

MSC



ONE

UCITY SQUARE

25 N 35TH STREET, PHILADELPHIA, PA

UNIVERSITY CITY

UNIVERSITY CITY OVERVIEW



16

EXISTING
BUILDINGS

700+

CLASS A
MULTI-FAMILY UNITS

11

CITY
BLOCKS

± 25K

UNDERGRADUATE
STUDENTS

4M

NEW
SQUARE FEET

260

RESTAURANTS
& BARS

363

EXISTING
APARTMENTS

9K+

EMPLOYEES

700+

HOTEL
ROOMS

90

WALK SCORE

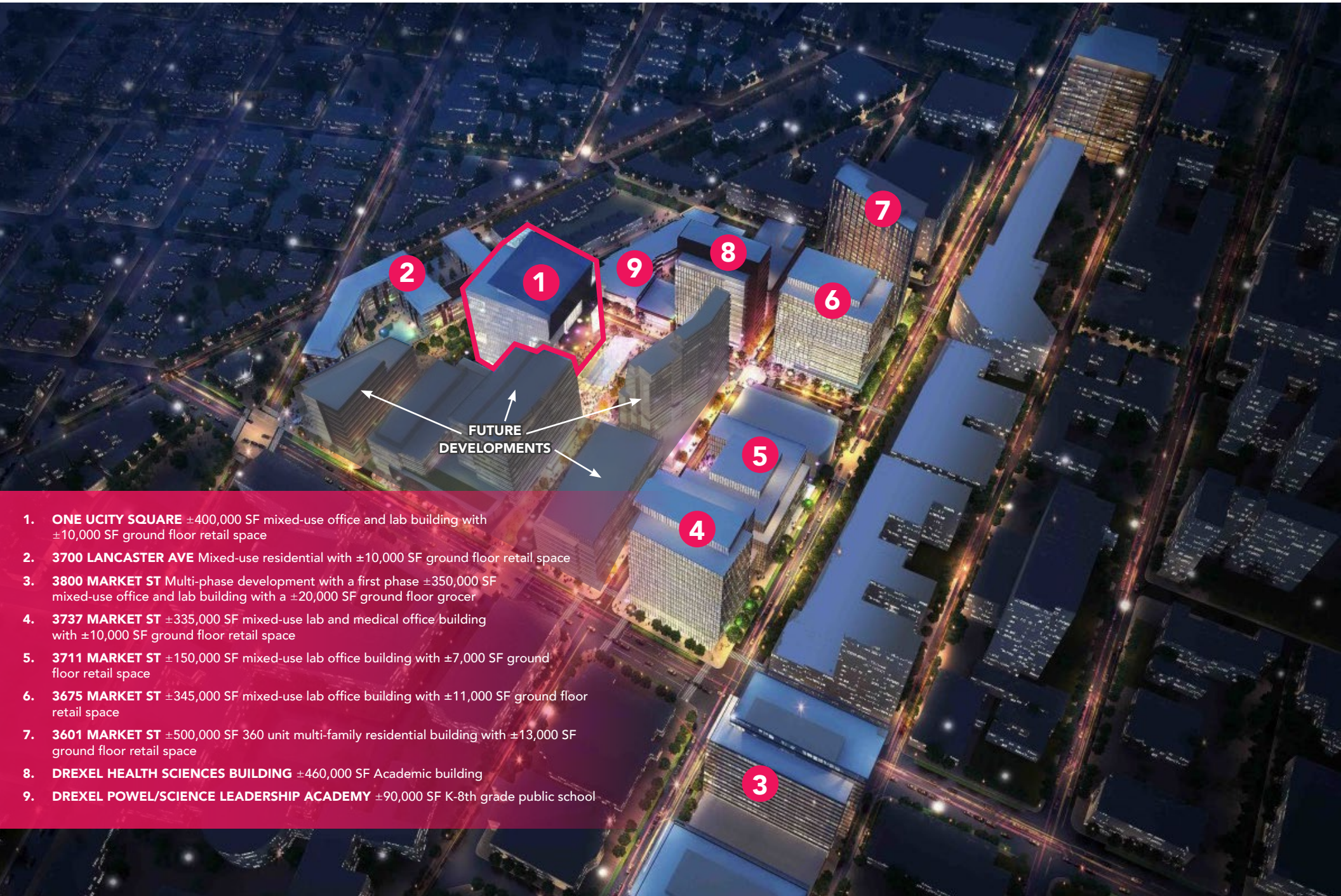
97

TRANSIT SCORE

95

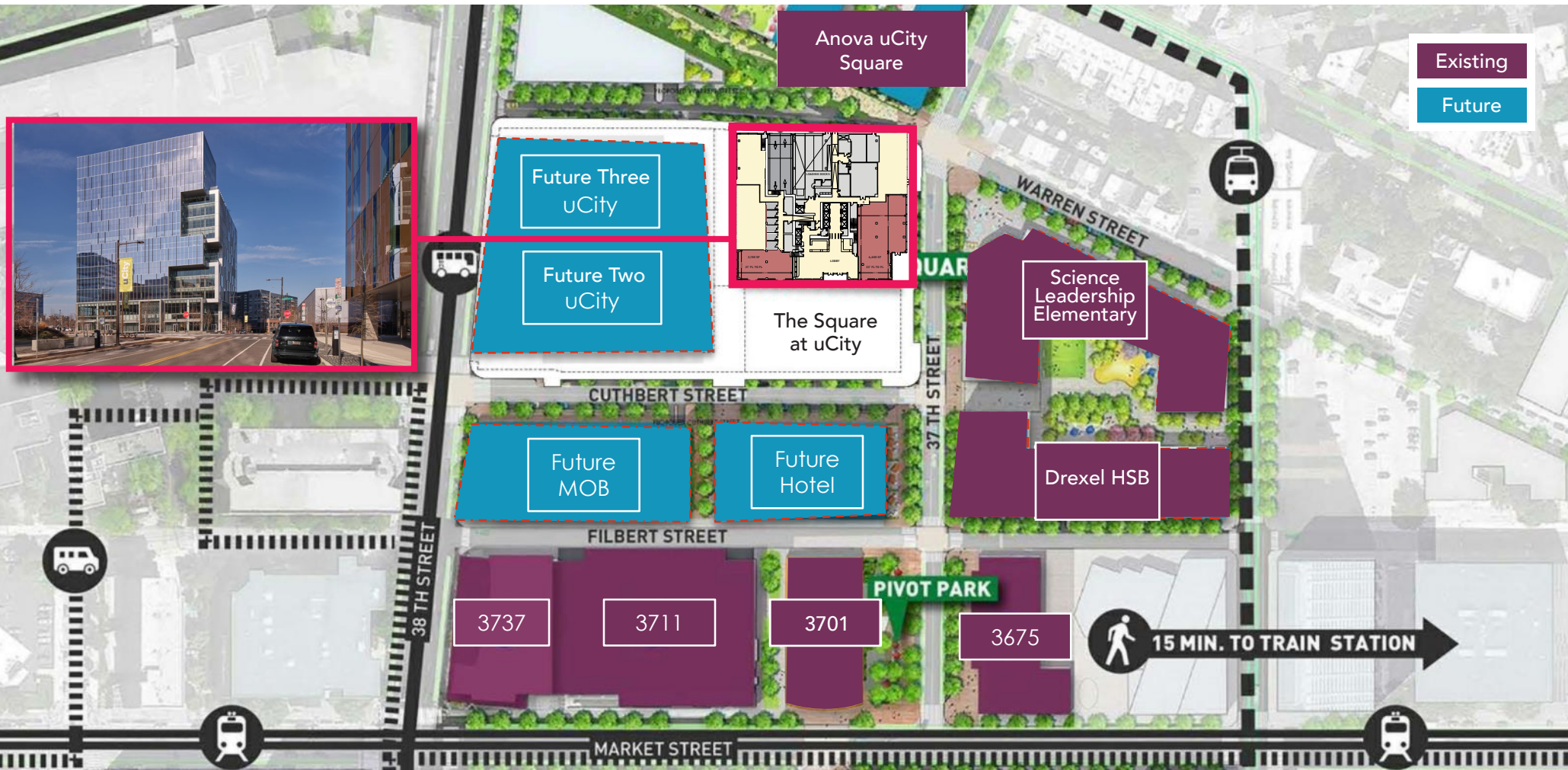
BIKE SCORE

UCITY DEVELOPMENT OVERVIEW



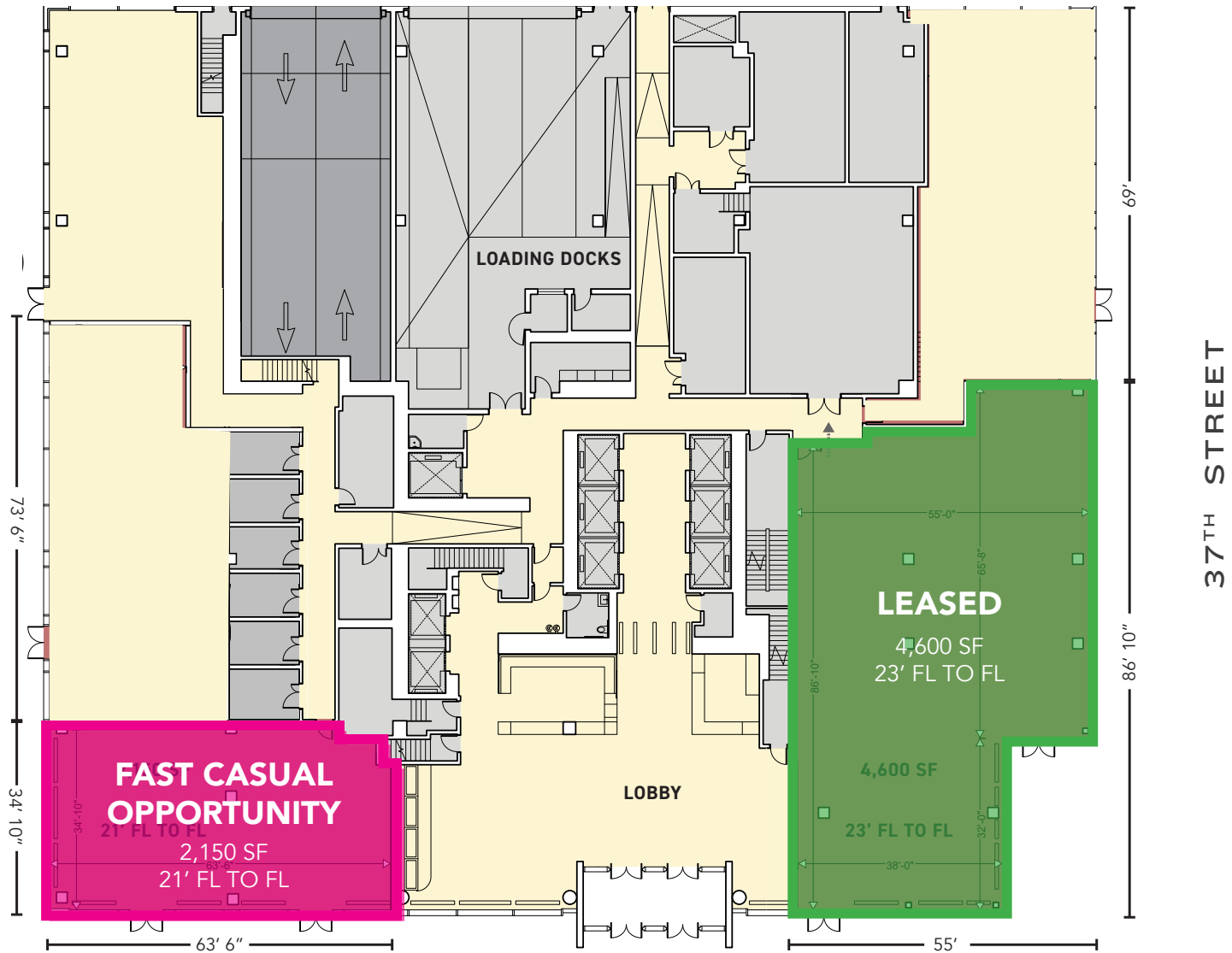
1. **ONE UCITY SQUARE** ±400,000 SF mixed-use office and lab building with ±10,000 SF ground floor retail space
2. **3700 LANCASTER AVE** Mixed-use residential with ±10,000 SF ground floor retail space
3. **3800 MARKET ST** Multi-phase development with a first phase ±350,000 SF mixed-use office and lab building with a ±20,000 SF ground floor grocer
4. **3737 MARKET ST** ±335,000 SF mixed-use lab and medical office building with ±10,000 SF ground floor retail space
5. **3711 MARKET ST** ±150,000 SF mixed-use lab office building with ±7,000 SF ground floor retail space
6. **3675 MARKET ST** ±345,000 SF mixed-use lab office building with ±11,000 SF ground floor retail space
7. **3601 MARKET ST** ±500,000 SF 360 unit multi-family residential building with ±13,000 SF ground floor retail space
8. **DREXEL HEALTH SCIENCES BUILDING** ±460,000 SF Academic building
9. **DREXEL POWEL/SCIENCE LEADERSHIP ACADEMY** ±90,000 SF K-8th grade public school

UCITY SQUARE MASTER SITE PLAN



FLOOR PLAN

WARREN STREET



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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AERIAL



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MATTHEW STEIN

mstein@hellomsc.com

215.901.6088

JACOB COOPER

jcooper@hellomsc.com

215.813.3784