

# 3675 Market

**AVAILABLE FOR SUBLEASE**

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**9,595 RSF** Move-in Ready and Fully  
Furnished and Equipped Lab/Office Suite  
Available Now



**uCity  
Square**

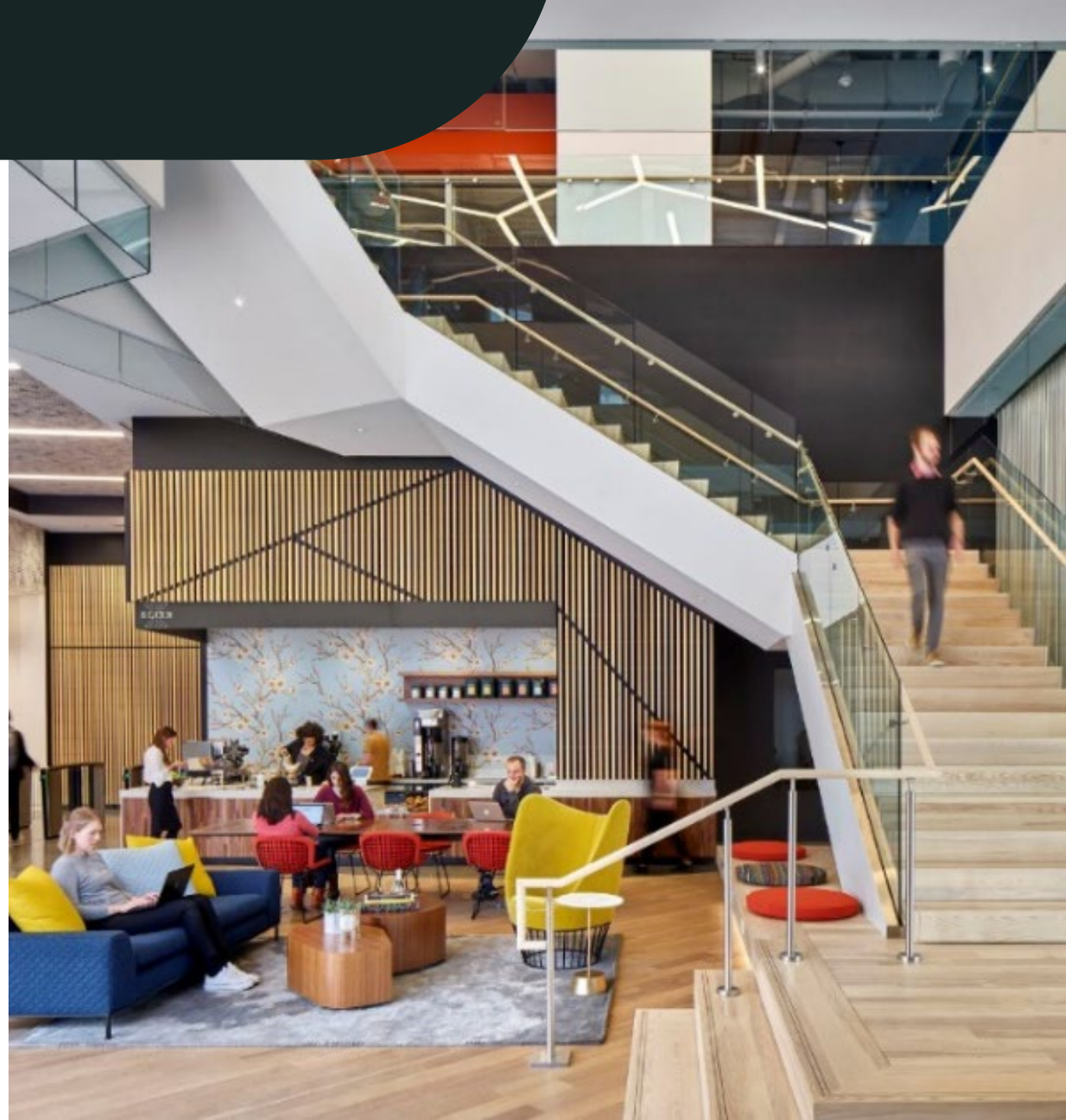
PHILADELPHIA, PA



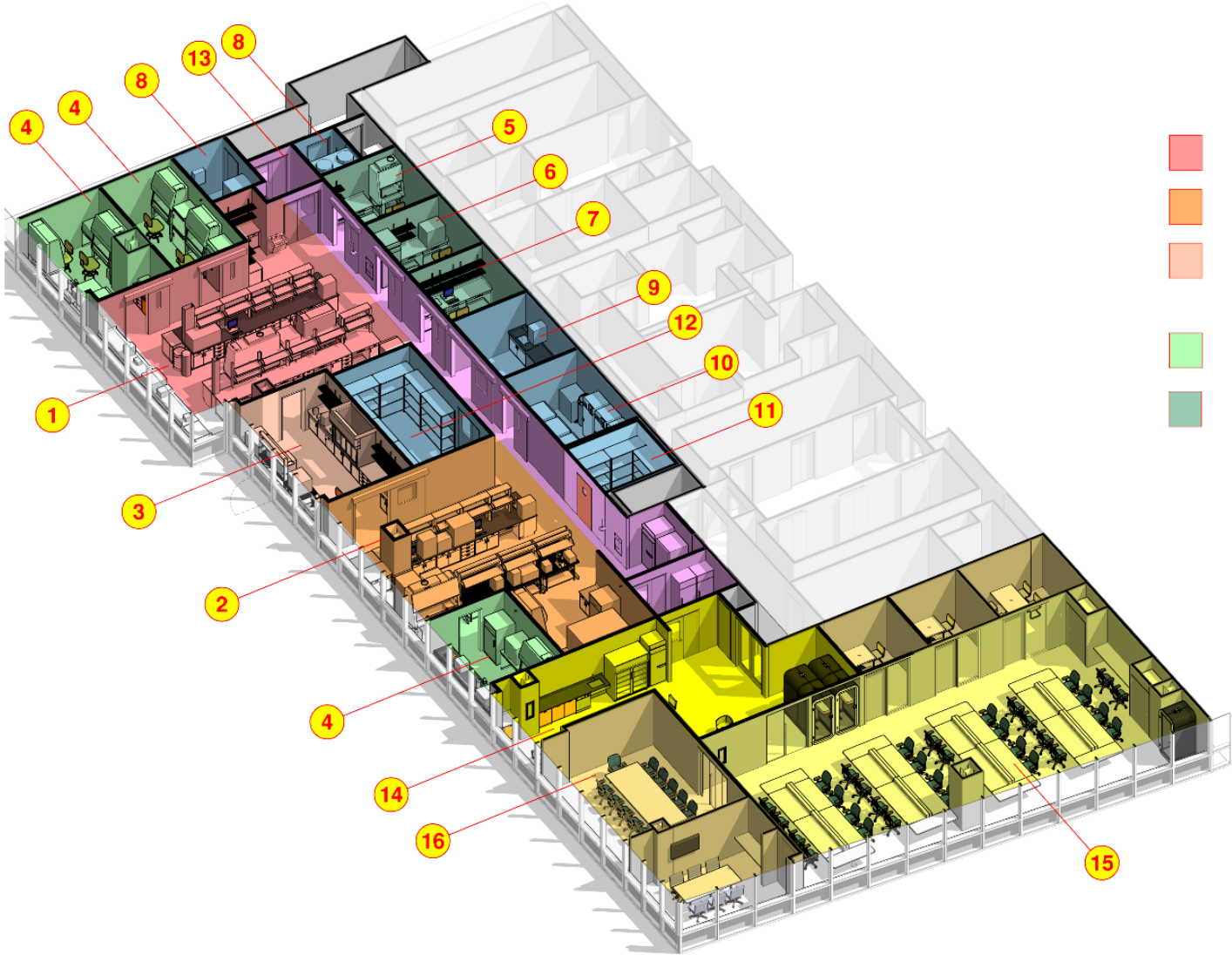
# 9,595 RSF Available Now

## Move-in Ready and Fully Furnished and Equipped Lab/Office Suite

- + Term Through March, 2029
- + Over \$4 Million of Equipment can be included with the space.
- + Features two open collaboration labs
- + Three fully equipped tissue culture suites
- + Specialty and functional rooms including a dark room to support integrity of work
- + Modern office space with interior glass-front offices, two conference rooms, perimeter workstations, and modern café/kitchen.



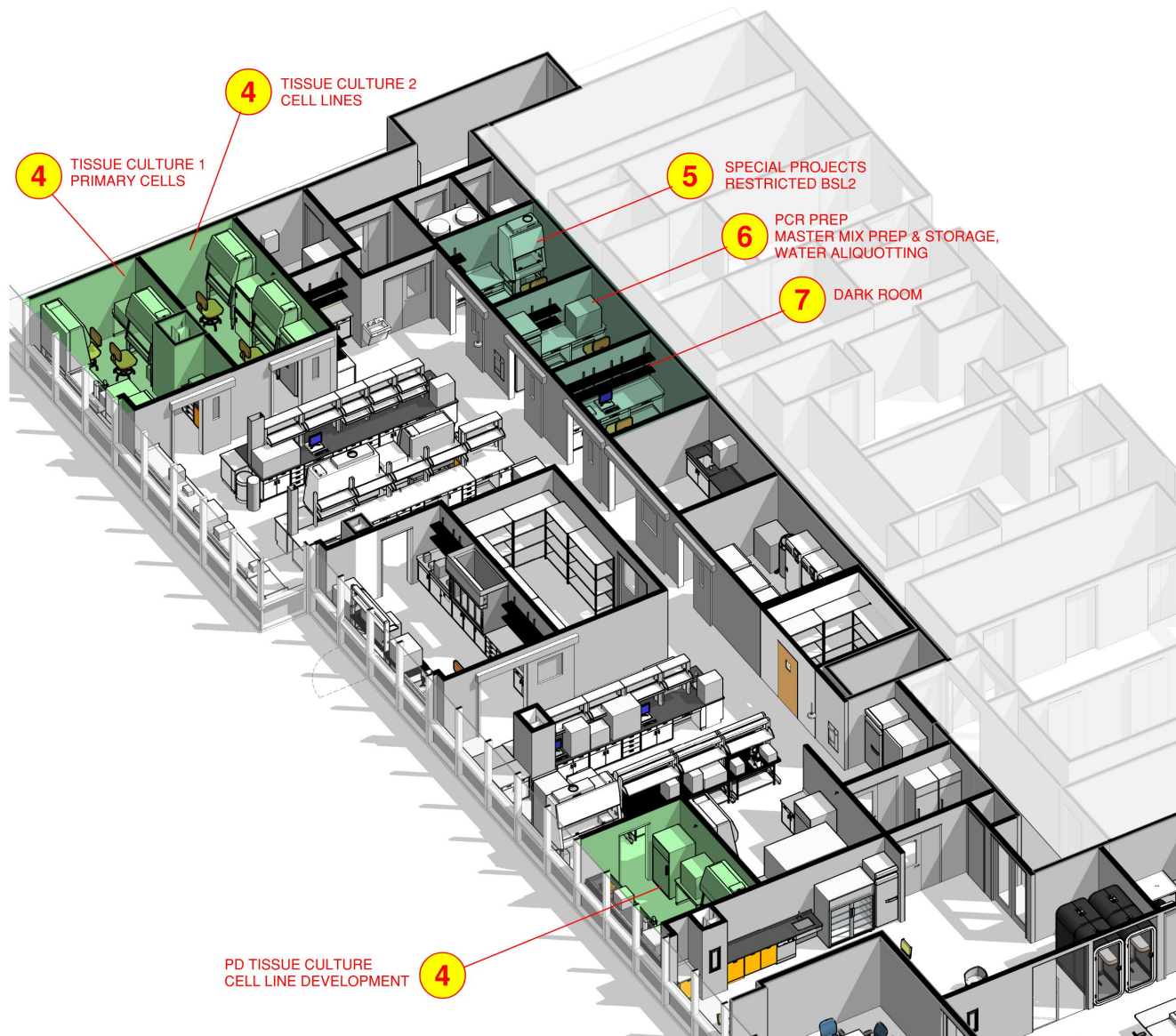
# Overall Layout



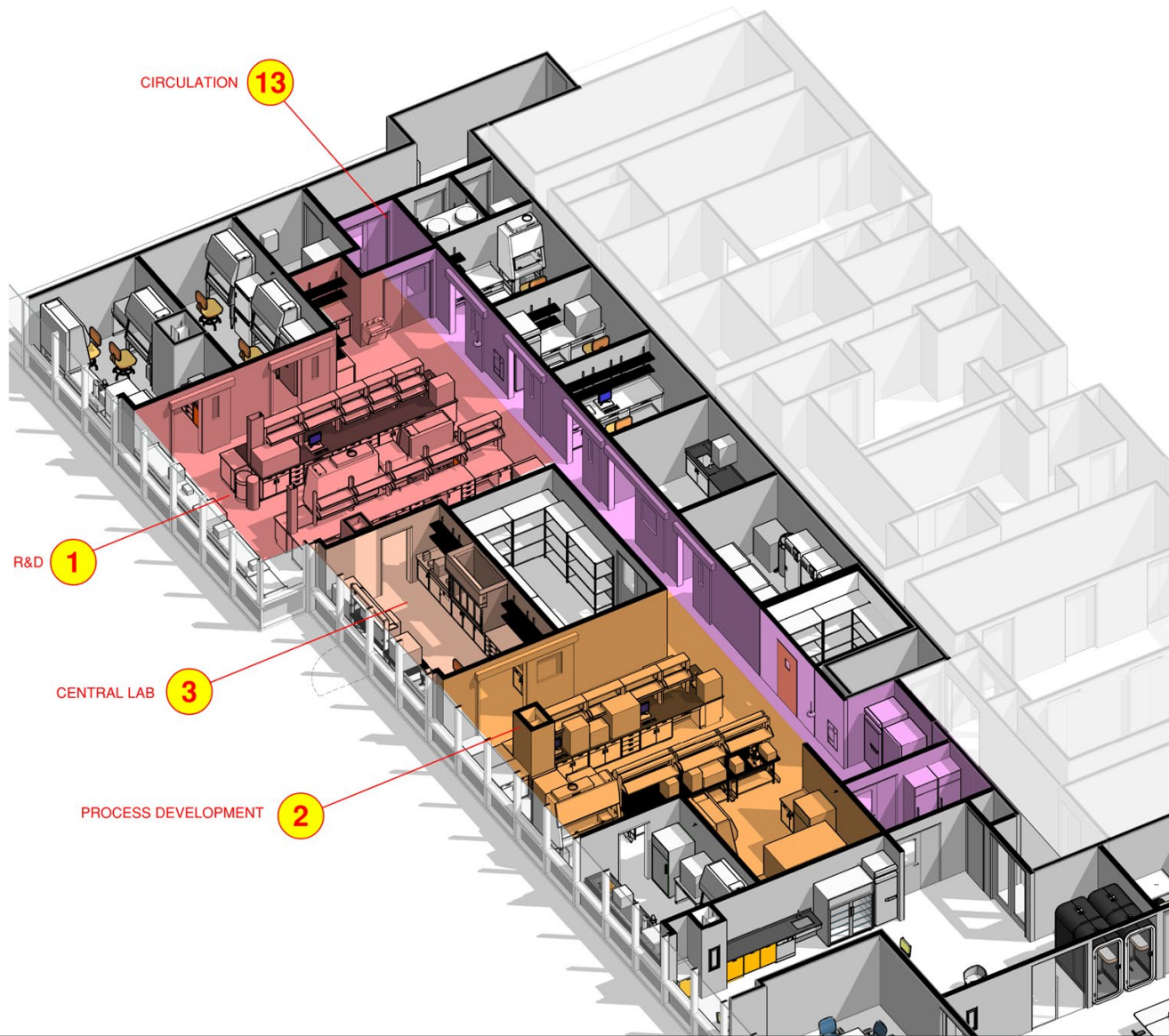
- OPEN LABS**
  - 1 R&D
  - 2 PROCESS DEVELOPMENT
  - 3 CENTRAL LAB
- SUPPORT LABS**
  - 4 TISSUE CULTURE
  - 5 SPECIAL PROJECTS
  - 6 PCR PREP
  - 7 DARK ROOM
- INFRASTRUCTURE/OPS**
  - 8 UTILITIES
  - 9 WATER ROOM
  - 10 FREEZER ROOM
  - 11 WALK-IN COLD ROOM
  - 12 STORAGE
- OFFICES**
  - 13 CIRCULATION
  - 14 ENTRANCE LOBBY
  - 15 OPEN OFFICE
  - 16 CONFERENCE



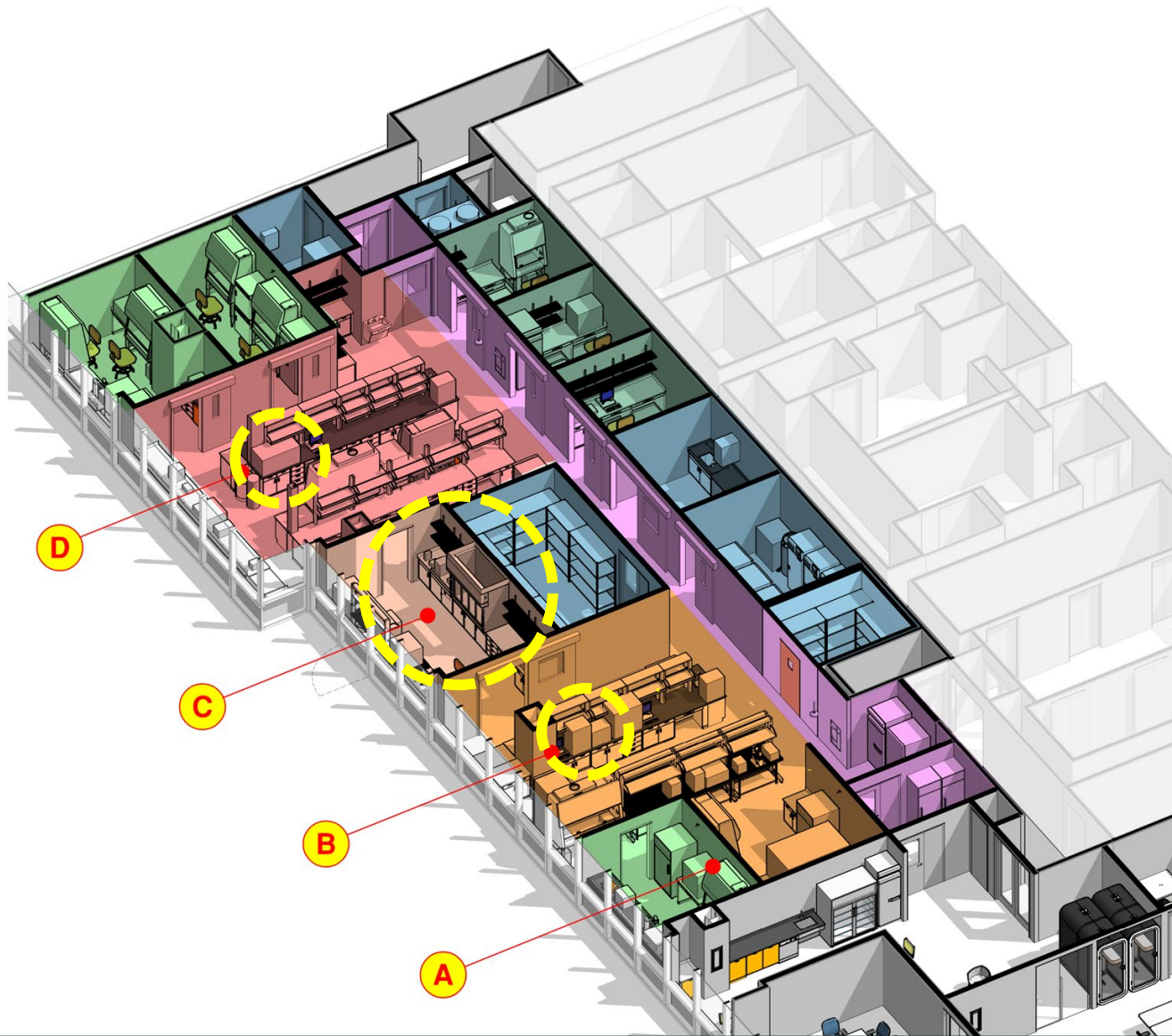
Entry Lobby and Conference



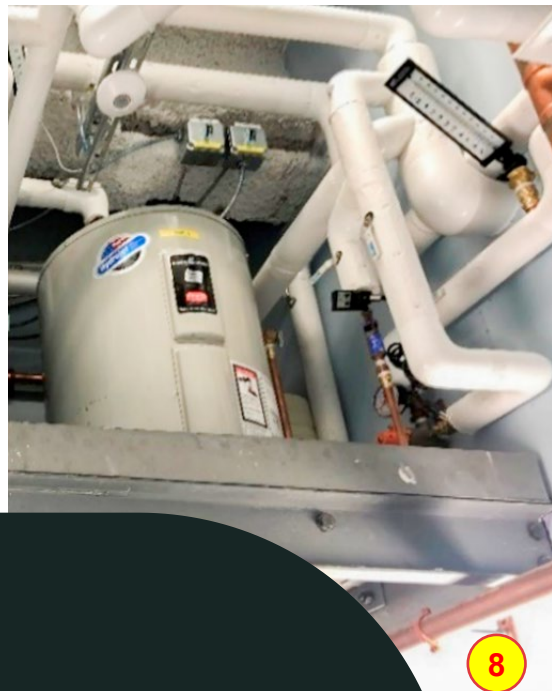
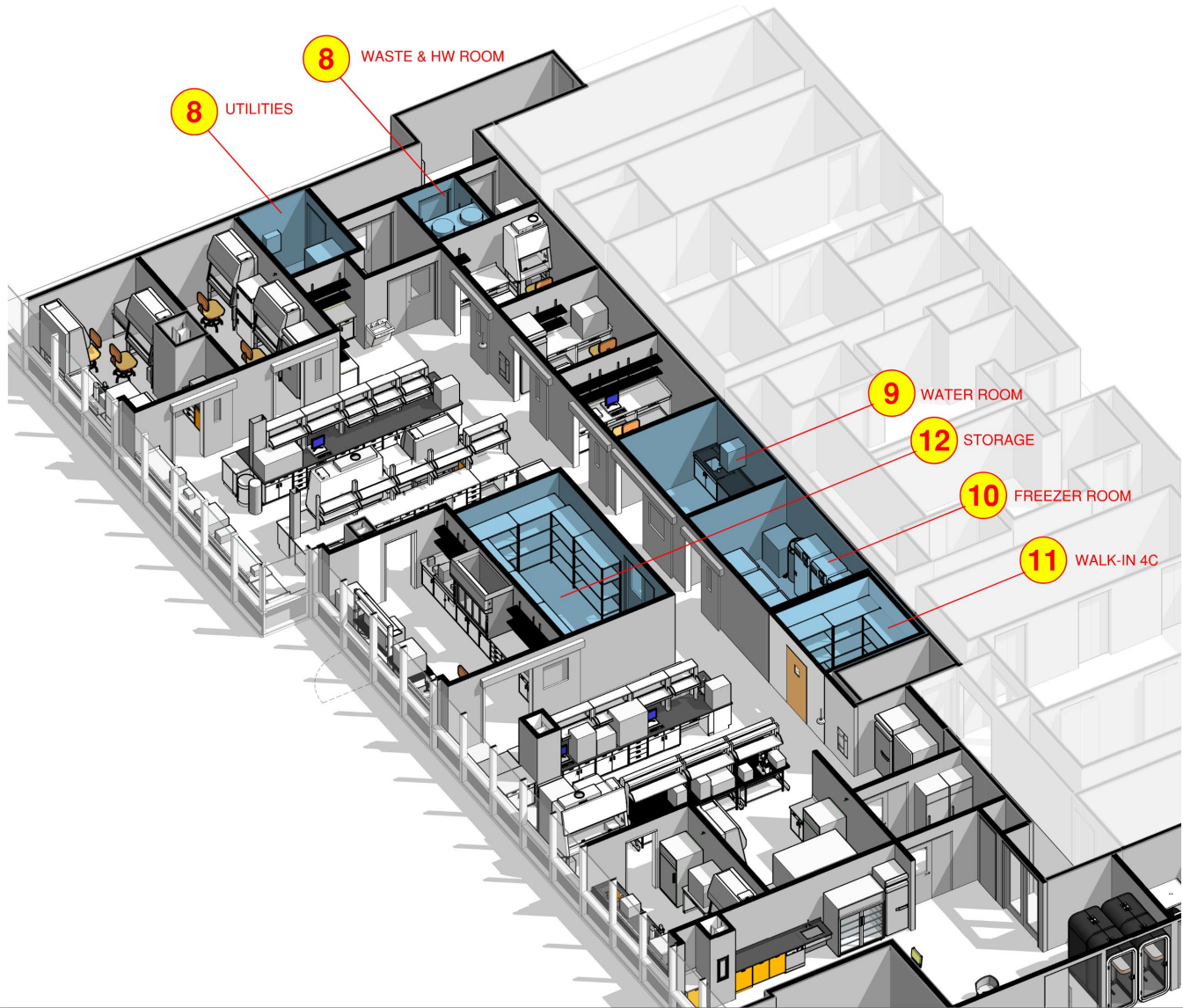
# Tissue Culture & Support Labs



## Open & Shared Labs



## Workflow: AAV Production and Analysis



# Infrastructure



Lab Gases, Cold Room & Emergency Generator

# Ready-to-go Instrumentation

VECTOR PROCESS  
DEVELOPMENT AND  
SCALE UP

## Recently purchased, brand name instrumentation to support robust biologic Process Development and Research

- + BD FACS Melody for single cell cloning
- + 12-way AMBR250 High-Throughput Bioreactor with integrated cell counter and metabolite analyzer
- + 2x Biostat 10L Bioreactors
- + Optima XPN-80 Ultracentrifuge



# Ready-to-go Instrumentation

PURIFICATION

**Recently purchased, brand name instrumentation to support robust biologic Process Development and Research**

- + AKTA Avant 150
- + Waters H-Class UPLC w/ FLR detector
- + KrosFlo TFF



# Ready-to-go Instrumentation

MOLECULAR  
BIOLOGY ANALYSIS  
AND TITERING

**Recently purchased, brand name  
instrumentation to support robust biologic  
Process Development and Research**

- + Quantstudio 6 PRO systems
- + QX200 + AutoDG ddPCR systems
- + iBright FL1500 Gel Doc
- + Stunner DLS/SLS
- + i3x Multimode Plate Reader

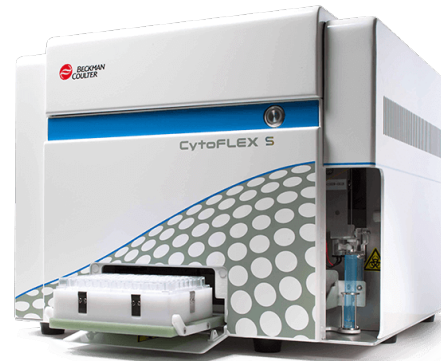


# Ready-to-go Instrumentation

CELL ANALYSIS

## Recently purchased, brand name instrumentation to support robust biologic Process Development and Research

- + Echo Revolution Fluorescent Microscope w/ incubator
- + Evos M7000 Fluorescent Microscope
- + Beckman Cytoflex S Flow Cytometer
- + Chromium iX



*See full Asset List for many more instruments/equipment pieces*

A VIBRANT KNOWLEDGE COMMUNITY

# Philadelphia's Innovation Address

Located in the heart of University City in Philadelphia, uCity Square is a vibrant, accessible, and collaborative community where people come together to connect, learn, discover, and turn ideas into solutions.

**8.0M SF**

Master Planned District

**200+**

Companies

**4.4M SF**

Completed or Under Construction

**15,000+**

Knowledge Workers

**1,000+**

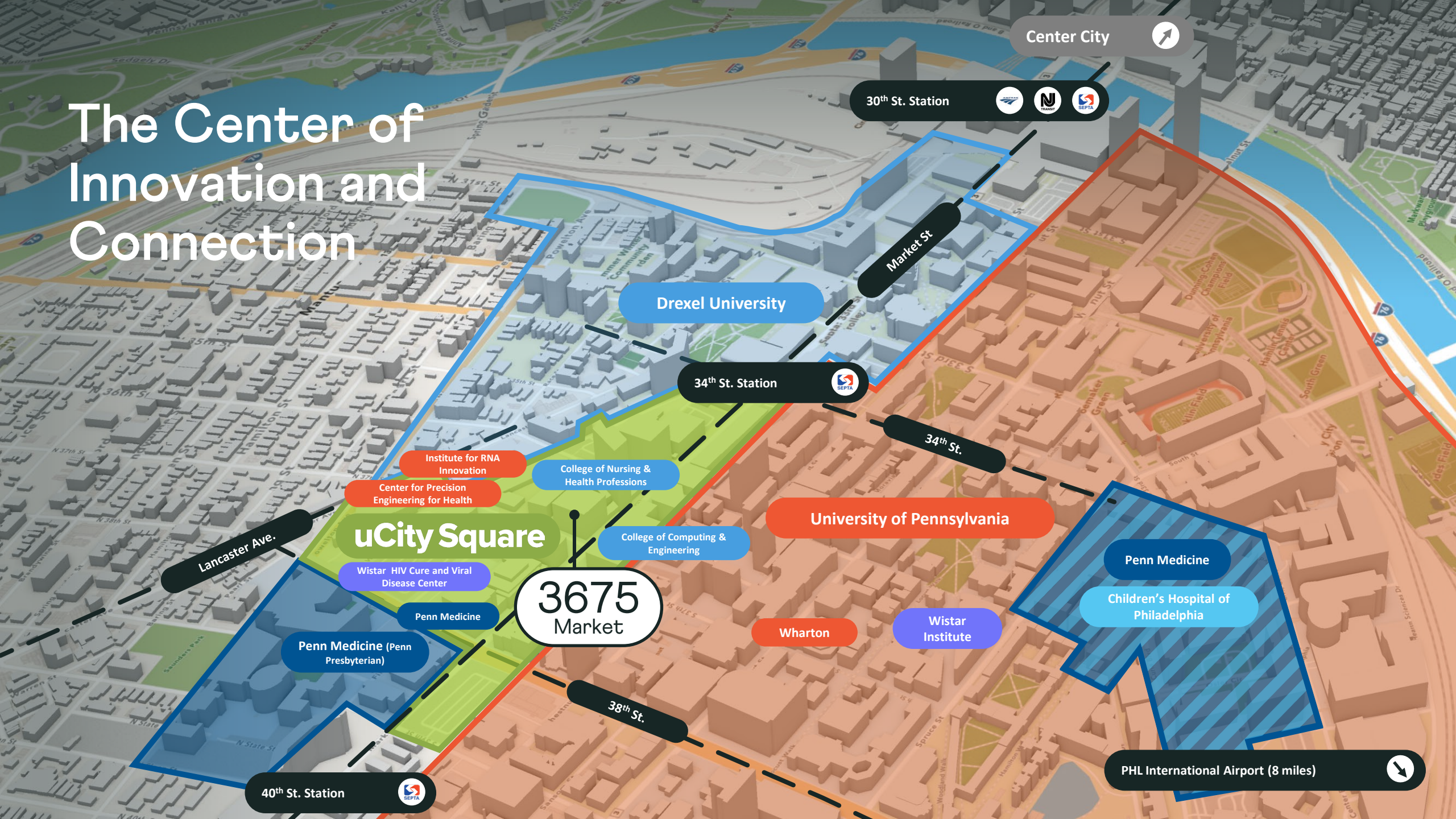
Apartments & Multi-family Units

**3 Acres**

Parks & Outdoor Space



# The Center of Innovation and Connection



Center City



30th St. Station



Drexel University

Market St

34th St. Station



34th St.

Institute for RNA Innovation  
Center for Precision Engineering for Health

College of Nursing & Health Professions

uCity Square

College of Computing & Engineering

University of Pennsylvania

Lancaster Ave.

Wistar HIV Cure and Viral Disease Center

3675 Market

Wharton

Wharton

Wistar Institute

Penn Medicine  
Children's Hospital of Philadelphia

Penn Medicine (Penn Presbyterian)

Penn Medicine

38th St.

PHL International Airport (8 miles)



40th St. Station



## UCITY SQUARE

# New Home to Leading Research

### Penn Institute for RNA Innovation



- Founded in 2022 After Penn's Success with mRNA COVID-19 Vaccines
- Led by Drew Weismann, M.D., Ph.D, co-inventor of the mRNA technology
- Focused on developing new therapeutics using RNA technology in: Biology; Chemistry; Immunology; Modeling; Vaccines; Oncology; Genetic Diseases; Bioengineering

ONE UCITY SQUARE



### Penn Center for Precision Engineering for Health



- Founded in 2021 with \$100M Investment from Penn
- Led by Daniel Hammer, Ph.D, Alfred G. and Meta A. Ennis Professor
- Focused on interdisciplinary and translational research in the bioengineering and material science fields
- Example of Work: improving technology to better store and distribute fragile vaccines, such as the COVID-19 mRNA vaccines

ONE UCITY SQUARE



### Wistar HIV Cure and Viral Disease Center



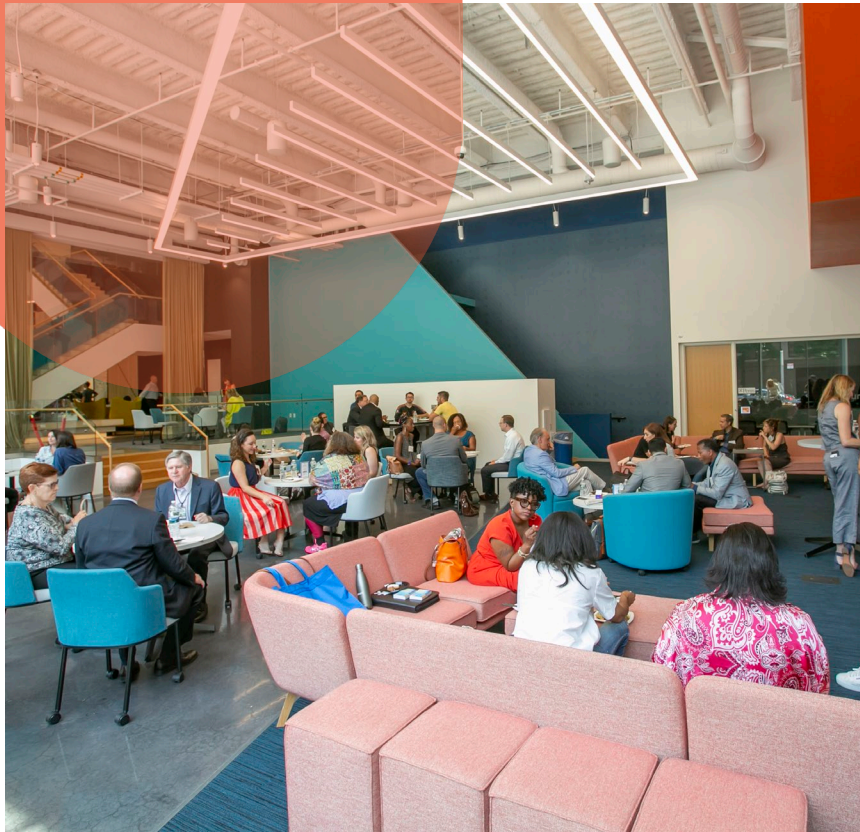
- Established in 2024 with \$24M investment from Wistar.
- Led by Luis Montaner, D.V.M., D.Phil. — Herbert Kean, M.D., Family Professor and co-principal investigator of the BEAT-HIV Delaney Collaboratory
- The Center marshals world-class scientific talent and research expertise in foundational bench to bedside biomedical research to discover a cure for HIV and possibly a host of viral threats

3675 MARKET STREET



UCITY SQUARE

# Supported by Critical Life Sciences Infrastructure



425 Bench Serviced Lab Facility  
Home to 15+ Emerging Biotech Companies



15,000 SF Serviced Vivarium Facility



250+ Person Conference Facility  
5,000 SF Drop-In Lounge

UCITY SQUARE

# Platform to Partner with Industry



Cabaletta Bio™



Exponent®



charles river





FOR LEASING INFORMATION

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