

RETAIL/RESTAURANT SPACE FOR LEASE

University Place 3.0

MPN
MALLIN PANCHELLI NADEL
REALTY

@ 4101 MARKET STREET University City, Philadelphia 19104

SILVERSTEIN
PROPERTIES

+ **CANTOR**
Pittsford

UPA
UniversityPlaceAssociates

1,900 +/- SF STREET-LEVEL RETAIL/RESTAURANT SPACE

ABUNDANT OUTDOOR
CAFE SEATING

AMPLE
PARKING

KEYSTONE OPPORTUNITY
ZONE

QUALIFIED
OPPORTUNITY ZONE

RETAIL/RESTAURANT SPACE FOR LEASE

University Place



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University City, Philadelphia 19104

Property At A Glance

- » Join: **AMINA** **Fulton Bank**
- » 1,900 +/- SF of retail space on the corner of 42nd and Market Streets
- » The City of Philadelphia has signed a long-term lease at UPA 3.0 for the Crime and Forensics Lab bringing over 330 employees to the site daily ([Click here for PBJ Article](#))
- » 250,000 +/- SF mixed-use life sciences pre-certified LEED® v4 Platinum property
- » First Floor Ceiling Height up to 17'5"
- » Parking Available
- » Covered Loading Docks
- » Keystone Opportunity Zone, Qualified Opportunity Zone, and 10-year tax abatement
- » Street Frontages
 - 214' on Market Street
 - 55' on 42nd Street
 - 92' on 41st Street
- » Expansive sidewalk/plaza area ranging from 10' to 20' on all perimeters of the building.
- » Located in one of Philadelphia's most thriving neighborhoods, home to a diverse community of college students, artists and families who live and work amid world-class universities, dining, retail and cultural offerings.
- » A Transit Oriented Development, it is within walking distance of UPenn and Drexel University and the Market Frankford Line
- » Pedestrian and biker friendly with access to Market Street bike lane.

UNIVERSITY CITY BY THE NUMBERS

Population	52,244
Households	27,913
Employees	85,000
Students	53,000+

CLICK IMAGE FOR VIDEO ON 3.0



NEIGHBORS INCLUDE:

Penn Medicine, University of Pennsylvania, Drexel University, HUB on Chestnut, The Radian, Shoppes at Penn, Ronald McDonald House, Distrito, Rosa's Fresh Pizza, Hai Street Kitchen & Co., City Tap House, Smokey Joe's, Hip City Veg

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[Amina Ocean Media Coverage - \(Click to Read\)](#)

 PHILADELPHIA
 BUSINESS JOURNAL

OLD CITY RESTAURATEUR TO OPEN SOUTHERN SEAFOOD FUSION CONCEPT IN UNIVERSITY PLACE 3.0

By Emma Dooling – Reporter, Philadelphia Business Journal
 Dec 18, 2023



From left to right: Anthony Maher of University Place Associates, Amina Ocean owner Felicia Wilson, Amina Ocean chef and partner Darryl Harmon, and Scott Mazo of University Place Associates in the future home of Amina Ocean. Photo Cred: Peter Breslow

A new “Southern seafood fusion” restaurant and nightlife spot is slated to fill the ground floor anchor retail space in a \$100 million life sciences development in University City.

Entrepreneur Felicia Wilson and partner and chef Darryl Harmon have inked a deal to open Amina Ocean in University Place 3.0, a 250,000-square-foot, eight-story building at 4101 Market St. Wilson and Harmon also own Amina Restaurant & Lounge at 104 Chestnut St. in Old City. That restaurant, named after Wilson's daughter, opened in May 2022.

Amina Ocean is expected to begin construction in February and open late next fall.



The restaurant will occupy 4,800 square feet in the space at the northeast corner of 41st and Market streets and will seat a total of 118 people, including at a 20-seat bar and across roughly 24 outdoor seats.

The restaurant will have a small stage on which local artists can perform, a private dining room and a raw bar built into the center bar.

With this new restaurant, Wilson plans to blend Southern cuisine and seafood. Potential dishes include pan-seared scallops on candied yams and branzino paired with collared greens.

The concept will have African-inspired design elements like its sister restaurant. Wilson said details are still being finalized but described the atmosphere as “Tulum meets Morocco.”

“We didn’t want to go for the traditional blues that you kind of think of when you think of seafood restaurants. ... We wanted to do something definitely different, definitely that the city doesn’t have,” Wilson said.

She wants the restaurant to be a place where the surrounding community can gather throughout the day. As such, Amina Ocean will be open for lunch, dinner and nightlife. It is expected to create at least 80 jobs.

The restaurant will sit in a section of the city chock full of development, a factor that initially

attracted Wilson to the area. She expects Amina Ocean to be a “catalyst” for more people and businesses to flock to the area.

“That area is not known for any restaurants that will be of our magnitude of scale,” Wilson said.

Amina Ocean joins Lancaster-based Fulton Bank as a retail tenant at University Place 3.0. The bank opened a 2,250-square-foot branch in the center of the street-level retail corridor in early August.



In addition to its ground-floor retail space, University Place 3.0 has 30,000 square feet each on floors two through eight designed for 60% lab space and 40% office space. New York firms Silverstein Properties and Cantor Fitzgerald partnered with local commercial real estate development firm University Place Associates on the project. Silverstein and Cantor invested \$56 million into the building and own 90% of it.

University Place 3.0 is part of University Place Associates’ Platinum Corridor, a multi-phase life sciences campus running from 39th to 42nd streets along Market Street.

University Place Associates founder and CEO Scott Mazo said the group is excited to have Amina Ocean as its anchor retail tenant in University Place 3.0.

“An upscale restaurant in this location is exactly what the community told us they wanted, and we are thrilled to make this happen,” Mazo said in a statement.

University Place Associates still has several retail tenants it wants to add and Mazo said he expects to announce those in the coming weeks.

Amina Ocean isn’t the only move Wilson is making. Prior to the new restaurant opening, Wilson plans to debut a fast-casual chicken concept called BlackHen at 120 Chestnut St. in Old City. Expected to open early next year, BlackHen will serve “all things chicken,” including fried chicken, smoked chicken, chicken and waffles, buffalo chicken dip and vegan and vegetarian options, Wilson said.

BlackHen will span approximately 1,100 square feet and seat about 42 people. It will be open every day except Monday beginning at 11 a.m. and remain open until 3 a.m. on Fridays and Saturdays.

Wilson and Harmon also have two other projects in the works but Wilson declined to share details at this time.

-Philadelphia Business Journal

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University City & University Place Campus Map



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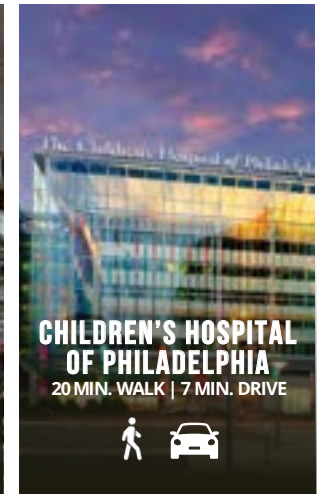
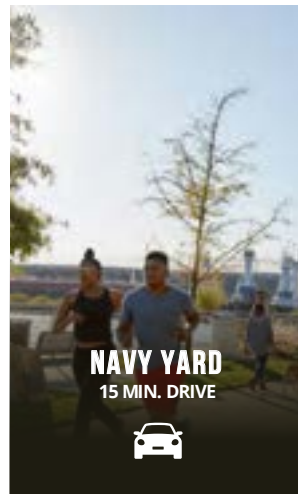
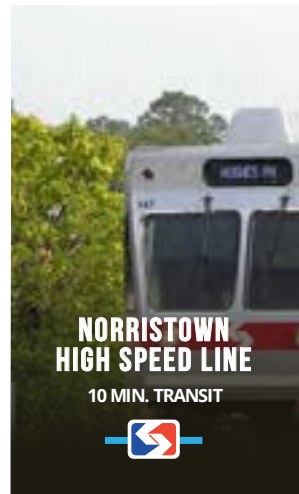
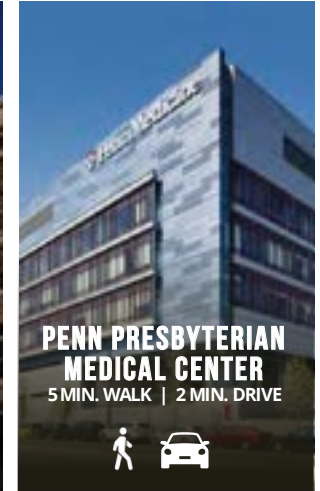
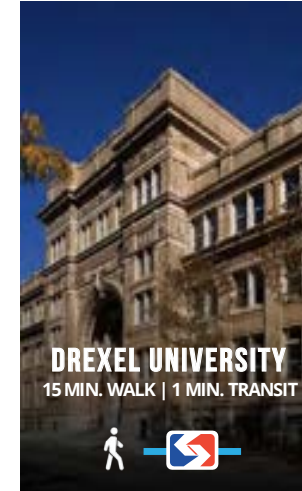
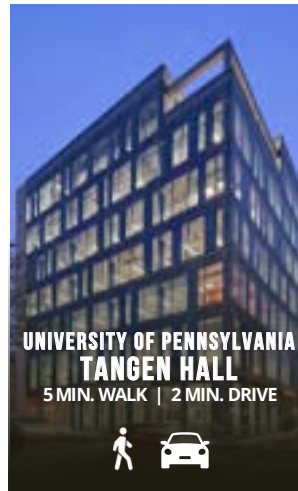
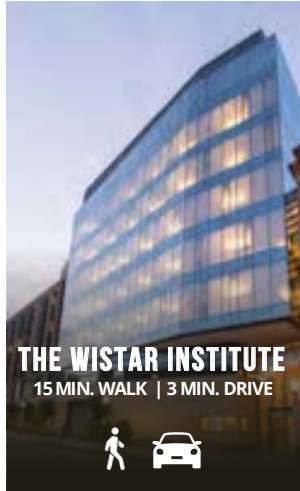
University Place

30UniversityPlace.com



@ 4101 MARKET STREET University City, Philadelphia 19104

Connect to University City & University Place



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University Place Campus & Growth

CAMPUS + GROWTH

3.0 UNIVERSITY PLACE

4.0 UNIVERSITY PLACE

- 55 plus mixed-use tower in planning phase
- Will feature a 55 plus apartment community, and ground floor retail space
- Currently in planning phase, more details coming soon

5.0 UNIVERSITY PLACE

- 495-space parking garage under construction
- Parking will service the UPA campus
- Delivery Spring 2027

GENERAL:

Manufacturing capability and opportunity for tenant design input for all sites



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Keystone Opportunity Zone (KOZ)

3.0 University Place was granted a Keystone Opportunity Zone. Qualified tenants may reduce their taxes through exemptions, deductions and credits for the following:

STATE TAXES

- Corporate Net Income Taxes
- Capital Stock Foreign Franchise Tax
- Personal Income Tax
- Sales Use Tax
- Bank Shares & Trust Company Share Tax
- Alternative Bank & Trust Company Share Tax
- Mutual Thrift Institutions Tax
- Insurance Premiums Tax

LOCAL TAXES

- Earned Income/Net Profits Tax
- Business Gross Receipts
- Business Occupancy
- Business Privilege and Mercantile Taxes
- Local Real Property Tax
- Sales and Use Tax



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Pertinent Links

- » [3.0 University Place Website](#)
- » [UPA Website](#)
- » [Silverstein + Cantor Fitzgerald Announcement](#)
- » [City of Philadelphia Crime Lab Announcement](#)
- » [Fulton Bank Announcement](#)
- » [Amina Announcement](#)
- » [Philadelphia QOZ Website](#)
- » [Pennsylvania KOZ Website](#)
- » [University City District Report](#)
- » **Property Video**

Fulton Bank

SILVERSTEIN PROPERTIES + **CANTOR** Fitzgerald



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LEED® v4 Platinum

A flagship of social and environmental responsibility. Tenants here will reap the benefit of much lower operating costs and healthier indoor environments that, in turn, lead to greater employee productivity and customer satisfaction

TOD Transit-Oriented Development

Surrounded by world-class universities, healthcare and research-oriented facilities, 3.0 University Place is in an exciting and dynamic community.

Walk Score®



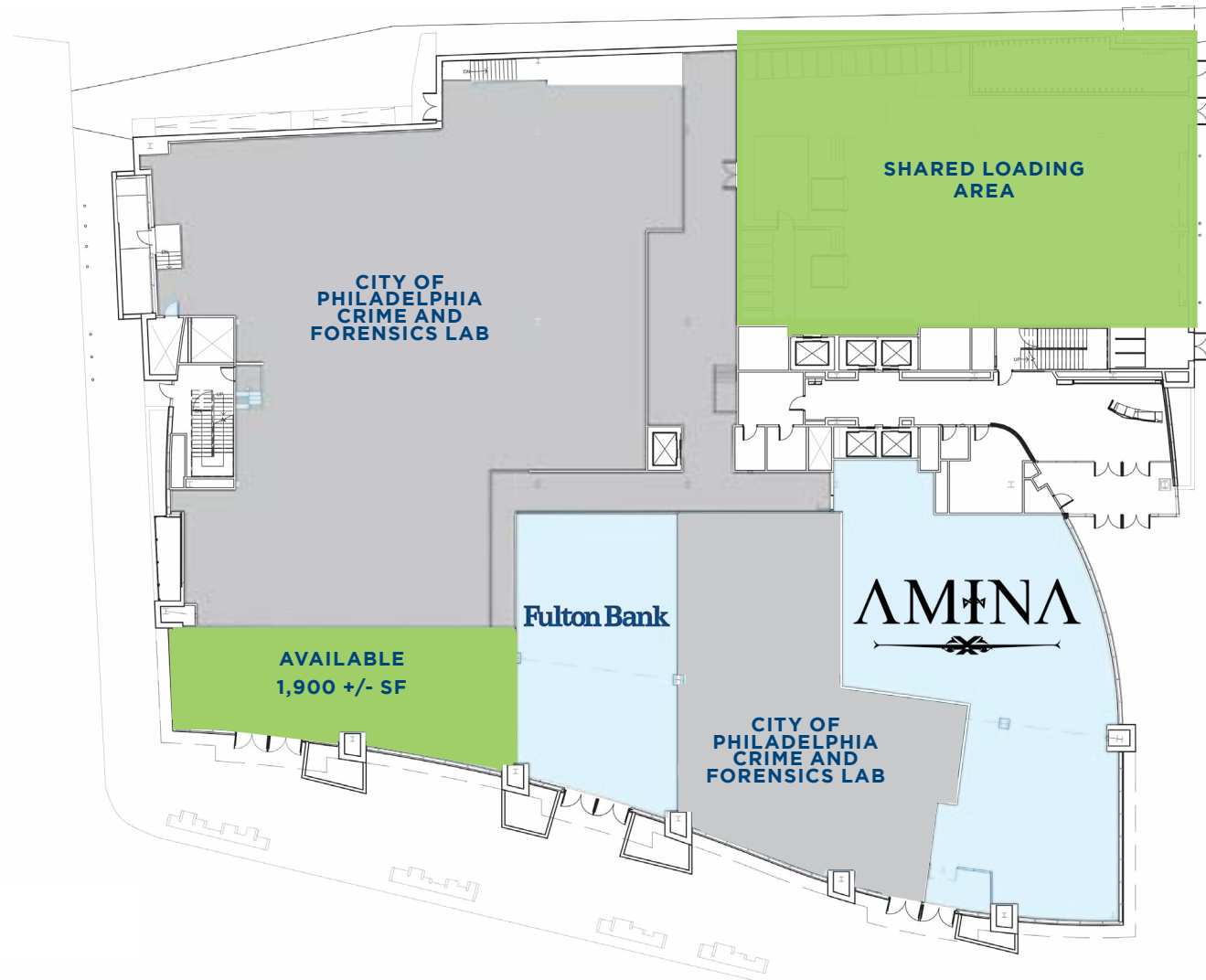
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4101 MARKET STREET

University City, Philadelphia 19104

Retail Floor Plan:



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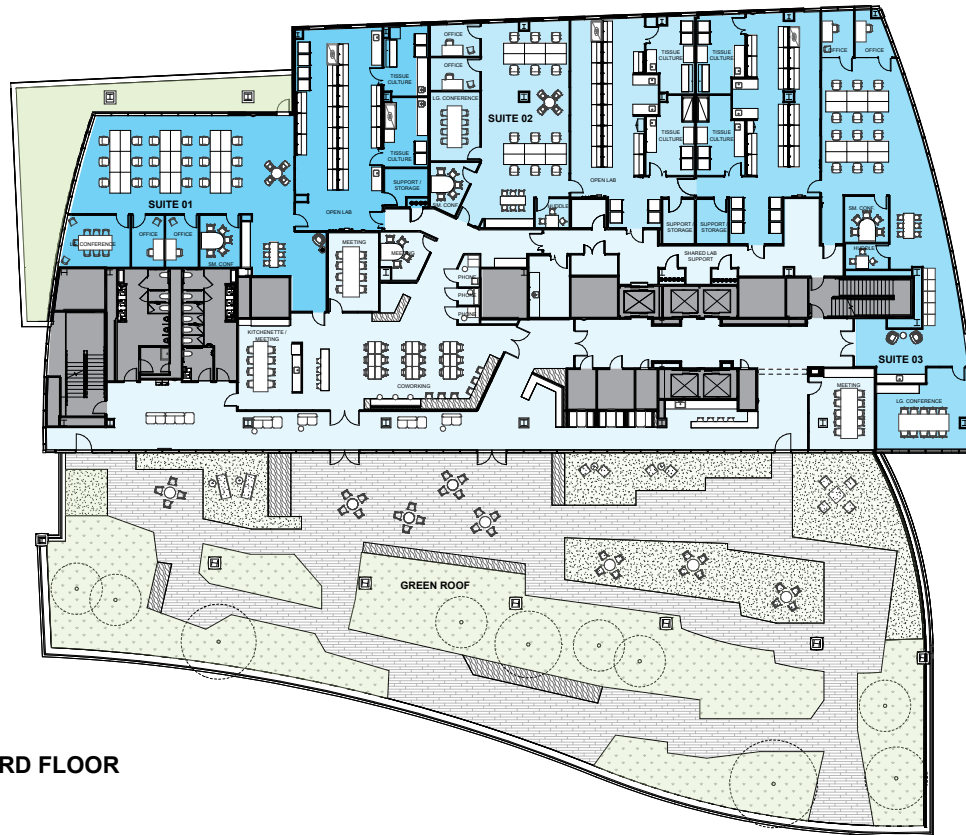
University Place



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3rd Floor: Green Roof



THIRD FLOOR



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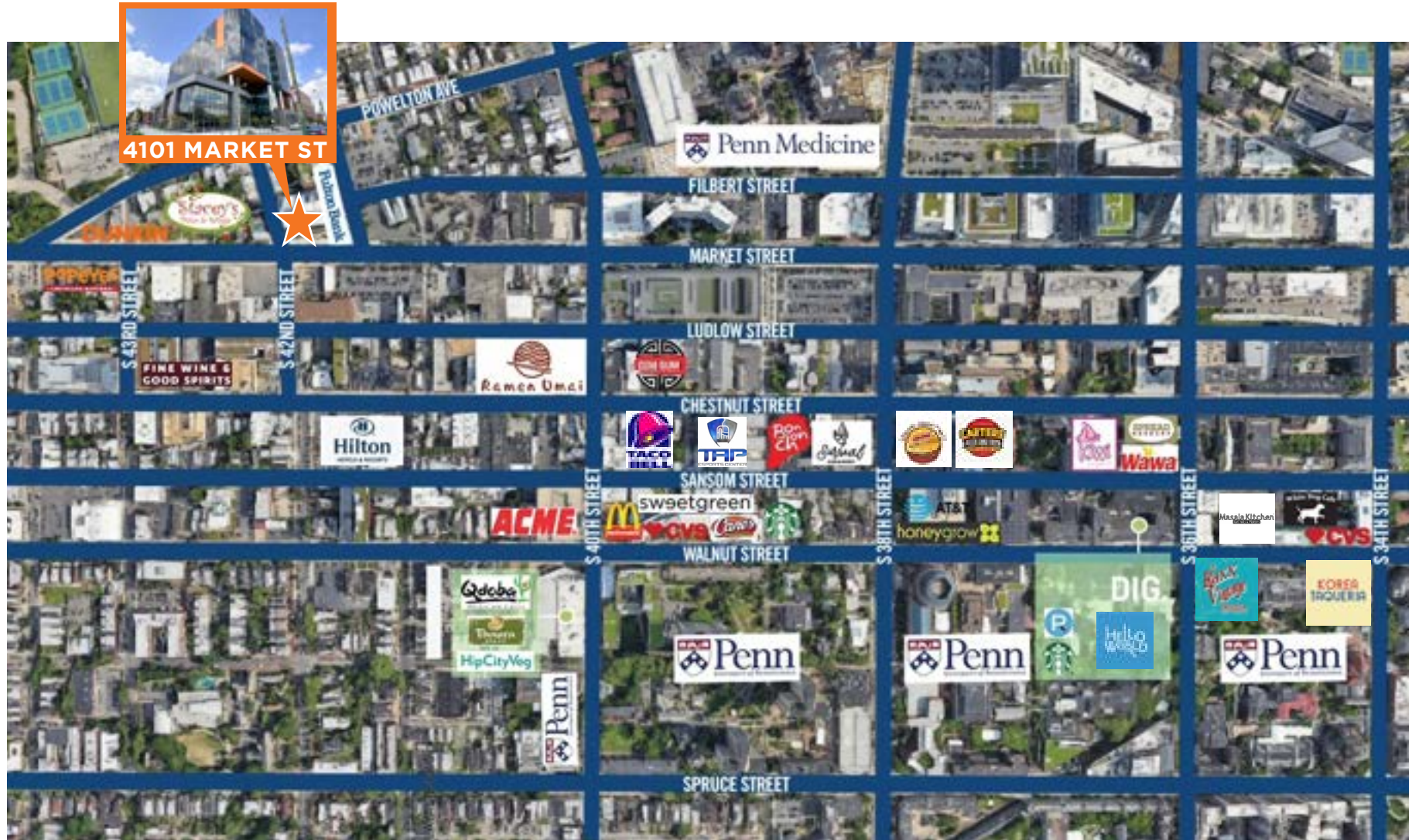
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Neighborhood Aerial



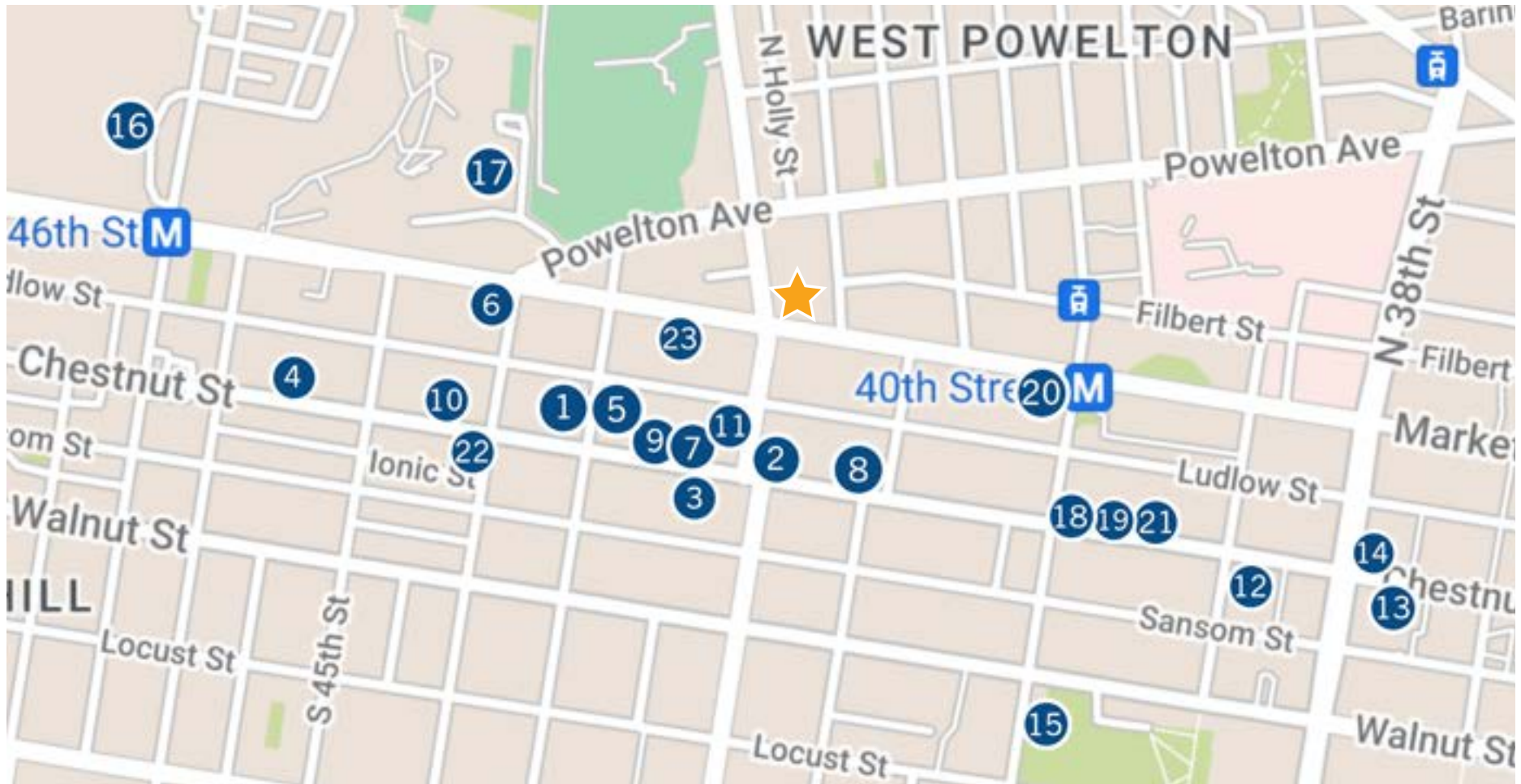
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4101 MARKET STREET

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Neighborhood Residential Development



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4101 MARKET STREET

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Neighborhood Residential Development



	ADDRESS	STATUS	UNITS
★	4101 Market St		---
1	4301 Chestnut Street	Completed 2024	275
2	4145-47 Chestnut Street	2026	199
3	4240-54 Chestnut Street	Completed 2025	128
4	4519 Chestnut Street	Completed 2024	327
5	4233 Chestnut Street	Completed 2021	281
6	4400 Market St	TBD	100
7	4211 Chestnut St	Completed 2024	100
8	4125 Chestnut St	Completed 2019	141
9	4219-33 Chestnut Street	TBD	88
10	4415 Chestnut Street	Completed 2023	40
11	26 S 42nd Street	TBD	63

	ADDRESS	STATUS	UNITS
12	101 S 39th Street		111
13	3720 Chestnut Street	Completed 2020	420
14	3737 Chestnut Street	Completed 2015	276
15	New College House	2026	450
16	4601 Market Street	TBD	1,240
17	Westpark Apartments	TBD	1,000
18	3945 Chestnut Street	Completed 2007	101
19	3939 Chestnut Street	Completed 2015	65
20	4000-4001 Market Street	Completed 2019	45
21	3925 Chestnut Street	2026	121
22	4404 Chestnut Street	Completed 2005	4
23	4224 Market Street	TBD	352

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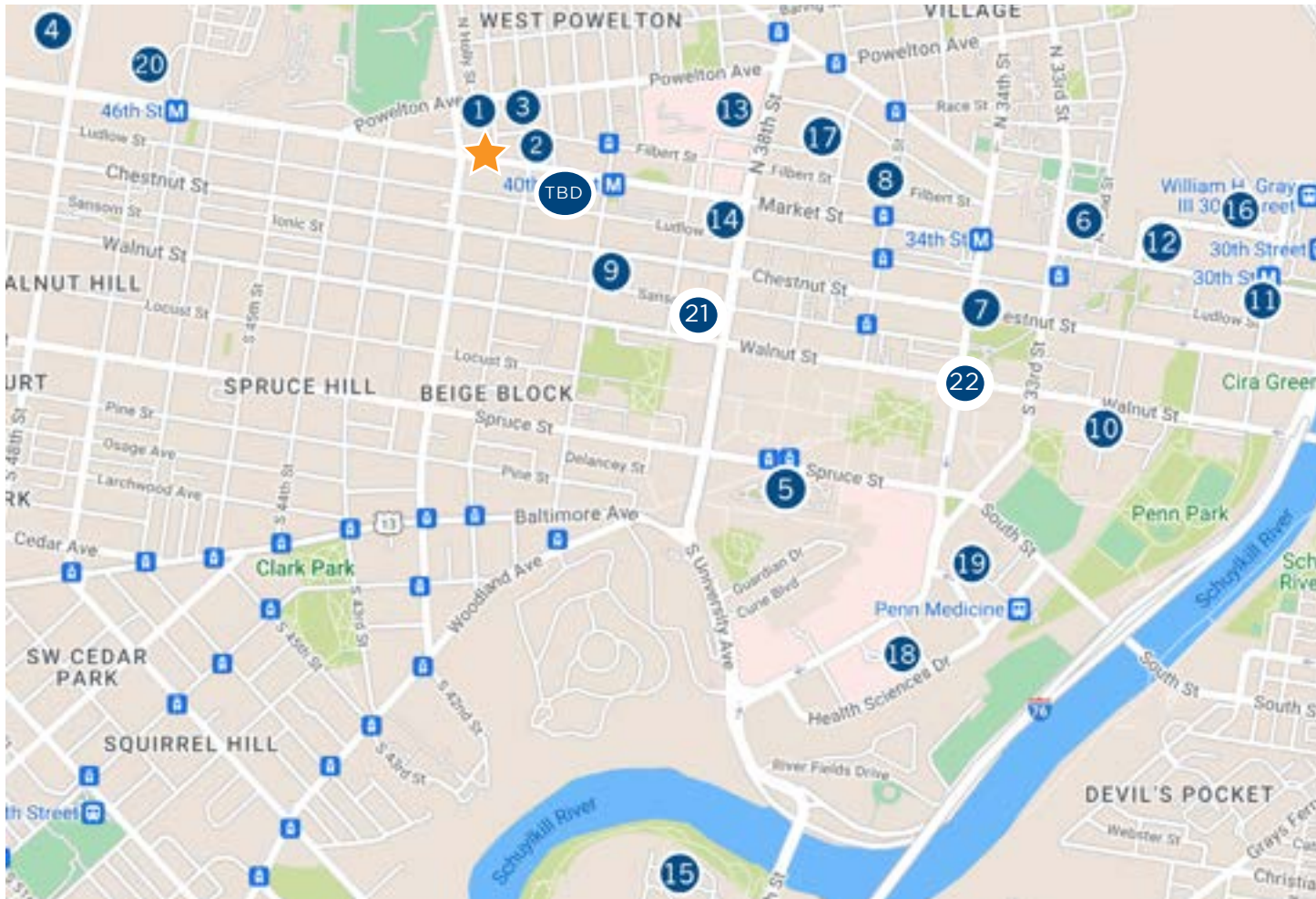
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Neighborhood Commercial Development



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University City, Philadelphia 19104

Neighborhood Commercial Development

ADDRESS	PROPERTY TYPE	STATUS	SF
★ 4101 Market St	SUBJECT PROPERTY		240,000
1 2.0 University Place			
2 4.0 University Place			
3 5.0 University Place			
4 Children's Hospital of PA	Medical		
5 37th & Spruce Streets	Academic	Completed	80,450
6 3205 Lancaster Ave	Academic	Completed	73,500
7 34th & Chestnut Streets	Academic	Completed	116,000
8 60 N 36th Street	Academic	Completed	460,000
9 115 S 40th Street	Academic	Completed	68,000
10 3200 Walnut Street	Academic	Completed	110,000
11 3000 Market Street	Commercial	Completed	90,000

ADDRESS	PROPERTY TYPE	STATUS	SF
12 3151 Market Street	Commercial	Completed	495,000
13 Presbyterian Hospital	Medical	Completed	300,000+
14 3838 Market Street	Commercial	TBD	450,000
15 3401 Grays Ferry Ave	Laboratory	Completed	65,000
16 3001 JFK Blvd	Office, Retail, Laboratory	TBD	845,000
17 25 N 38th Street	Commercial	Completed	1 million+
18 3500 Civic Center Blvd	Medical	Completed	550,000
19 One Convention Avenue	Medical	Completed	1.5 million
20 4601 Market Street	Medical	TBD	290,000
21 25 N 39th Street	Public Space	Completed	45,000
22 34th & Walnut St	Public Space	Completed	12,260



60 N 36th Street



3000 Market Street



3001 JFK Blvd



Presbyterian Hospital

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