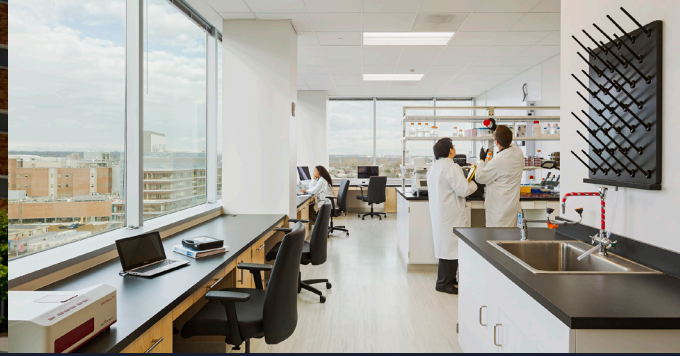


Up to 63,000 RSF of Contiguous Lab Space Available

# 3711 Market Street

Philadelphia, PA



**Located in the heart of University City** – uCity Square exists at the intersection of world-class universities, research institutions, academic medical centers and vibrant residential neighborhoods. Our inclusive, growing community is a magnet for top talent where trailblazing companies and top-tier research institutions collide, connect, and thrive as they advance healthcare and technological solutions addressing society’s most pressing challenges. Developed by Wexford Science & Technology - uCity Square boasts superior life science infrastructure, neighborhood amenities, programming and events, and an unmatched concentration of dynamic life science companies.

## Space Features

- Full 8th floor and partial 9th floor available with suites ranging from 3,500 to 63,000 RSF
- Move-in Ready
- Suites equipped with chemical fume hoods, autoclave, piped CO2, lab casework, sinks, eyewash and showers, and shelving
- 14’6” slab-to-slab with 10’ Finished Ceilings
- Lab Infrastructure in Place
- Direct Elevator Lobby Exposure

## Building Features

- Awarded Silver LEED Certification
- 520 car parking within the building
- Freight Elevator and Covered Loading Dock
- Keystone Innovation Zone
- Emergency Generator Capacity Available

## Leasing Contact

**Paul Garvey**  
215 963 4013  
paul.garvey@cushwake.com

**Brian Young**  
215 963 4155  
brian.young@cushwake.com

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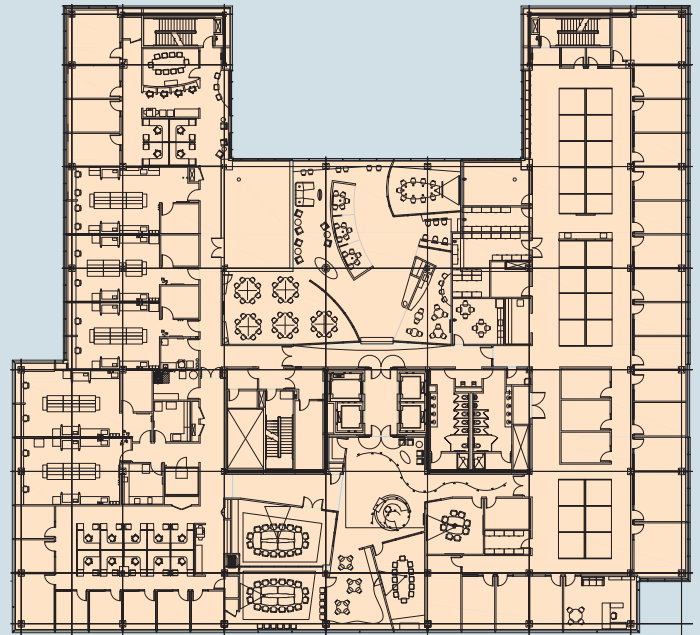


## 9TH FLOOR PLAN

25,000 Rentable Square Feet



## 8TH FLOOR PLAN



 Available Now

 Available 4/1/24

 Available 9/1/24



## About 3711 Market Street

3711 Market is a purpose-built lab building in the heart of University City.

Available suites offer high quality and well-equipped labs built with the flexibility to accommodate a wide range of lab uses.

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## Rooted in the Vibrant Fabric of the University City Neighborhood

3711 Market provides access to uCity Square's rich array of **beautiful neighborhoods, tenant amenity spaces, and dynamic ground floor retail.**

Innovation is a contact sport. uCity Square is part of an active 24/7 community designed to create ample opportunities for employee engagement and serendipitous interaction.

**100+**  
acres of park  
and public spaces

**200+**  
restaurants

**70%+**  
of businesses  
locally owned



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## A Welcoming Community of Growing Companies

With over over **200 life science companies** in the community, tenants benefit from the cluster of talent, innovation, and resources. uCity Square is the hub of cell and gene therapy discovery and development.

