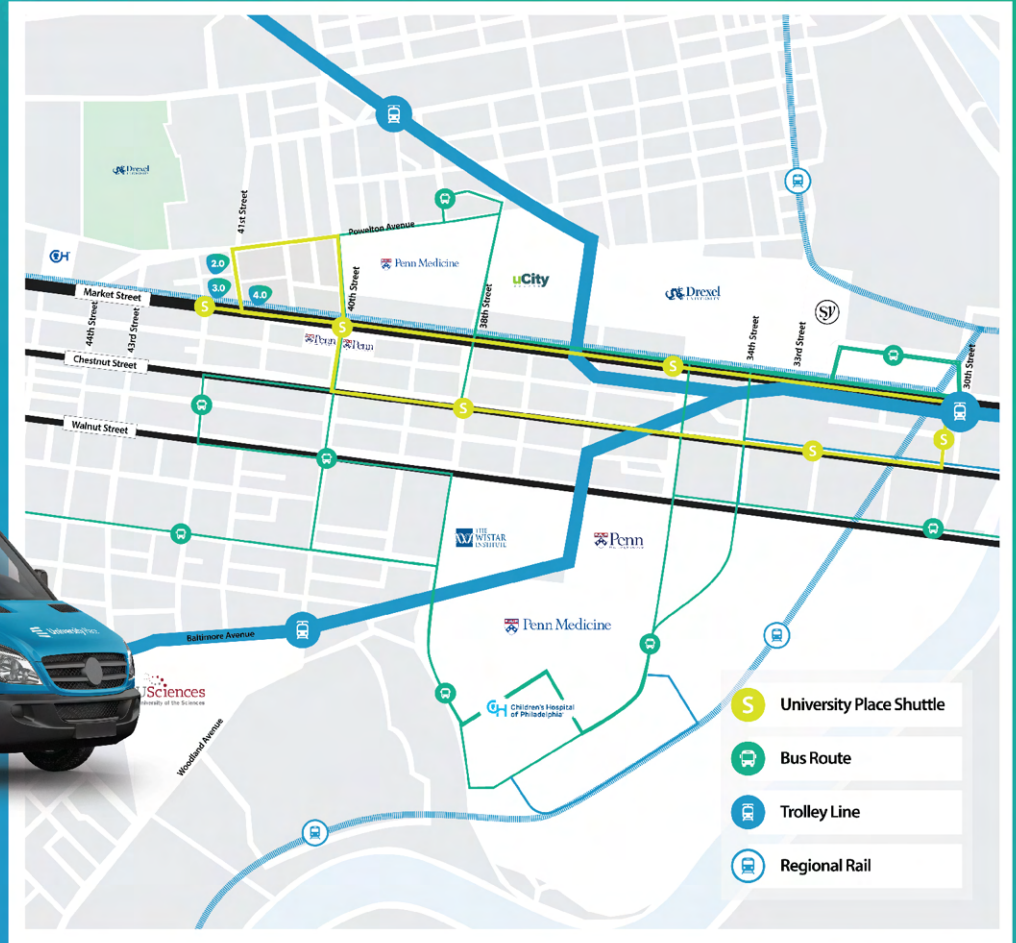
Approved Therapy
Vectors were developed
at the University of
Pennsylvania





Transit-oriented Development.

3.0 benefits from excellent proximity to multiple public transportation options: subway, bus and trolley services running along Market Street and through nearby streets as well as our very own shuttle service.

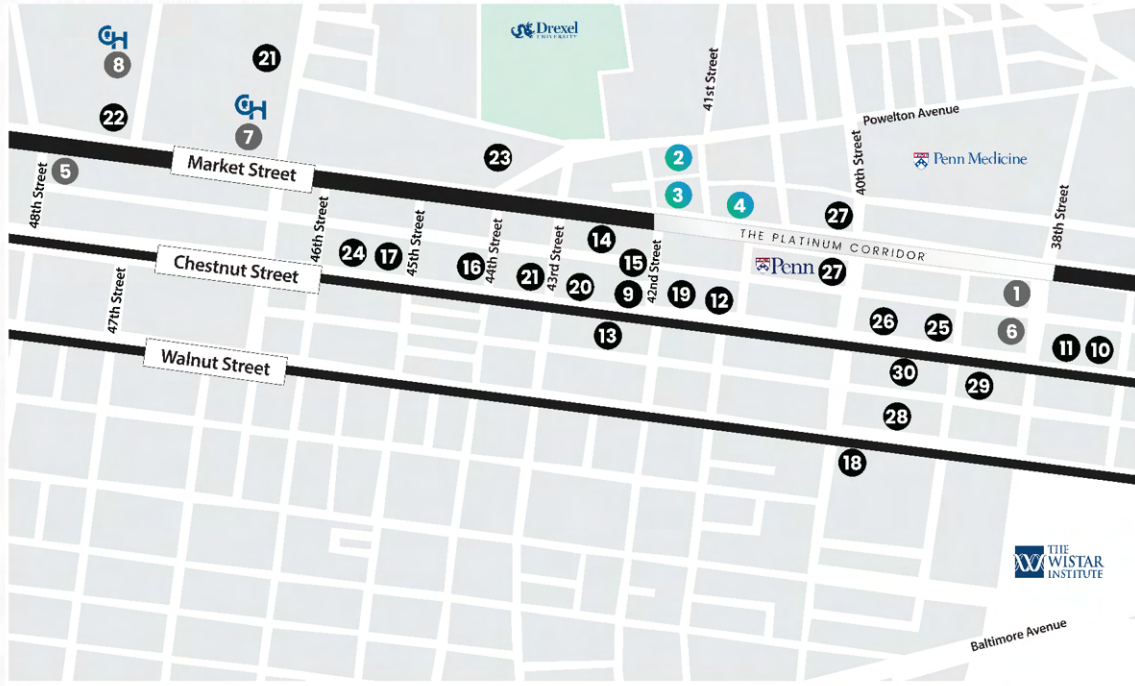


University City Retail

University City in Philadelphia is home to a diverse array of cultural food options. From traditional Korean barbecue to authentic Ethiopian cuisine, there is something for everyone to enjoy. The variety of food options in University City makes it a great place to explore different cuisines and flavors.



5,981 Residential Units



COMMERCIAL

1. 3838 Market
2. 2.0 University Place
3. 3.0 University Place
4. 4.0 University Place
5. Community College of Philadelphia
6. 3801 Chestnut Street
7. 4601 Market Street
8. Children's Hospital of PA

RESIDENTIAL/MIXED USE

9. 26 S. 42nd Street - 63 units - Sisko
10. 3720 Chestnut Street - 405 units - Greystar
11. 3737 Chestnut - 276 units - Korman
12. 4145 Chestnut Street - 136 units - Alterra
13. 4240 Chestnut Street - 128 units - DAS
14. 4224 Market Street - 352 units - Alterra
15. 4254 Chestnut Street - 128 units - RRG
16. 4301 Chestnut Street - 275 units - Alterra
17. West Lofts - 321 units - Exeter
18. New College House - 400 units - UPenn
19. Solo on Chestnut - 141 units - Alterra
20. Solo on Chestnut - 237 units - Alterra
21. 4415 Chestnut - 40 units - Orens Bros.
22. 4601 Market - 1,240 units - Iron Stone
23. Westpark Apartments - 1,000 units
24. 4519 Chestnut - 327 Units - EQT-Exeter
25. 3945 Chestnut - The Hub - 101 units
26. 3939 Chestnut Street - 65 units
27. 4000 & 4001 Market - 45 Units
28. 3925 Chestnut The Radian - 154 Units
29. 101 S 39th St - Hamilton Court - 111 Units
30. 4044 Chestnut - 36 Units

THE
PLATINUM
CORRIDOR®

Committed to an ethos of inclusion and humanity, offering the prospect of a vibrant urban community of innovation. Seeking to engage and intersect with the surrounding residential communities, businesses, schools and universities, to create local jobs, and attract organizations hungry for innovation and talent.





3.0 Rentable Space

8th Floor 30,565 SF LAB / OFFICE

7th Floor 30,565 SF LAB / OFFICE

6th Floor 30,565 SF LAB / OFFICE

5th Floor 30,565 SF LAB / OFFICE

4th Floor 30,565 SF LAB / OFFICE

3rd Floor 18,513 SF LAB / OFFICE

2nd Floor 37,627 SF MANUFACTURING



Purpose-Built Lab Infrastructure.

3.0 offers a complex lab infrastructure that prioritizes productivity and health for life science companies to succeed and grow.



Robust and Flexible Lab Space

Designed for flexibility creates a space that will evolve along with research and development activity.



Manufacturing Enabled

2nd floor space offers life science companies access to manufacturing and assembly on-site.



Central Neutralization Tank System

Acidic waste is collected and passed through this system prior to discharging into the sewer system.

Innovation Meets Integrity.

Healthier indoor environmental quality leads to improved productivity. Higher productivity will attract top talent for our tenants.



Health Conscious Workspace

Exceptional indoor air quality. Air handling units equipped with UV lamps to eliminate mold, bacteria & viruses.



Column Spacing + Core Design

Top to bottom risers and large floor plates help accommodate custom fit-outs and future growth.



View Glass Smart Windows

Dynamic Glass that prevents glare and excessive heat gain without blinds. Tints automatically with uninterrupted views to outside.

Unrivaled Retail Experience.

Offering premier amenities, an area brimming with energy becomes even more exciting with forthcoming retail and restaurants.



Premium Retail Space

Space built to attract local and nation brands looking to expand in Philadelphia.



Cafe Sidewalk Seating

Large landscaped frontage delivers a comfortable outdoor dining experience.



Market Street Activation

Make an impression on Philadelphia's most popular east-west corridor.







Sustainable Green Oasis.

Gathering space for office events, presentations, workshops or community events. This compelling live-work setting and amenity space also acts as a sustainable storm-water collection hub.



Green Roof Amenity Space

Have access to nature on our 14,495 SF Green Roof located on the 3rd Floor.



Rainwater Collection System

Rainwater will be collected into a cistern for reuse in the building's cooling and irrigation systems.

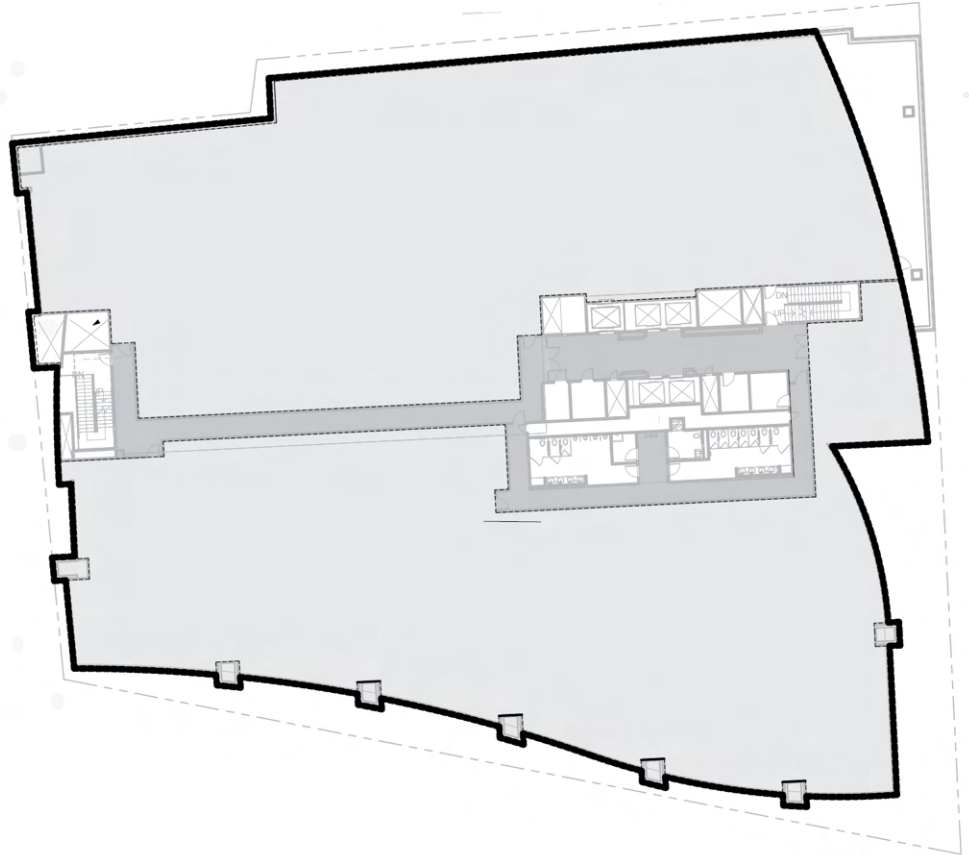


Ecosystem Event Programming

Experience collaboration, connectivity, mindfulness and relaxation on the green roof Terrace.

Floor Plan 2nd Floor

- ✓ 39,000+ RSF
- ✓ 16'6"-18' Slab Height
- ✓ Manufacturing Capability



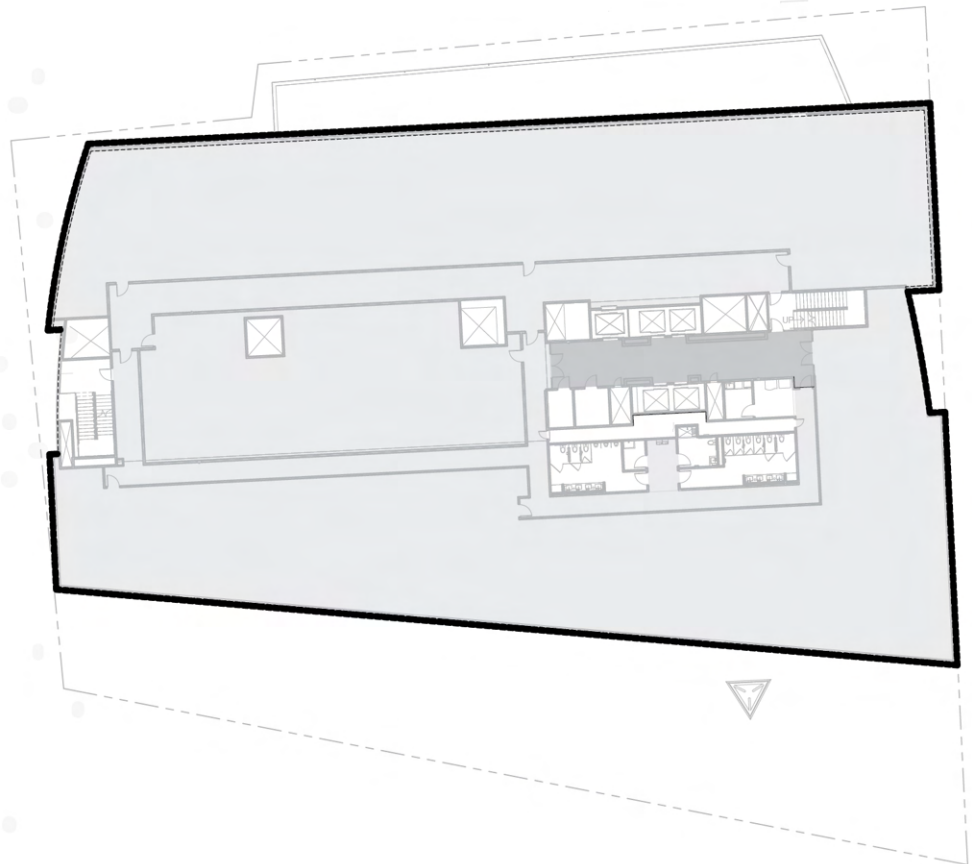
Floor Plan 3rd Floor

- ✓ 19,000+ RSF
- ✓ 18' Slab Height
- ✓ 14,495 SF Green Roof



Floor Plan 4th - 8th Floors

- ✓ 30,000+ RSF
- ✓ 15' Slab Height
- ✓ Flexible Floor Plan





Campus Map

41st & Market will become the gateway to University City's world-class Life Sciences Campus.



2.0 Completed

3.0 Q1 2023 Delivery

4.0 Q1 2025 Delivery

5.0 Coming Soon

NEWMARK

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