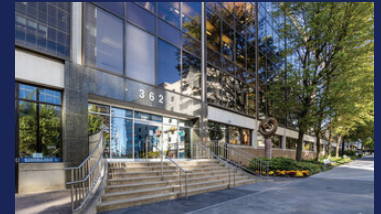
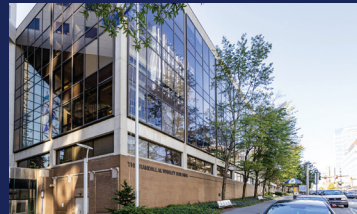


Sale or Sublease



University City Science Center

3624 Market St
Philadelphia, PA



Premises	RSF	Sale/or Lease	Term	Current Design/Use
1st Floor	15,556	For Sublease	Thru to 6/20/26	Office
3rd Floor	16,646	Sale or Lease	Negotiable	Office/Medical
4th Floor	33,292	Sale or Lease	Negotiable	Office
	<u>Sub-divisible to:</u>			
	4E: 16,646 RSF, 4W: 16,646 RSF			

Availability	Immediate
Building Class	B
Submarket	University City

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
- 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



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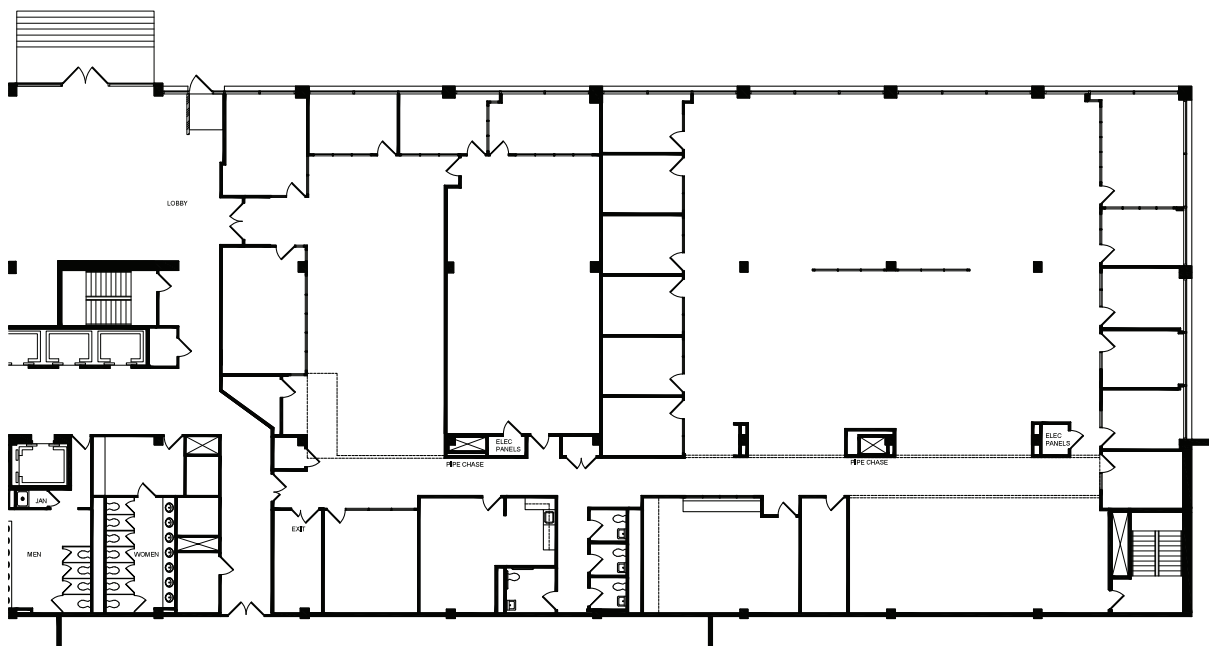


University City Science Center

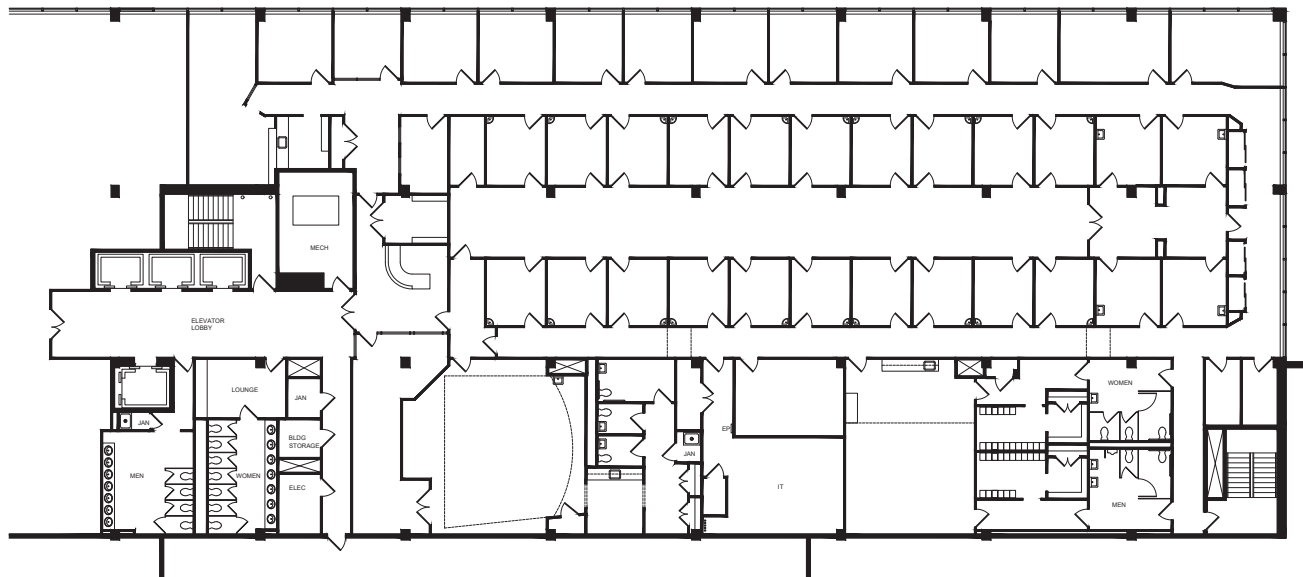
15,000 to 34,000 SF Available

Floor Plans:

1st Floor: 15,556 RSF



3rd Floor: 16,646 RSF





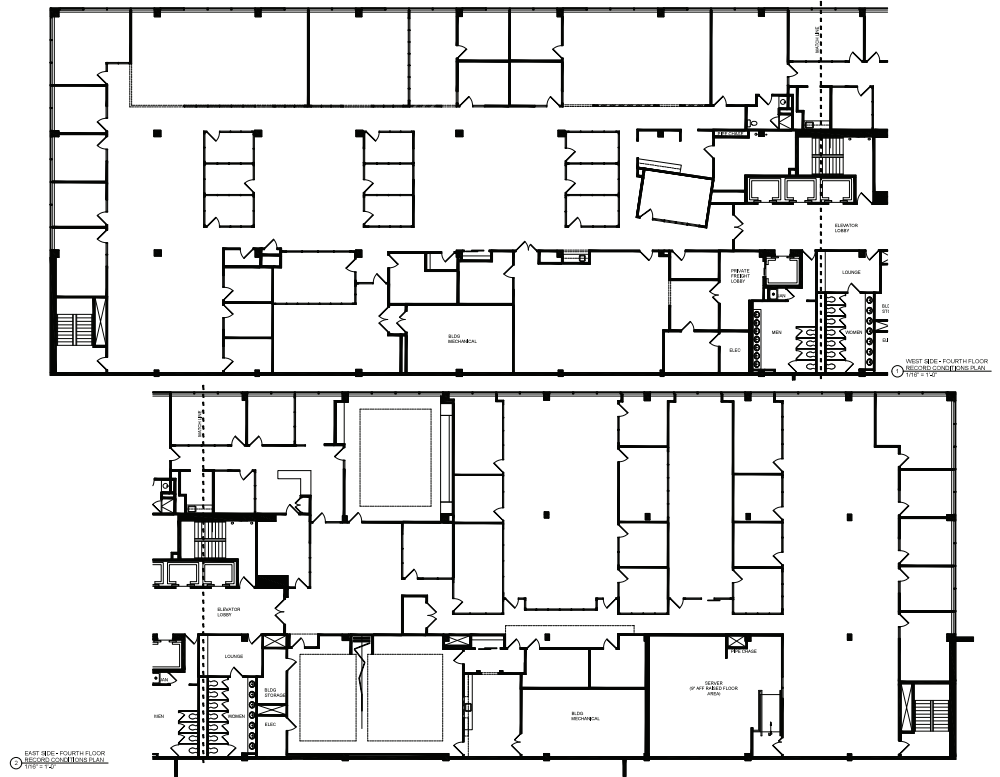
University City Science Center

15,000 to 34,000 SF Available

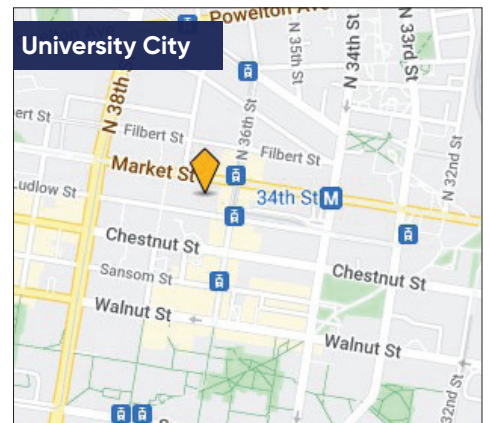
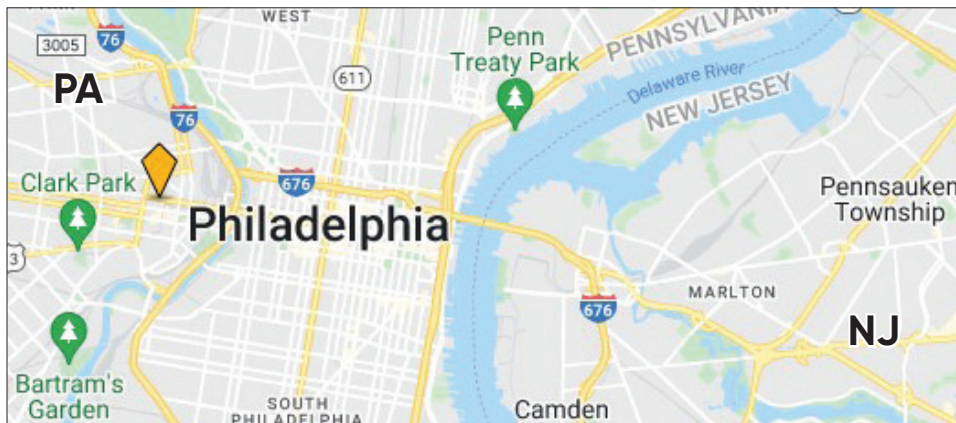
4th Floor: 33,292 RSF

Sub-divisible to:

- 4E: 16,646 RSF
- 4W: 16,646 RSF



Location



8 minute walk to Philadelphia 30th Street Commuter Rail (Amtrak, SEPTA, NJ Transit)

1 minute walk to 36th Street Transit Stop (Market Frankford Line, Route 10)



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