

**uCity**  
S Q U A R E

AVAILABLE FOR LEASE

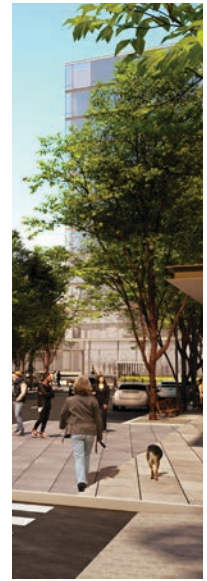
# One uCity Square

PHILADELPHIA, PA



 **CUSHMAN &  
WAKEFIELD**





## Overview

Currently in pre-development, One uCity Square is an 11 story integrated community of office, lab, and retail space, complete with vertical winter gardens, on-site parking, and direct adjacency to a public square that will be activated with community programming such as yoga, movies, concerts, and more. The building is in a Keystone Opportunity Zone through 2028 and will benefit from Philadelphia's ten year real estate tax abatement.

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**389,000 SF**

mixed-use development

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**Platinum**

LEED rating

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**35,000 SF**

floor plates

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**4 Winter Gardens**

collaboration spaces throughout

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**14**

6" slab to slab heights

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**Side Core Construction**

wide open floor plates



## State-of-the-Art Workplace

One uCity Square provides a world class building in the most prominent location on uCity Square. Side Core construction provides wide open floor plates, open winter gardens provide ample space for collaboration, and a LEED Platinum designation make One uCity Square the iconic centerpiece of uCity Square.



uCity Square is a 10.5 million square foot mixed use development comprised in Philadelphia consisting of 2.5 million square feet of existing buildings and 8 million square feet under construction or in predevelopment stages.

The development features an open-air plaza wrapped with retail and activated by outdoor dining, park seating and event space. Programming for the space will include yoga, live music and farmers' markets. The square will be an amenity for the office and residential tenants and the entire community.

At build out, the development will include over 800 new apartments and 7 million square feet of new office and lab space.

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10.5 MSF

total development

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8 MSF

new development

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15

existing buildings

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10

new buildings

## Project Team

Developer

**Wexford Science+ Technology**  
**The University City Science Center**

Architect

**ZGF**

Construction

**Intech**

## Leasing Contact



**CUSHMAN &  
WAKEFIELD**

Cushman & Wakefield

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