

# 3711



**uCity  
Square**

PHILADELPHIA, PA





A VIBRANT KNOWLEDGE COMMUNITY

# Philadelphia's Innovation Address

Located in the heart of University City in Philadelphia, uCity Square is a vibrant, accessible, and collaborative community where people come together to connect, learn, discover, and turn ideas into solutions.

8.0M SF

Master Planned  
District

200+

Companies

4.4M SF

Completed or  
Under  
Construction

15,000+

Knowledge Workers

1,000+

Apartments & Multi-  
family Units

3 Acres

Parks & Outdoor  
Space





# The Center of Innovation and Connection



Center City



30th St. Station



Drexel University

34th St. Station



Market St

34th St.

Institute for RNA Innovation  
Center for Precision Engineering for Health

College of Nursing & Health Professions

uCity Square

College of Computing & Engineering

University of Pennsylvania

Lancaster Ave.

Wistar HIV Cure and Viral Disease Center

3711

Penn Medicine

Penn Medicine (Penn Presbyterian)

Wharton

Wistar Institute

Penn Medicine  
Children's Hospital of Philadelphia

38th St.

40th St. Station



PHL International Airport (8 miles)





UCITY SQUARE

# New Home to Leading Research

## Penn Institute for RNA Innovation



- Founded in 2022 After Penn's Success with mRNA COVID-19 Vaccines
- Led by Drew Weismann, M.D., Ph.D, co-inventor of the mRNA technology
- Focused on developing new therapeutics using RNA technology in: Biology; Chemistry; Immunology; Modeling; Vaccines; Oncology; Genetic Diseases; Bioengineering

ONE UCITY SQUARE



## Penn Center for Precision Engineering for Health



- Founded in 2021 with \$100M Investment from Penn
- Led by Daniel Hammer, Ph.D, Alfred G. and Meta A. Ennis Professor
- Focused on interdisciplinary and translational research in the bioengineering and material science fields
- Example of Work: improving technology to better store and distribute fragile vaccines, such as the COVID-19 mRNA vaccines

ONE UCITY SQUARE



## Wistar HIV Cure and Viral Disease Center



- Established in 2024 with \$24M investment from Wistar.
- Led by Luis Montaner, D.V.M., D.Phil. — Herbert Kean, M.D., Family Professor and co-principal investigator of the BEAT-HIV Delaney Collaboratory
- The Center marshals world-class scientific talent and research expertise in foundational bench to bedside biomedical research to discover a cure for HIV and possibly a host of viral threats

3675 MARKET STREET





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## Supported by Critical Life Sciences Infrastructure



425 Bench Serviced Lab Facility  
Home to 15+ Emerging Biotech Companies



15,000 SF Serviced Vivarium Facility



250+ Person Conference Facility  
5,000 SF Drop-In Lounge

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# Platform to Partner with Industry



Cabaletta Bio™



Exponent®



charles river





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# Amenities You Can't Find at Home



Two Locals  
Brewery



Orangetheory  
Fitness



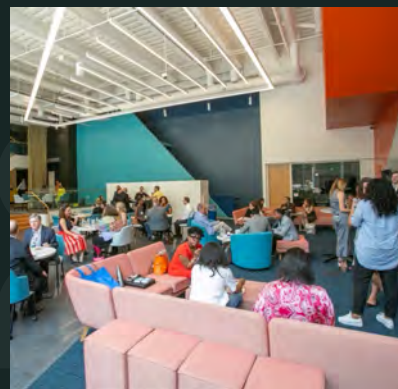
Elixir Coffee



Han Dynasty



Venture Café



Drop in Lounge



Food Trucks



Fitness on The  
Lawn





# 3711

**\$30M  
Renovation  
Underway**

**BUILDING**

Class A Lab / Office

**AVAILABLE FOR LEASE**

80,000 RSF

**TOTAL SIZE**

150,000 SF

10 Stories

500 Car Parking Garage

Silver LEED Certification



3711 MARKET

# Embedded in Leading Life Sciences Ecosystem



CENTER CITY

DREXEL UNIVERSITY

ANOVA

ONE UCITY SQUARE

3535 MARKET

DREXEL HEALTH  
SCIENCES

3601 MARKET

3675 MARKET

3675 MARKET

3711 MARKET

CHILDREN'S HOSPITAL

UNIVERSITY OF  
PENNSYLVANIA (UPENN)

3737 MARKET

3711

THE SQUARE

THE LAWN

Penn Medicine  
PENN PRESBYTERIAN



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# Designed To Accelerate Research and Attract Talent

3711

## 3711 MARKET STREET BUILDING DETAIL:

+/- 38,000 SF  
Floor Plates

60/40  
Lab to Office on 8  
& 9

14'8"  
Slab to Slab

100 PSF  
Live Load

2W/RSF  
Emergency Power  
Available for Lab Spaces

Freight  
Elevator and Covered  
Loading Dock

## CURRENT + ALUMNI TENANTS

Spark  
THERAPEUTICS

Lilly

INVISIBLE SENTINEL  
A BIDMERIEUX COMPANY

integral  
molecular

CENTURY  
THERAPEUTICS

nrg

GOOD  
MOLECULES

spirovant

Penn  
UNIVERSITY OF PENNSYLVANIA

Drexel  
UNIVERSITY



**3711 MARKET**

# Move In Ready Labs and Offices

## 10<sup>TH</sup> FLOOR

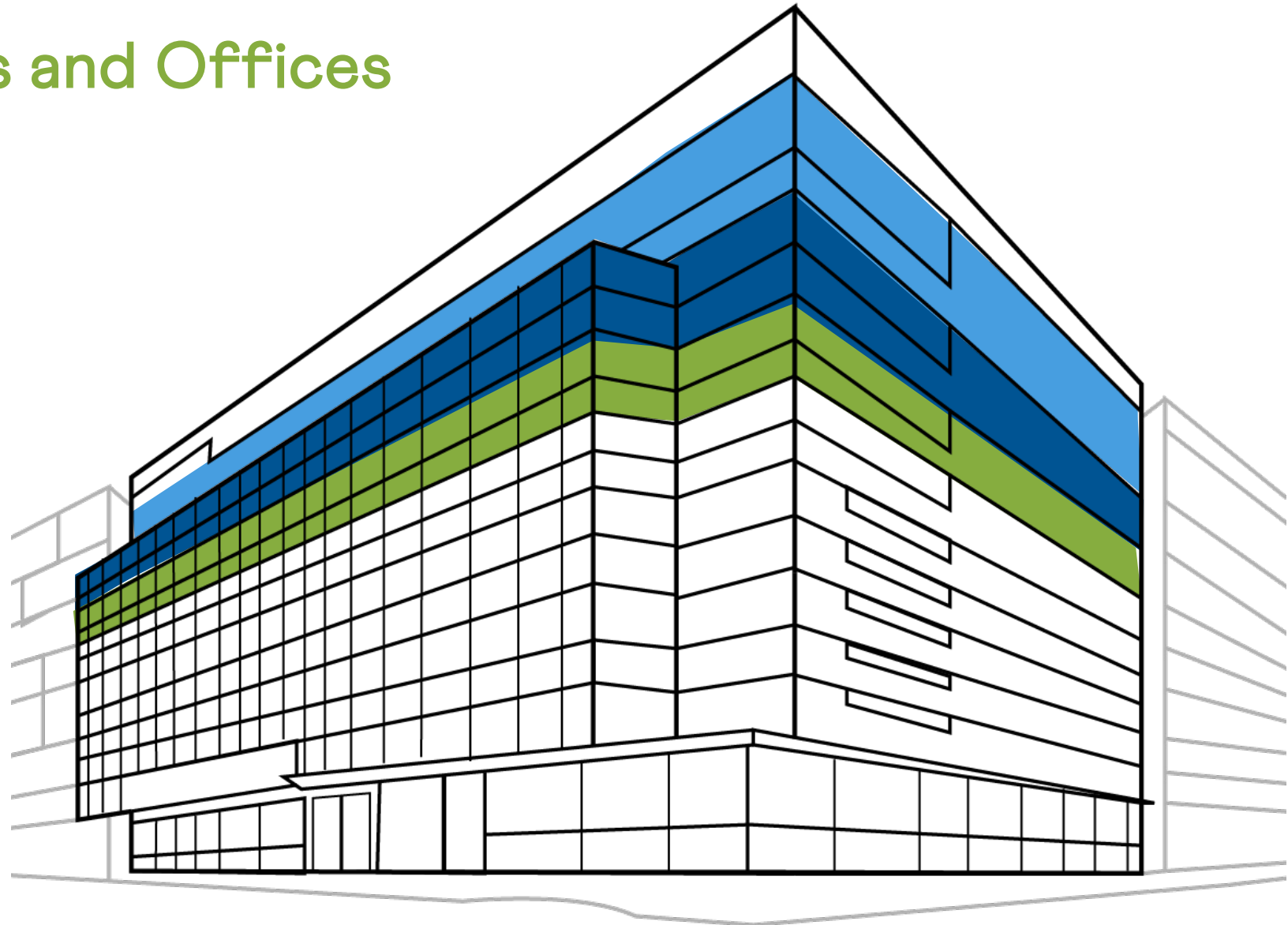
- 6 Private Offices
- Large Open Office (83 workstation capacity)
- 1 Board Room (25 person capacity)
- 2 Large Conference Rooms
- 2 Huddle Rooms

## 9<sup>TH</sup> FLOOR

- 8 Fume Hoods
- 3 Autoclaves
- 1 Walk-in Cold Box
- 1 Water Purification System
- 1 Compressed Air System
- 8 Private Offices
- 4 Large Conference Rooms

## 8<sup>TH</sup> FLOOR

- 10 Fume Hoods
- 1 Walk-in Cold Box
- 1 Autoclave and Glass Washer
- 1 DI Water System
- 35 Private Offices
- Large Open Office (38 workstation capacity)
- 1 Conference Center (100 person capacity)
- 3 Large Conference Rooms
- 2 Huddle Rooms

































3711 Improvements Underway: Main Lobby















# Building Specifications

## FLOOR TO FLOOR HEIGHT

- Levels 7-10 - 14' 8"

## TYPICAL CEILING HEIGHT

- 10' 0" in Tenant Areas

## LOAD CAPACITY

- 100 Lbs/sf on Floors 7-10
- 150 Lbs/sf in Mechanical Rooms

## ELECTRICAL SYSTEM

- 13.2KV medium voltage service provided in a dual feed configuration from two separate PECO utility sources
- 7.5W/SF for Normal Power

## SECURITY

- 24 Hour Front Desk Security, Card Accesses Elevators, and security cameras on 24-hour central monitoring system.
- Card access turnstiles in main elevator lobby.

## PASSENGER ELEVATORS

- Three (3) 3,500 lbs capacity Passenger Elevators

## SERVICE ELEVATOR

- One (1) 4,500 lb capacity service elevator
- Size - 8'0"D x 5'-8"W
- Door Opening - 4'0"W x 7'0" H

## PARKING ELEVATORS

- Two (2) 3,500 lbs Capacity Parking Elevators

## PARKING

- 500 Car Parking on Floors 1-6

## LOADING DOCK

- Fully Enclosed and Covered 3-Bay Dock with Leveler and Trash Compactor

## SUSTAINABLE DESIGN

- Certified LEED Silver

## WATER PIPING & LAB WASTE

- Domestic cold water provided for Tenant use at each floor
- Three Sanitary Waste Risers Provided per Floor
- Seven Laboratory Waste Risers Provided per Floor

## HVAC

- Three (3) 400 ton closed-cell cooling towers on the roof, serviced by three (3) 1,800 GPM condenser water pumps.
- Two (2) 40,000 cfm and one (1) 30,000 cfm laboratory exhaust fans on the roof.
- Two (2) 130-140 Ton Packaged Air Handling Units per Lab Floor (8 and 9)

## BACK-UP POWER

- 750 KW Generator on the roof providing 2W/SF of back-up power allotment for Tenant lab use
- Available Roof Space for additional supplemental generators



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Available Now

# Floor Plans

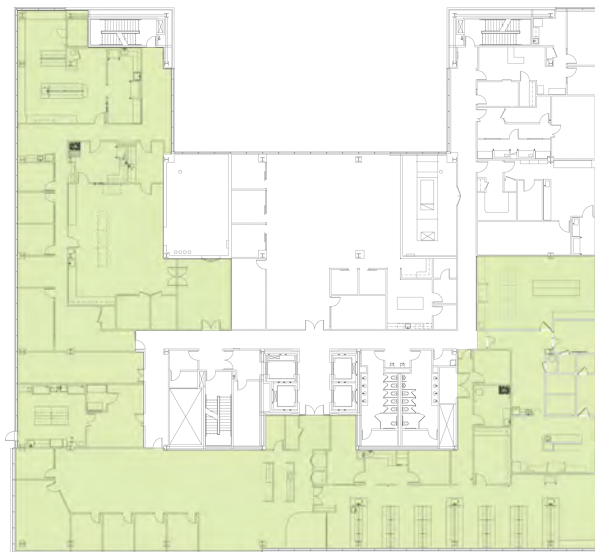
## 8TH FLOOR

37,885 Rentable Square Feet



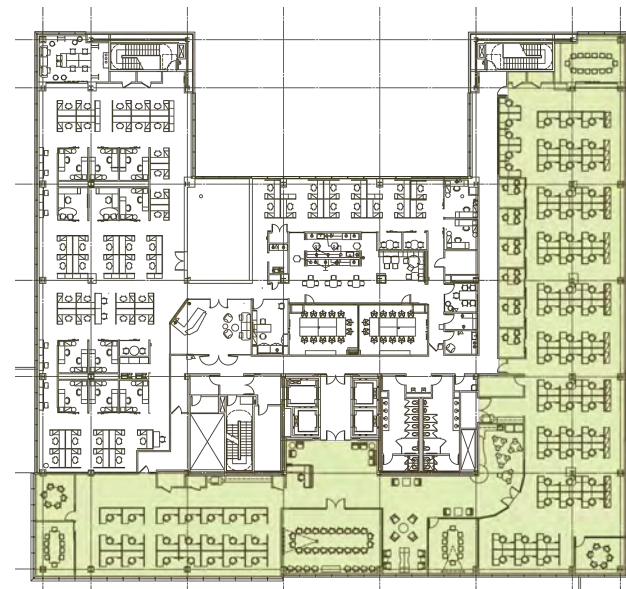
## 9TH FLOOR

25,958 Rentable Square Feet



## 10TH FLOOR

17,408 Rentable Square Feet







FOR LEASING INFORMATION

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