

THE INTERSECTION OF SCIENCE,  
INNOVATION + SUSTAINABILITY



UNIVERSITY  
PLACE

250,000 RSF  
LAB/OFFICE/GMP  
SPACE AVAILABLE

NEWMARK

CANTOR  
*Fitzgerald*

 UPA  
UniversityPlaceAssociates

SILVERSTEIN  
PROPERTIES



# PROPERTY OVERVIEW

3.0 University Place is a 250,000 SF Class A commercial lab + office building, a flagship of social and environmental responsibility.

Built for generations that demand both from its workplace. It also redefines what an amenity space means.

3.0 University Place is committed to providing a dedicated shared space within the building that brings entrepreneurs, start-ups, and companies together.

Transforming industries. Fueling innovation.

Committed to creating a healthier indoor environment with low operating costs, 3.0 University Place is designed with innovative features like View<sup>®</sup> dynamic windows that lead to greater employee productivity and satisfaction.

250,000  
SQUARE FEET

QOZ + KOZ  
TAX ABATEMENTS

LEED<sup>®</sup> + WELL<sup>®</sup>  
PLATINUM  
PRE-CERTIFIED

VIEW<sup>®</sup>  
SMART GLASS

29,000-40,000 SF  
FLOOR PLATES

FLEX BENCH  
MONTHLY TERM

FLEX LAB SUITES  
ANNUAL TERM

DEDICATED  
GROWTH PODS  
3-5 YEAR TERM

FULL FLOOR  
LAB-OFFICE  
10-15 YEAR TERM

MANUFACTURING  
2ND FLOOR / CDMO



**WELL® V2**  
Platinum

**LEED® V4**  
Platinum

**EXCEPTIONAL INDOOR  
AIR QUALITY**  
100% Filtered + UV Outside Air

**VIEW® SMART GLASS**  
No Blinds, Heat, or Glare

**SEMCO CHILLED BEAMS**  
MERV-15 Filtration

**GREEN ROOF**  
14,495 SF  
100% Outdoor  
Water Savings

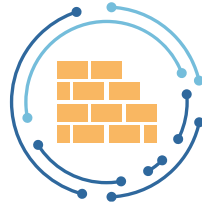
**ENERGY SAVINGS**  
Anticipated 40-70%

**TRANSIT  
ORIENTED  
DEVELOPMENT**

**LEADING THE  
LIFE SCIENCE  
INDUSTRY IN  
WELLNESS +  
SUSTAINABILITY**



# THE 3.0 ADVANTAGE



UNRESTRICTED GROWTH  
+ CUSTOMIZATION



PURPOSE-BUILT  
MANUFACTURING FLOOR



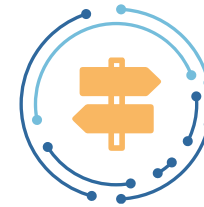
QOZ + KOZ  
BENEFITS



LEED + WELL PLATINUM  
PRE-CERTIFIED



CAMPUS SHUTTLE,  
TRANSIT ACCESS +  
ON-SITE PARKING



MARKET STREET  
SIGNAGE OPPORTUNITY



MARKET ON

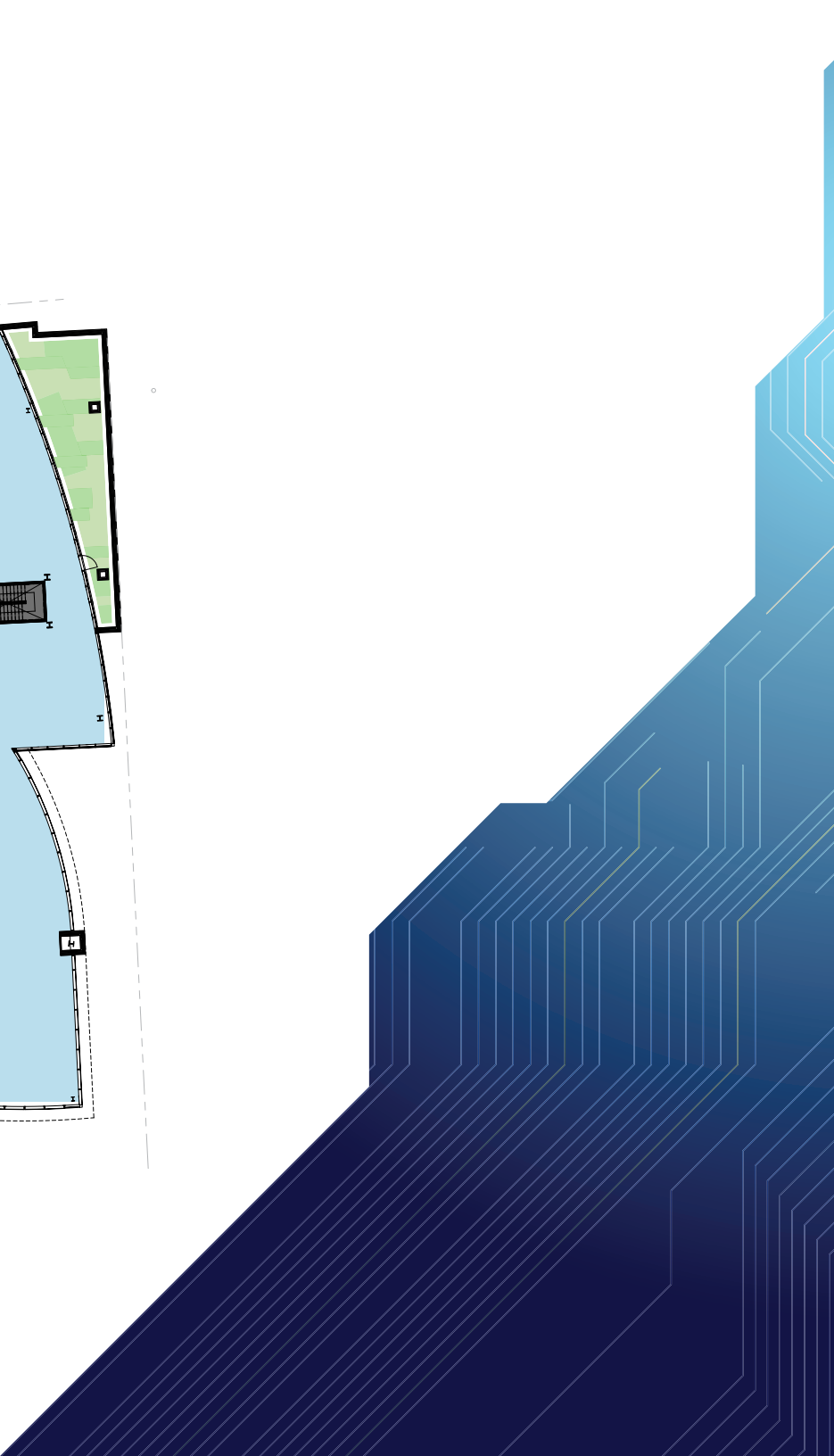
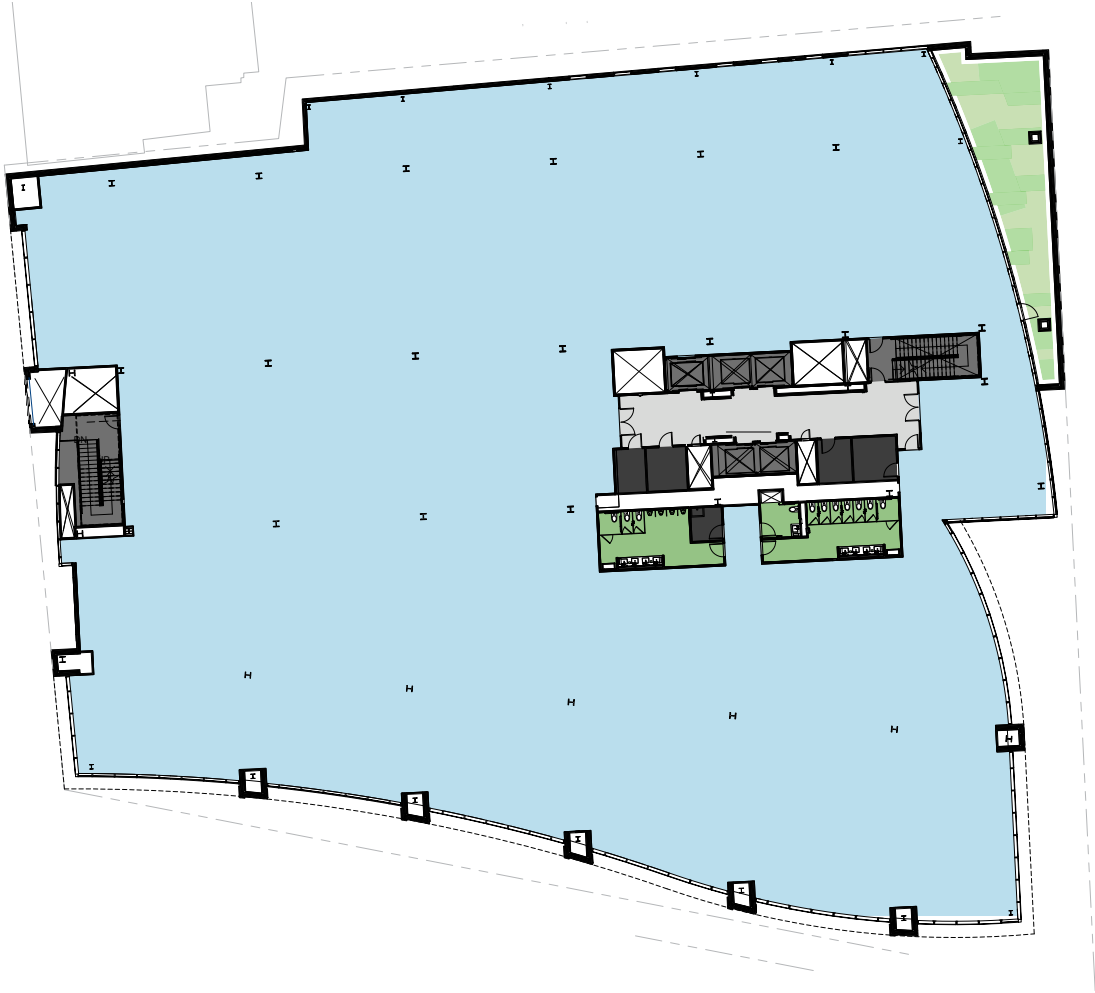
MARKET

RESTAURANT



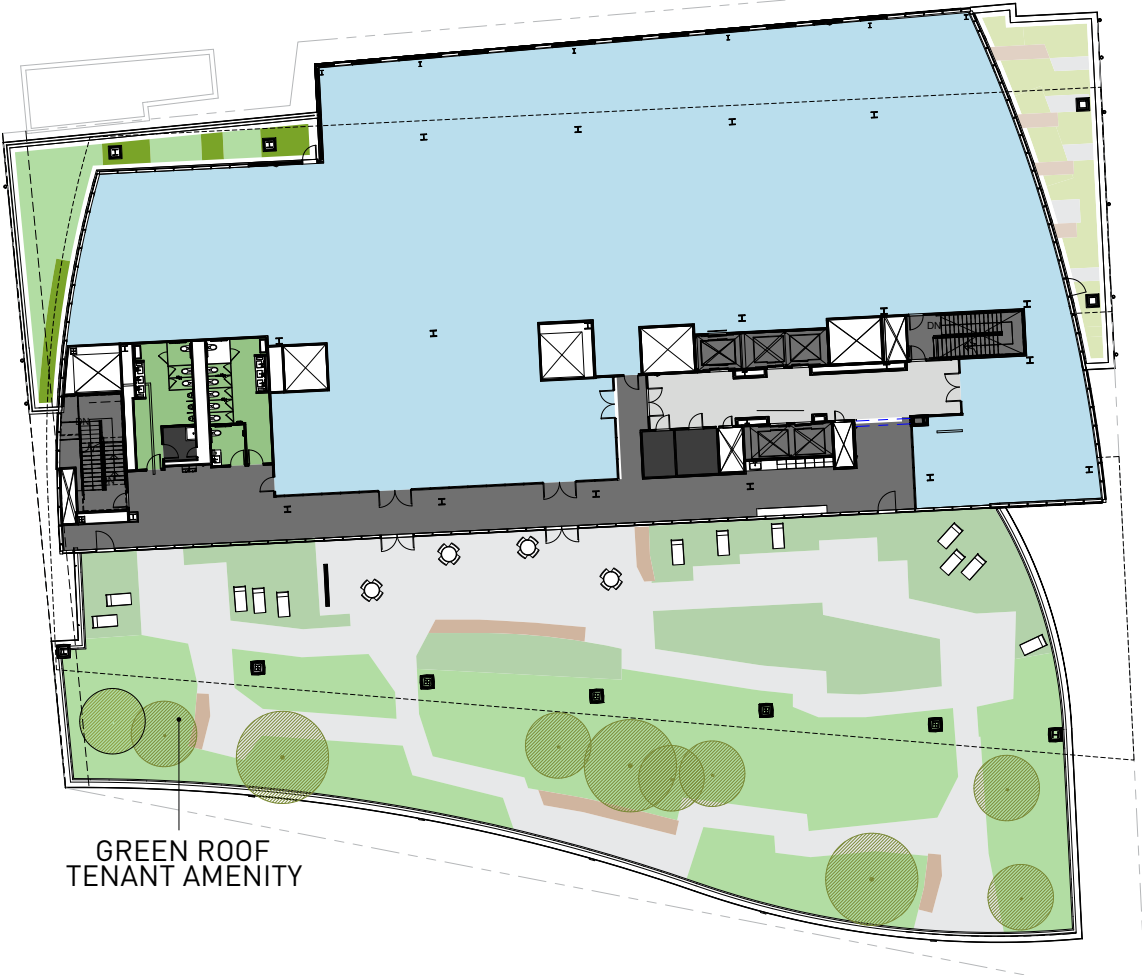
# FLOOR PLAN 2ND FLOOR

40,000 RSF | 16'6"-18' slab height | manufacturing capability



# FLOOR PLAN 3RD FLOOR

20,000 RSF | 18' slab height | 14,495 SF green roof

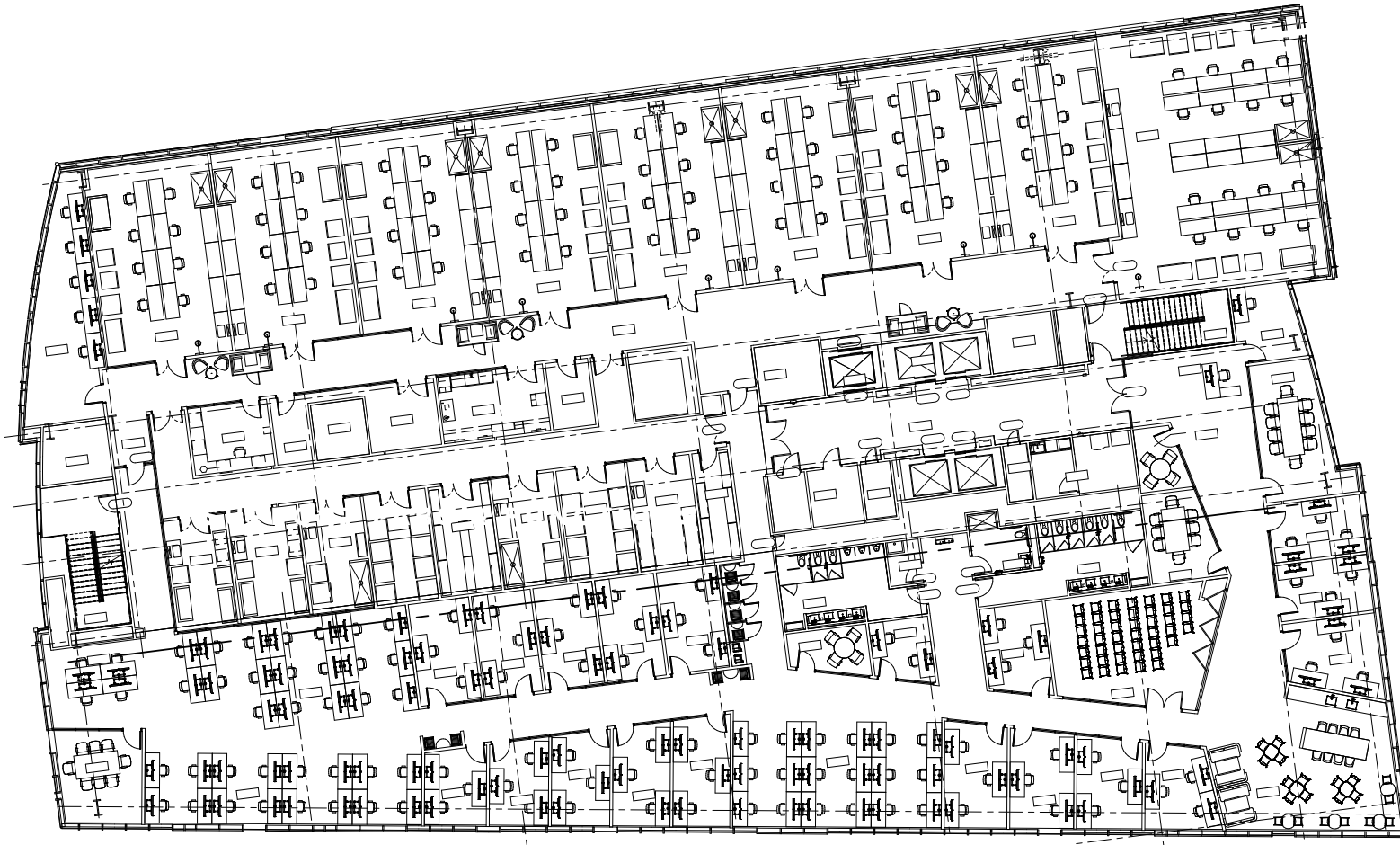


GREEN ROOF  
TENANT AMENITY



# SAMPLE FLOOR PLAN 4TH-8TH FLOORS

30,000 RSF | 15' slab height | flexible floor plan with excellent column spacing + offset building core



# LIFE SCIENCE OCCUPIERS UNIVERSITY CITY

Exponent

integral

CENTURY THERAPEUTICS

3.0

UNIVERSITY PLACE

Spark THERAPEUTICS

CENTURY THERAPEUTICS

spirovant

SwanBio THERAPEUTICS

WindMIL

Sc Science Center

carisma THERAPEUTICS

Aro BIOTHERAPEUTICS

cic Cambridge Innovation Center

Amicus Therapeutics

Cabaletta Bio

AMTRAK

PassageBio

CENTURY THERAPEUTICS

TMUNITY

Spark THERAPEUTICS

MONELL CENTER

CENTURY THERAPEUTICS

integral

THE WISTAR INSTITUTE

# CELLICON VALLEY



**\$2.5B**  
in Venture Capital in  
2019 with over 225 deals

**731K**  
science and  
engineering related  
degree holders

**60%**  
increase in college  
educated 25-34  
year olds since  
2010

More than  
**40**  
cell + gene therapy  
development  
companies reside in  
University City or the  
Greater Philadelphia  
region

**97.2%**  
of NIH funding in  
Greater Philadelphia  
is concentrated within  
downtown city limits

**54K**  
students  
graduating  
annually with a  
background in  
STEM, Health or  
Business

**5TH**  
University of  
Pennsylvania  
annually ranks  
in the top 5  
NIH receiving  
organizations

**27**  
of 30 approved  
therapy vectors  
were developed at  
the University of  
Pennsylvania



**FIRST**  
FDA APPROVED

**\$1.18B**  
NIH funding in 2021

**55K+**  
Employed in the  
Life Sciences  
Industry



 **NOVARTIS** +  **Penn**  
UNIVERSITY OF PENNSYLVANIA

T-CELL THERAPY



**1ST**  
FDA-Approved Cell  
Therapy

**1ST**  
FDA-Approved  
Gene Therapy

**Spark**  
THERAPEUTICS 

GENE THERAPY



# NEWMARK

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