



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# University City New Construction Retail/Office Space For Lease

1,400 SF

3729 Lancaster Ave • Philadelphia • PA

Call: **215-300-9688**

**Steve Jeffries**

☎ 215.300.9688

steve.j@tristatecr.com



## Location Overview

3729 Lancaster Ave is located in University City near the intersection of 38th St & 37th St and Lancaster Ave & Powelton Ave (a major commuter route in and out of the city).

Penn Presbyterian Hospital & Cancer Center (5,771+ employees) sits across the street on the corner of 38th & Powelton. Located on the other corner is U City Square, a UPenn & Drexel University joint development (under construction) mixed-use project which includes over 1 million SF of life sciences lab space, office space & 463 apartments.

Nearby tenants include What the Fork?, Stacys Avenue pizza, Madis Coffee Roasters, Dunkin', Chick-fil-A, Sabrina's Cafe, White Dog Cafe, Shake Shack, Pod, Five Guys, ACME Markets and much more!



**9,000 SF**

Total Building Size



**CMX-2**

Zoning

## Main Highlights

- ▶ 1,400 SF + basement
- ▶ New Construction
- ▶ Perfect for office or retail boutique
- ▶ Walking distance to Drexel University & UPenn

FOR LEASE • 1,400 SF • Retail/Office Space

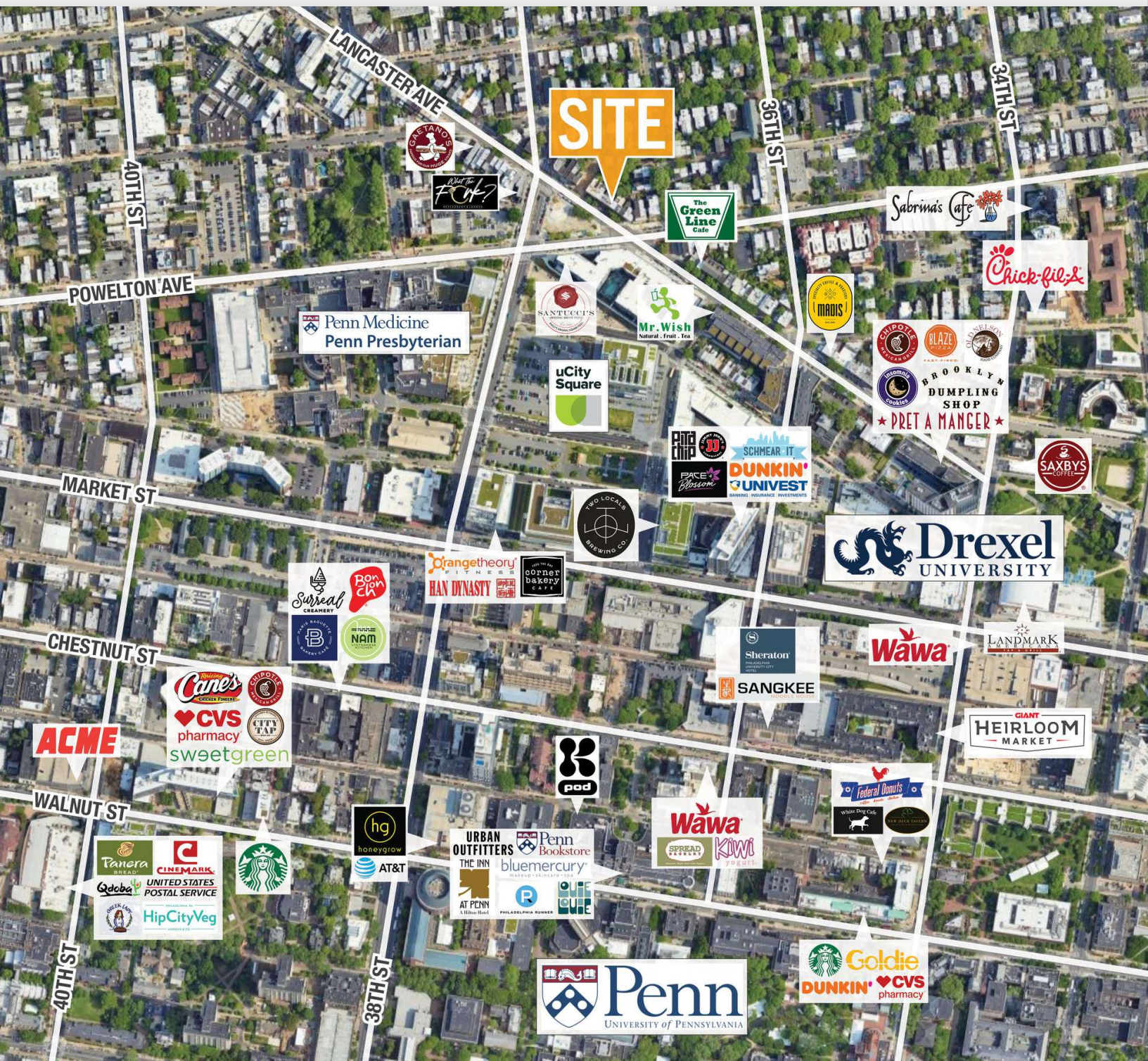
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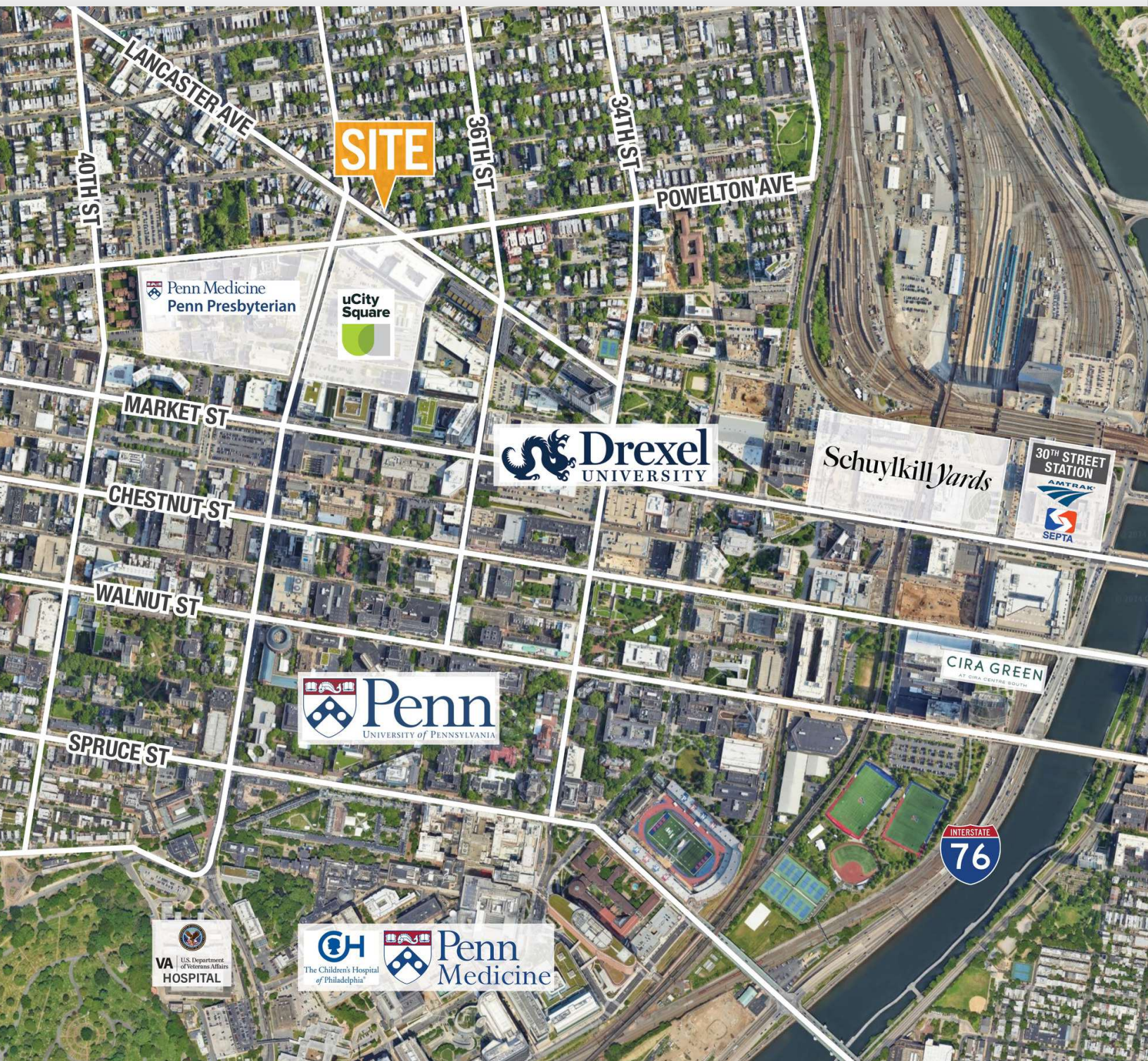


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# University City Key Facts

## 2024

**55,953**  
RESIDENTIAL  
POPULATION



**16,000+**  
EMPLOYEES



The Children's Hospital  
of Philadelphia®

**18,000+**  
EMPLOYEES



**3,500+**  
EMPLOYEES

**15.4%**  
VACANCY RATE  
FOR OFFICE SPACE

**2.5**  
Million  
SF OF  
DEVELOPMENT  
UNDER  
CONSTRUCTION

**\$710**  
Million  
VALUE OF NEWLY  
COMPLETED  
CONSTRUCTION  
PROJECTS

**\$1.9**  
Billion  
IN RESEARCH &  
DEVELOPMENT  
FUNDING

**78,000**  
JOBS IN  
UNIVERSITY CITY

**3.3**  
Million  
SF OF LIFE SCIENCE  
LAB SPACE



**28,711**  
STUDENTS  
**20,780**  
FACULTY & STAFF



**22,344**  
STUDENTS  
**10,000+**  
FACULTY & STAFF

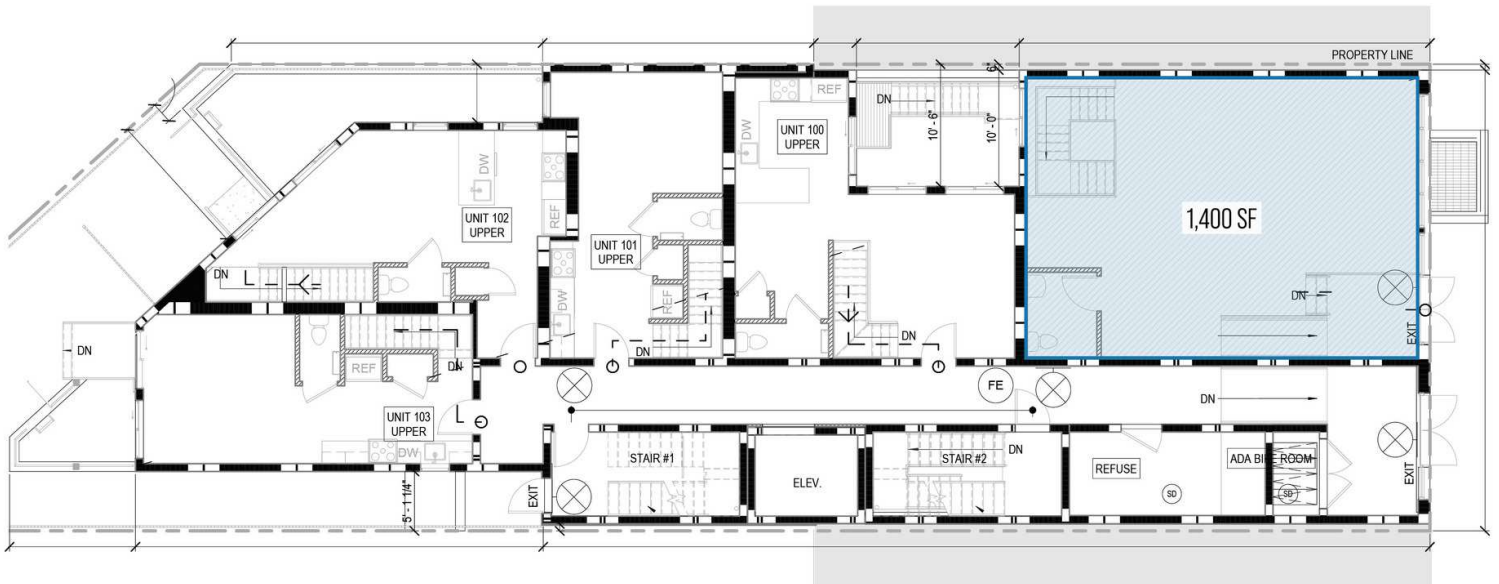


**200**  
COMPANIES  
**10,000**  
EMPLOYEES

(University City District)


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