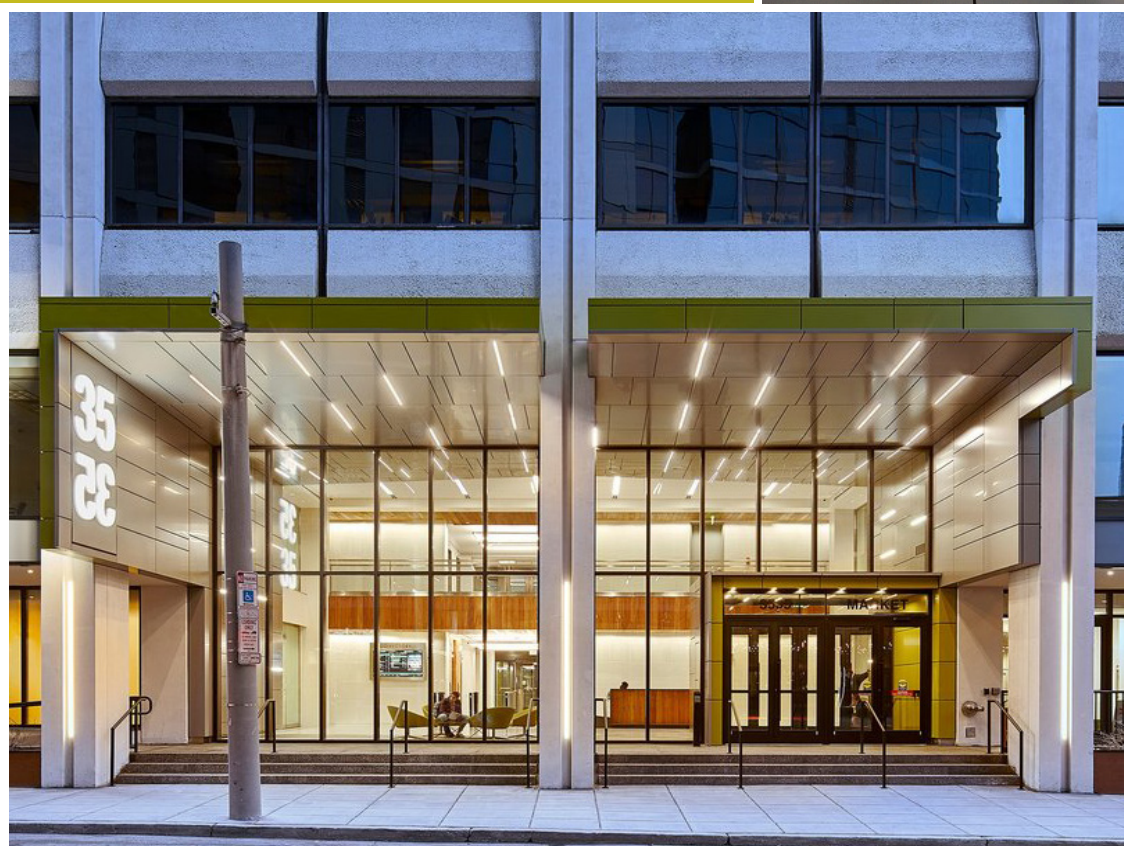


3535 MARKET STREET



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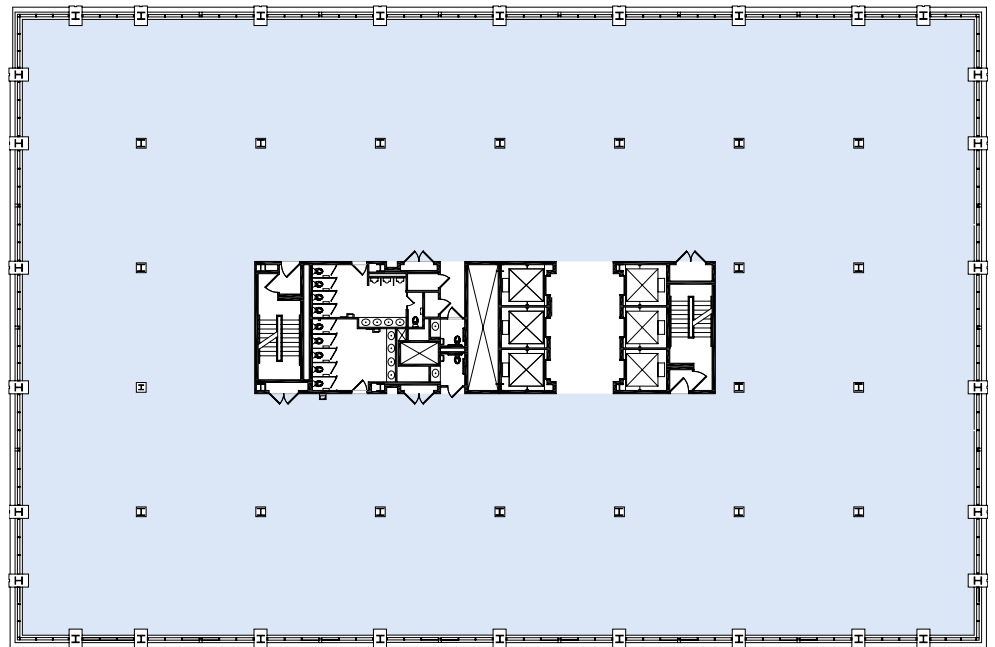
CUSHMAN &
WAKEFIELD

UNIVERSITY CITY, PHILADELPHIA

±170K SF
CLASS A
OFFICE
SPACE



BASE FLOOR PLAN



Optimal location at the **center of University City**, within close proximity to Drexel University, University of Pennsylvania, the Science Center, and University of the Sciences

Bound by several **top-tier hospitals and healthcare institutions**

such as Penn Hospital, Penn Presbyterian Medical Center, and the Children's Hospital of Philadelphia

Easy **access to public transportation:**

LUCY, SEPTA, bus lines, Regional Rail, Amtrak at 30th Street Station



UNIVERSITY CITY DEMOS

*WITHIN ONE MILE



54,849
RESIDENTS



21,147
HOUSEHOLDS



85,097
EMPLOYEES



53,307
STUDENTS



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