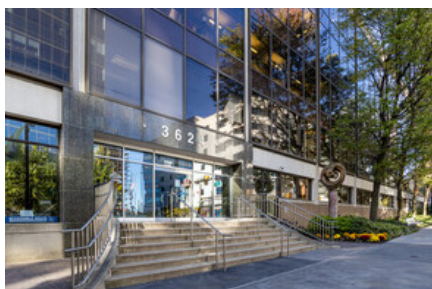


For Sale or Sublease

UNIVERSITY CITY SCIENCE CENTER

3624 Market St | Philadelphia, PA



Premises	RSF	Sale/or Lease	Term	Current Design/ Use
1st Floor	15,556	Sublease	Thru to 6/20/26	Office
3rd Floor	16,646	Sale or Lease	Negotiable	Office/Medical

BUILDING FEATURES:

- Located inside the University City Keystone Innovation Zone
- The Rectangular floor plate and central core provide for efficient planning
- 24/7 Lobby Security
- The building can accommodate office, medical and lab use.
- Floor-to-ceiling window line over-looking Market Street
- Adjacent to the University of Pennsylvania and Drexel University campuses
- Located In the heart of the life sciences community and developments
- 2 blocks away from the University City Market Frankford subway station

SPACE FEATURES:

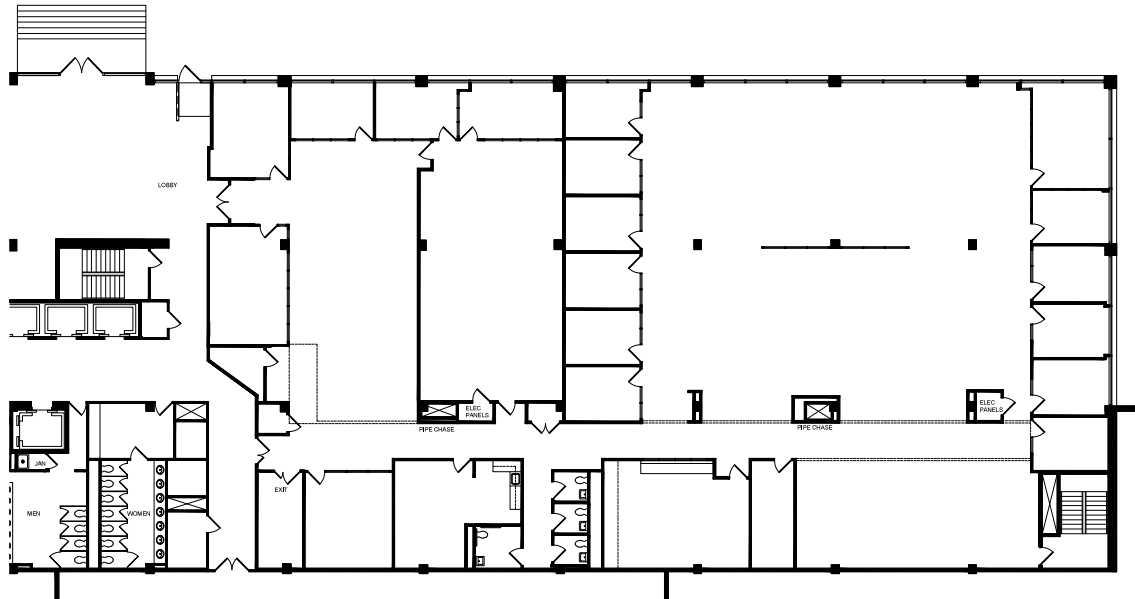
- Each suite is move-in ready with direct elevator lobby exposure
- Furniture can be made available
- Upgrades made throughout each suite
- Willing to reasonably consider subdivision
- Card swipe security access to each suite



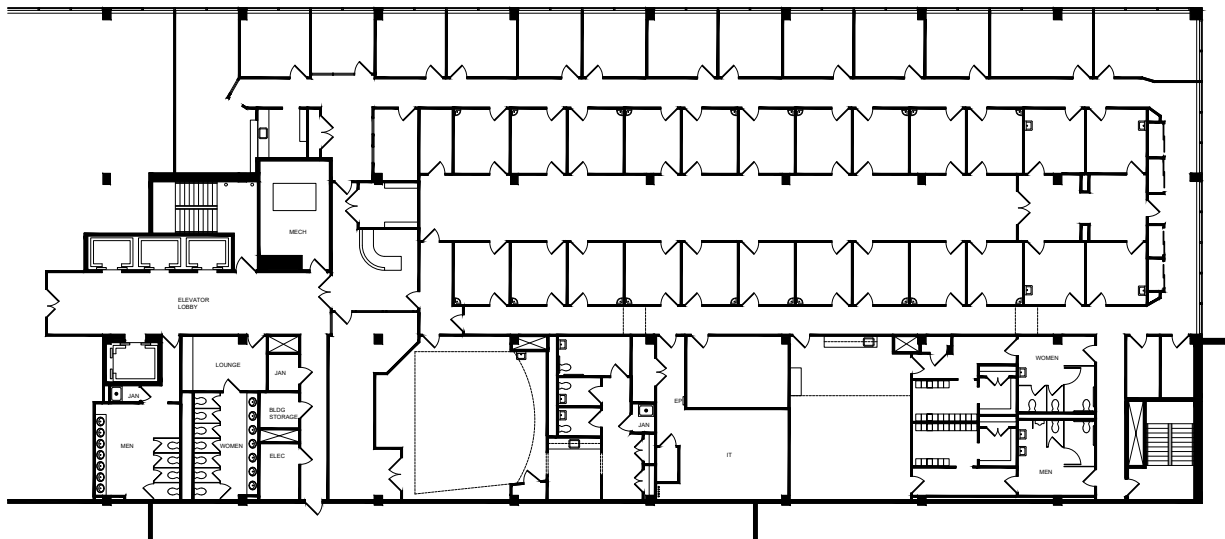
UNIVERSITY CITY SCIENCE CENTER

15,000 - 32,000 SF Available

1st Floor: 15,556 RSF | For Sublease



3rd Floor: 16,646 RSF | For Sale or Lease



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