

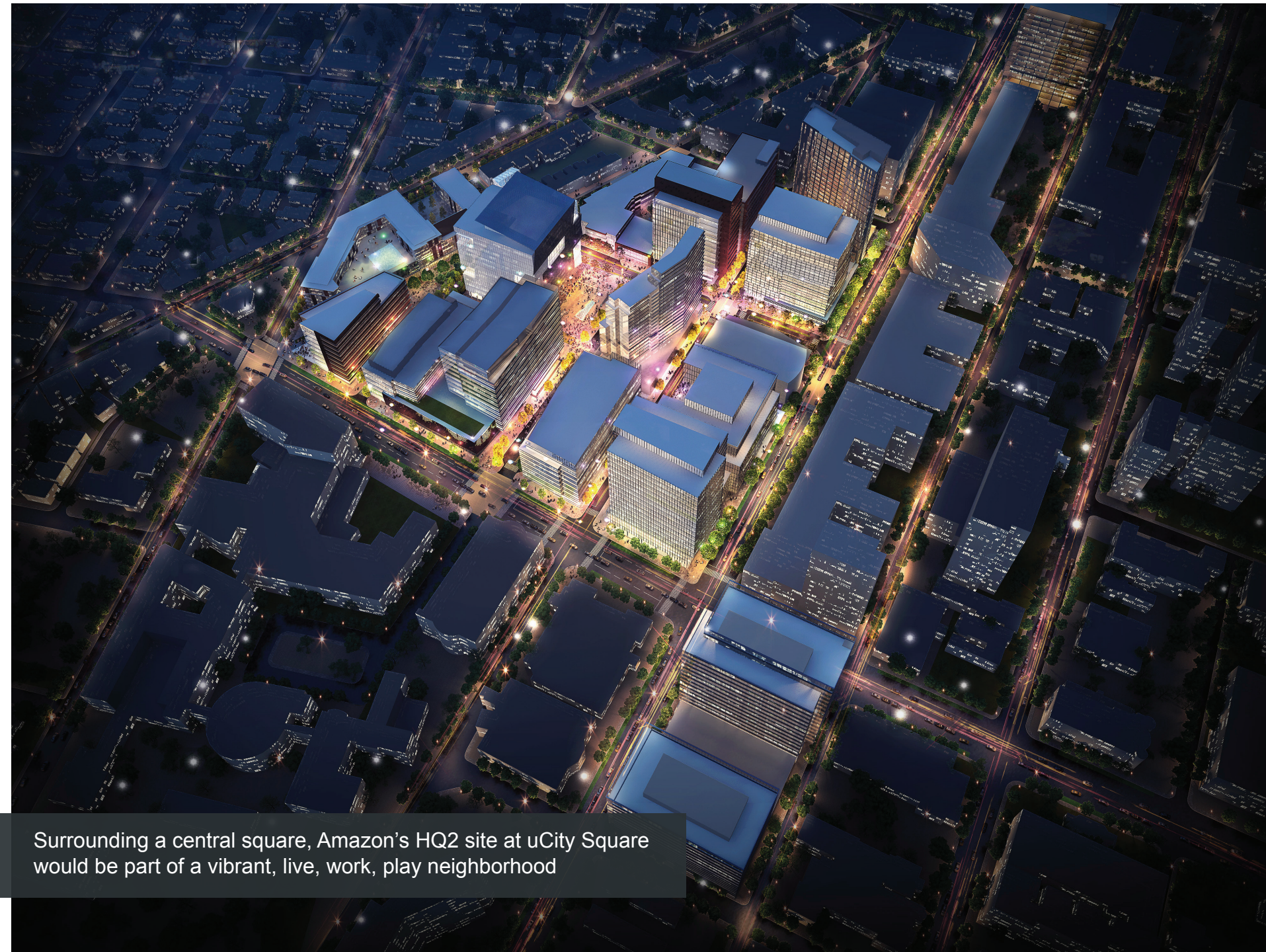


UCITY SQUARE

OVERVIEW

Building on a 54-year legacy, uCity Square has embarked on the next phase of expansion that includes 14 additional shovel-ready acres, the capacity for an additional 8.4 million square feet of new office space, and a new central square.

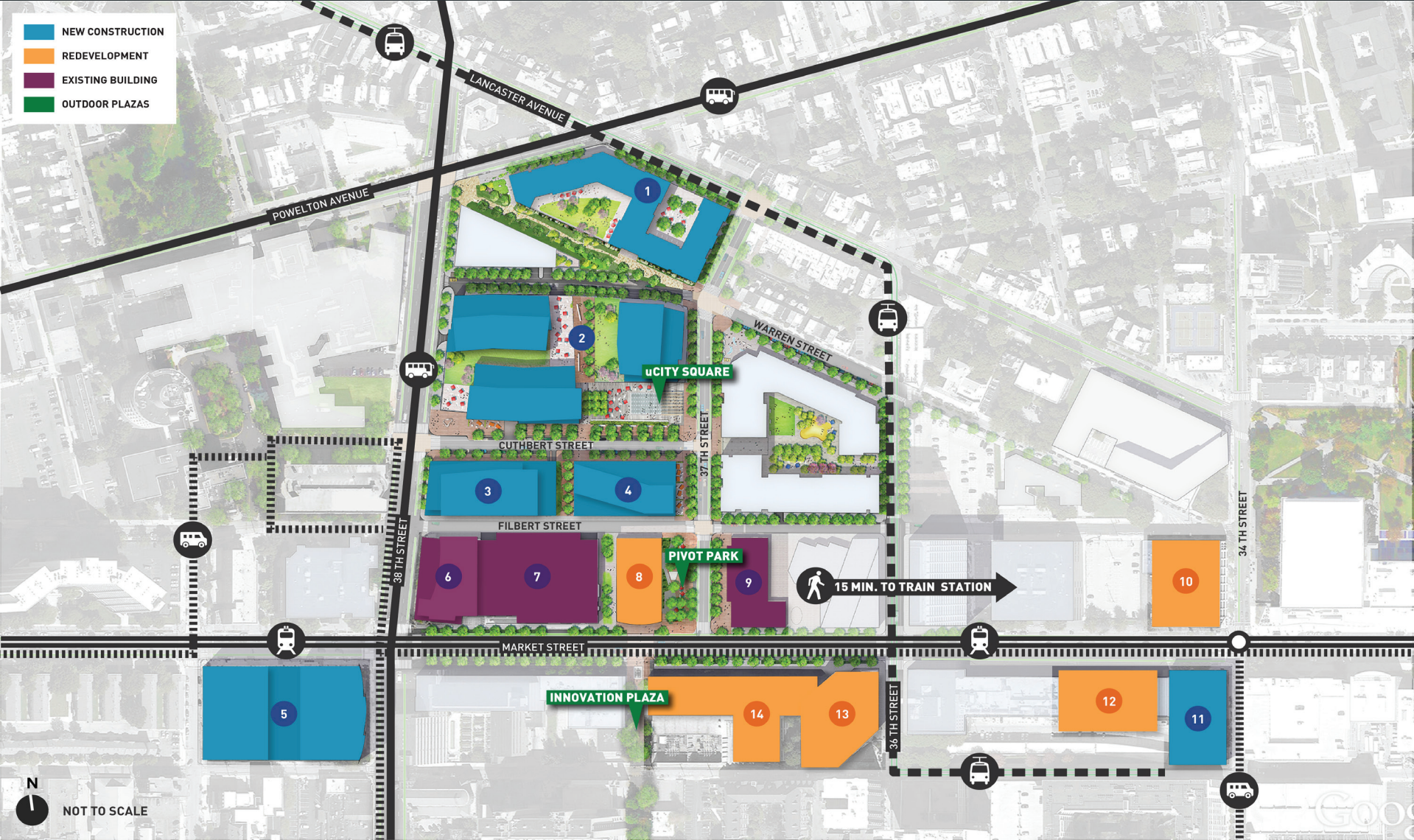
Located in Philadelphia's innovation district, uCity Square is an urban mixed-use community consisting of office, residential, retail, and outdoor spaces. The project is designed to support high-growth companies who seek to recruit, retain, and engage a talented workforce. Home to over 9,000 employees and 90+ companies in the technology, energy, medicine, and life sciences, uCity Square is driving Philadelphia's economy through collaborations between the private sector and top-tier research institutions such as the University of Pennsylvania and Drexel University.



Surrounding a central square, Amazon's HQ2 site at uCity Square would be part of a vibrant, live, work, play neighborhood

SITE PARCELS

PARCEL #	ADDRESS	BUILDABLE SQUARE FOOTAGE
1	3700 LANCASTER AVENUE	728,730
2	225 NORTH 38TH STREET	1,665,825
3	115 NORTH 38TH STREET	344,062
4	3701 FILBERT STREET	389,018
5	3800 - 3840 MARKET STREET	923,640
6	3737 MARKET STREET	314,508
7	3711 MARKET STREET	1,025,160
8	3701 MARKET STREET	288,000
9	3675 MARKET STREET	462,912
10	3401 MARKET STREET	412,920
11	3400 MARKET STREET	319,944
12	3440 MARKET STREET	425,052
13	3600 MAREKT STREET	401,940
14	3624 MARKET STREET	677,304
TOTAL		8,379,015



Connecting the University of Pennsylvania and Drexel University campuses, uCity Square offers premiere access to local talent and the bustling West Philadelphia neighborhood. Accessible by public transit, this site offers Amazon’s HQ2 easy access to city and neighborhood amenities.

CURRENT STATE



CAMPUS RENDERINGS



SITE SUMMARY

KEY SITE SPECIFICATIONS

OWNERSHIP	WEXFORD SCIENCE & TECHNOLOGY, LLC (WEXFORD) WITH JOINT VENTURE PARTNERS, VENTAS (NYSE: VTR) AND THE UNIVERSITY CITY SCIENCE CENTER (UCSC)
SITE CONTROL	SITE IS OWNED BY JOINT VENTURE AND CONSISTS OF A MIX OF FEE SIMPLE AND 99-YEAR PREPAID GROUND LEASES
ZONING	EXISTING ZONING IS CMX-4 WITH AN OVERLAY TO ALLOW ADDITIONAL DENSITY
INITIAL REQUIREMENT (2019)	500,000 SQUARE FEET OF EXISTING OFFICE SPACE IS AVAILABLE FOR AMAZON TO LEASE IN 2019
FULL BUILD OUT (2027)	THE CURRENT ZONING ON THE SITE WILL ACCOMMODATE 8.4 MILLION SQUARE FEET OF DEVELOPMENT. ONCE ADOPTED, THE ZONING CHANGES RECOMMENDED BY THE PLANNING COMMISSION IN ITS SOUTHWEST UNIVERSITY CITY PLAN WOULD ALLOW FOR A TOTAL OF 11.9 MILLION SQUARE FEET OF DEVELOPMENT

PERMITTING / INFRASTRUCTURE

UTILITY INFRASTRUCTURE	UCITY SQUARE IS SERVED BY PECO, WHO CAN PROVIDE DUAL SERVICE FROM MULTIPLE GRIDS. PROCUREMENT OF POWER FROM RENEWABLE SOURCES IS AVAILABLE. DEVELOPER WILL CONSIDER CHP, CO-GEN MICRO-GRID, AND SUSTAINABLE POWER SOLUTIONS TO MEET TENANT OBJECTIVES
FIBER + CELLULAR CONNECTIVITY	SITE INCLUDES BOTH EXISTING METRO AND LONG HAUL NETWORK FIBER CONNECTIVITY. 3G AND LTE COVERAGE AVAILABLE ACROSS ALL 4 MAJOR CARRIERS
PERMITTING PROCESS	AMAZON'S INITIAL 500,000 SQUARE FEET REQUIREMENT CAN BE ACCOMMODATED IN EXISTING OFFICE SPACE. THE PROCESS TO FIT OUT THIS INITIAL SPACE WOULD TAKE APPROXIMATELY 4-12 MONTHS, AND THE SPACE WOULD BE READY IN 2019. NEW CONSTRUCTION FOR ADDITIONAL SPACE BEYOND THE INITIAL REQUIREMENT WOULD ENTAIL A 33-MONTH PROCESS THAT WOULD INCLUDE DESIGN, PERMITTING AND CONSTRUCTION

TRANSIT

PROXIMITY TO POPULATION CENTER	1.4 MILES TO CITY HALL
PROXIMITY TO AIRPORT	15 MINUTES VIA CAR
PROXIMITY TO MAJOR HIGHWAYS / ARTERIAL ROADS	SERVED BY 5 ON/OFF ACCESS RAMPS TO I-76 AND I-676, ALL WITHIN 1.2 MILES OF THE SITE WITH 4 MAJOR AND MINOR ARTERIAL ROADWAYS, UCITY SQUARE IS WELL-CONNECTED VIA MULTIPLE ACCESS POINTS
BUS	4 BUS ROUTES (#21 EVERY 8-10 MINUTES; #30 EVERY 30 MINUTES; #40 EVERY 15 MINUTES; #42 EVERY 6-8 MINUTES) AS WELL AS FREE NEIGHBORHOOD SHUTTLES THAT RUN EVERY 5-15 MINUTES
SUBWAY / STREET TROLLEY	MARKET FRANKFORD SUBWAY LINE IS ON SITE – TRIPS EVERY 6 MINUTES; TROLLEY LINES ON SITE EVERY 5-10 MINUTES; ADDITIONAL TROLLEY LINES (# 34, 13, 11, 36) WITHIN ONE BLOCK EACH WITH TRIPS EVERY 3-10 MINUTES
COMMUTER RAIL	10-MINUTE WALK TO AMTRAK 30TH STREET (OR ONE STOP ON THE SUBWAY FOR A DIRECT CONNECTION)
SIDEWALKS	DESIGNED WITH A SPECIFIC FOCUS ON THE PEDESTRIAN EXPERIENCE, THE AREA HAS A PLETHORA OF EXISTING 14'-22' SIDEWALKS
BIKE LANES	UCITY SQUARE HAS NUMEROUS BIKE LANES AND ROUTES. BIKE PARKING IS PLENTIFUL, AND NEW BUILDINGS ARE BEING DEVELOPED WITH INDOOR BIKE STORAGE AND SHOWERS
PARKING	~3,000 PARKING SPACES ON SITE
SITE CONNECTIVITY	DENSE URBAN COMMUNITY - EMPLOYEES CAN EASILY WALK, BUS, BIKE, OR DRIVE

uCITY SQUARE

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bit.ly/uCitySquare-Amazon

NOTE: URL IS CASE SENSITIVE