

uCity
S Q U A R E

AVAILABLE FOR LEASE

One uCity Square

PHILADELPHIA, PA

KEYSTONE OPPORTUNITY ZONE
FEDERAL OPPORTUNITY ZONE
10-YEAR REAL ESTATE TAX ABATEMENT



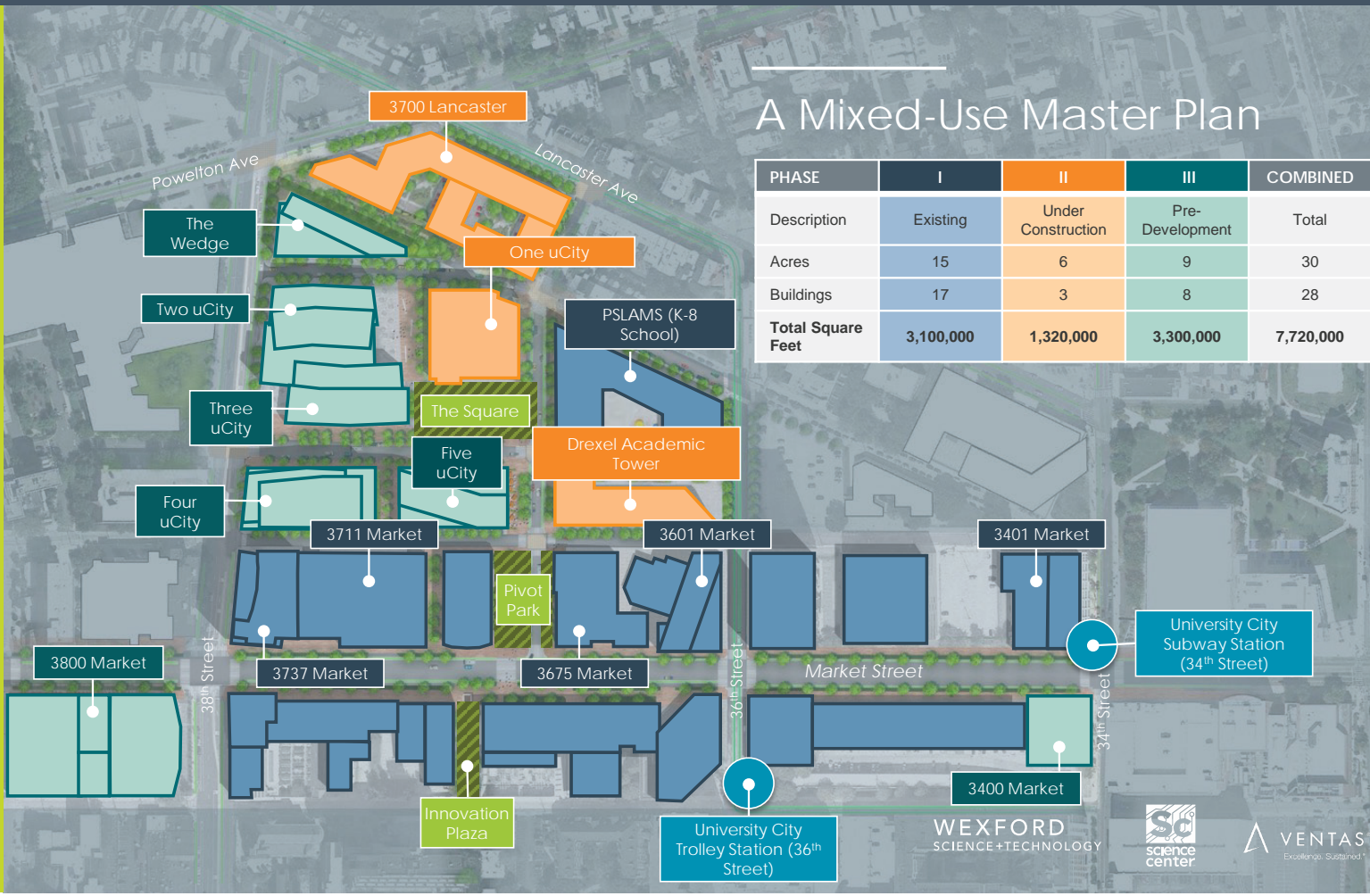
**CUSHMAN &
WAKEFIELD**

A Mixed-Use Master Plan

PHASE	I	II	III	COMBINED
Description	Existing	Under Construction	Pre-Development	Total
Acres	15	6	9	30
Buildings	17	3	8	28
Total Square Feet	3,100,000	1,320,000	3,300,000	7,720,000

uCity Square

2



uCity Square – a Community Connected

7.7 M SF
total development

17
existing buildings

4.6 M SF
new development

11
new buildings

Located at the heart of University City, Philadelphia’s Innovation District and Life Sciences Hub, uCity Square is a 7.7 million square foot mixed-use development consisting of 3.1 million square feet of existing buildings and 4.6 million square feet under construction or in pre-development stages. uCity Square is a unique and vibrant community of high growth companies, researchers, and serial entrepreneurs, fueled by organizations that foster connections to talent, capital, academic and healthcare institutions, and to one another.

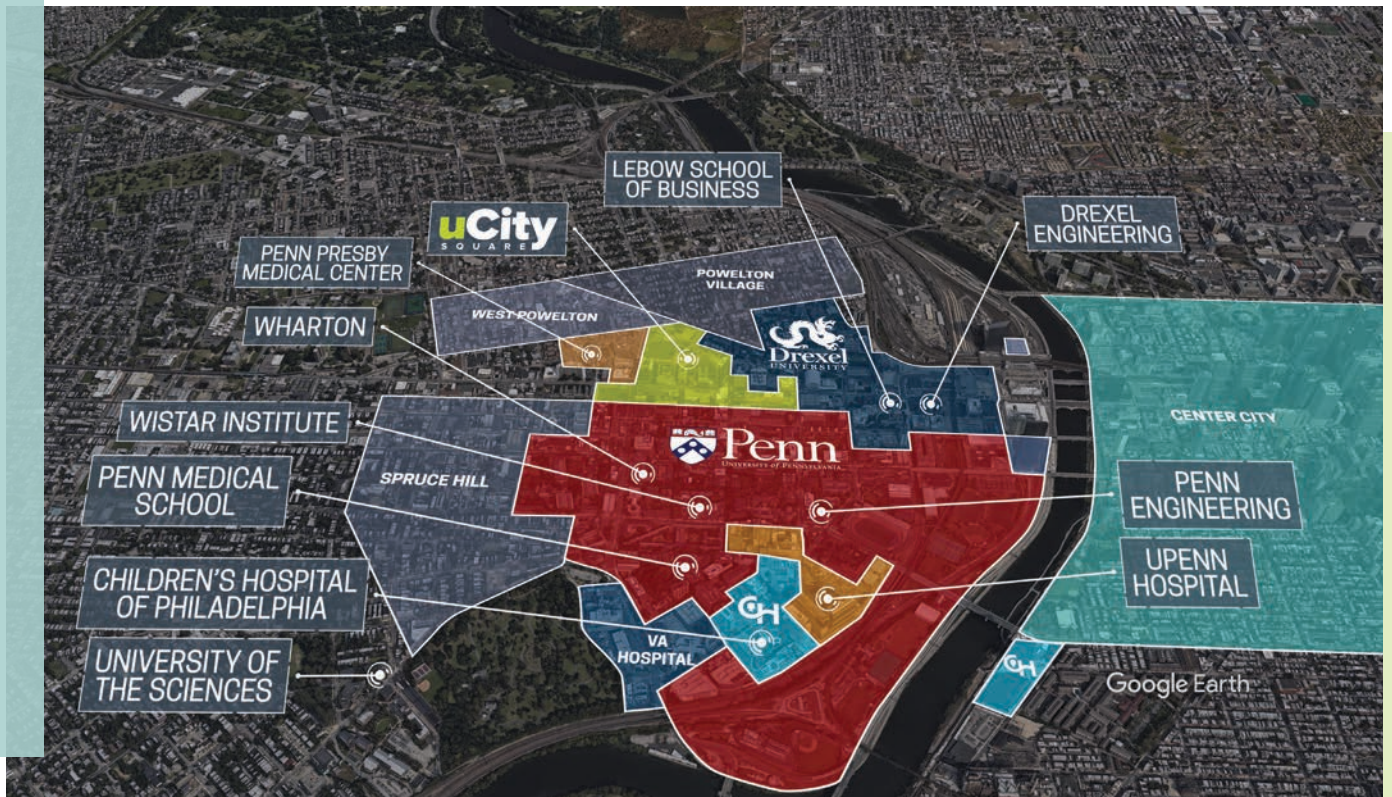
uCity Square is home to cutting edge biotechnology companies such as Spark Therapeutics, Century Therapeutics, Avid Radiopharmaceuticals, and Amicus Therapeutics. The development features a rich network of ground floor retail, convening and event spaces, and numerous outdoor spaces highlighted by an activated open-air plaza.

At build-out, the development will include over 800 new apartments and 7 million square feet of new office and lab space. Construction was recently completed on 3675 Market Street, a 340,000 Square foot lab and office tower. Construction is currently under way on the newest lab and office tower in the development, One uCity Square, which is scheduled to deliver in Q3 of 2022.

The Downtown of University City

uCity Square is located at the heart of Philadelphia's innovation community in University City. uCity Square sits adjacent to world class institutions such as The University of Pennsylvania, Drexel University, The University of Pennsylvania Health System, Children's Hospital of Philadelphia, The Wistar Institute, and the Wharton School.

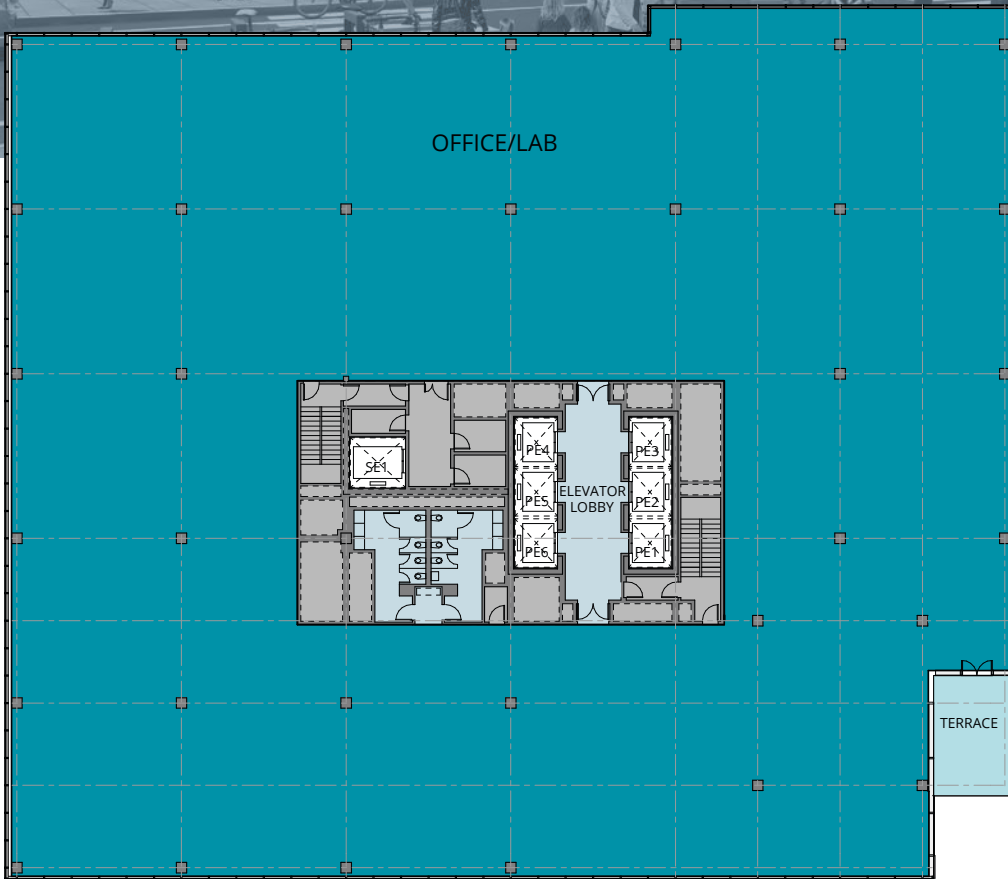
uCity Square is a dense and walkable neighborhood that can easily be accessed via the Market Frankford Subway line, Amtrak and regional rail, LUCY loop bus, surface trolleys, and auto.



Connected by Community & Programming

Tenants of One uCity Square will benefit from the numerous parks, convening spaces, and curated programs provided by The University City Science Center, Cambridge Innovation Center, and numerous other organizations throughout uCity Square. From Venture Café each Thursday night to yoga on the square, uCity Square is home to endless opportunities for employee engagement, collaboration, and interaction.





400K SF

trophy class office & lab

Silver

LEED rating

32K SF

floor plates

15'

slab to slab heights

Building Overview

Currently under construction and scheduled to deliver in Q3 of 2022, One uCity Square is a 13-story, +/-400,000 square foot Class A lab and office tower in the heart of uCity Square. The development features 15' slab to slab heights, generous column spacing, and stunning views of both Center City and Fairmount Park. The building is in a Keystone Opportunity Zone and Federal Opportunity Zone and will benefit from Philadelphia's ten year real estate tax abatement.



Hospitality inspired lobby

Amenity-Rich Work Environment

One uCity Square will be design built to help tenants attract and retain the highest level talent for the workforce of the future. The development features private outdoor terraces, structured parking and indoor bike storage. uCity Square also opens onto an activated plaza, programmed with outdoor dining, yoga, movies, farmer's markets and more.

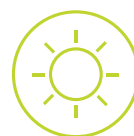


One uCity Square: Spotlight on Health and Wellness



Air Quality and Management

- Only building in the city to provide 100% outside air
- Bipolar ionization for common areas
- 8+ air changes per hour (nearly double the air changes found in a typical commercial office setting)
- MERV 14 filters capture airborne particulates 10 times smaller than the typical office building filtration system



Light and Air

- 15' slab-to-slab heights
- Private tenant outdoor terraces
- Adjacent to a one-acre park and activated plaza



Contactless Entry from Street to Suite

- Motion sensor entry doors
- Touchless turnstiles
- Touchless elevators
- In building car and bike parking
- Interconnecting stairs with premium finishes

New Investment

The following companies and investors provided over **\$700 Million** in funding to uCity Square biotech companies in the last 24 months:

- Leaps by Bayer
- Fujifilm Cellular Dynamics Inc.
- Digitalis Ventures' Companion Fund
- RiverVest Venture Partners
- GreenSpring Associates
- Adage Capital Management
- Correlation Ventures
- Apple Tree Partners
- AbbVie Ventures
- Adage Capital
- Deerfield Management Company
- Boxer Capital of Tavistock Group
- Redmile Group
- Cormorant Capital
- HealthCap
- IP Group
- Children's Hospital of Philadelphia
- Penn Medicine
- Grazia Equity
- Wellington Partners
- TPG Biotech
- MRL Ventures Fund
- Agent Capital
- Syncona Ltd.
- Torrey Pines Investment
- Johnson & Johnson Innovation
- BioMotiv, LLC
- Frazier Healthcare Partners
- ARTIS Ventures
- Research Corporation Technologies



Four Buildings and One Signature Plaza Under Construction!



One uCity Square
Under Construction



Powel Elementary School and Science Leadership Academy Middle School (PSLAMS)
Construction complete, delivered Q2 2021



3700 Lancaster Avenue
Under Construction



Drexel Academic Tower
Under Construction

Project Team

Developer

Wexford Science + Technology
University City Science Center

Architect

ZGF Architects

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