

125,000 SF

Commerical Lab + Office Space For Lease



University Place

4101 MARKET STREET, PHILADELPHIA, PA

PREMIUM PRE-BUILT LAB SUITES AVAILABLE IMMEDIATELY

universityplacephl.com



SILVERSTEIN
PROPERTIES

CANTOR
Pitagerald



Where Science, Innovation & Sustainability Collide

Discover the 3.0 Advantage

Premium office and lab space ready for immediate move-in or tenant fit-out

As Philadelphia's first WELL Platinum-certified project and the United States' first laboratory building to achieve both LEED and WELL Platinum certifications, University Place 3.0 exemplifies leadership in innovation, sustainability, and human-centered design. This building supports cutting-edge life sciences research by providing a comfortable and efficient environment for critical work.



SMART GLASS
NO BLINDS, HEAT OR GLARE



MERV-15
SEMCO CHILLED BEAMS



100%
OUTDOOR FILTERED AIR



40%-50%
ANTICIPATED ENERGY SAVINGS



THE 3.0 ADVANTAGE

	Floor-to-Floor Heights	Up to 18'
	Column Spacing	33' x 42'
	Lab Floor Load	125 lbs.
	Exterior Wall	View Glass Curtain Wall
	Sustainability/Utilities	WELL Platinum v2, LEED Platinum v4
	Energy Costs	\$1.62/SF Per Year
	Natural Gas	2" HP Gas Riser

Floor 2 | 41,333 RSF

Lab/Office, cGMP Manufacturing Enabled



Robust and Flexible Lab Space

Designed for flexibility creates a space that will evolve along with research and development activity.



cGMP Manufacturing Enabled

2nd floor space offers life science companies access to manufacturing and assembly on-site.

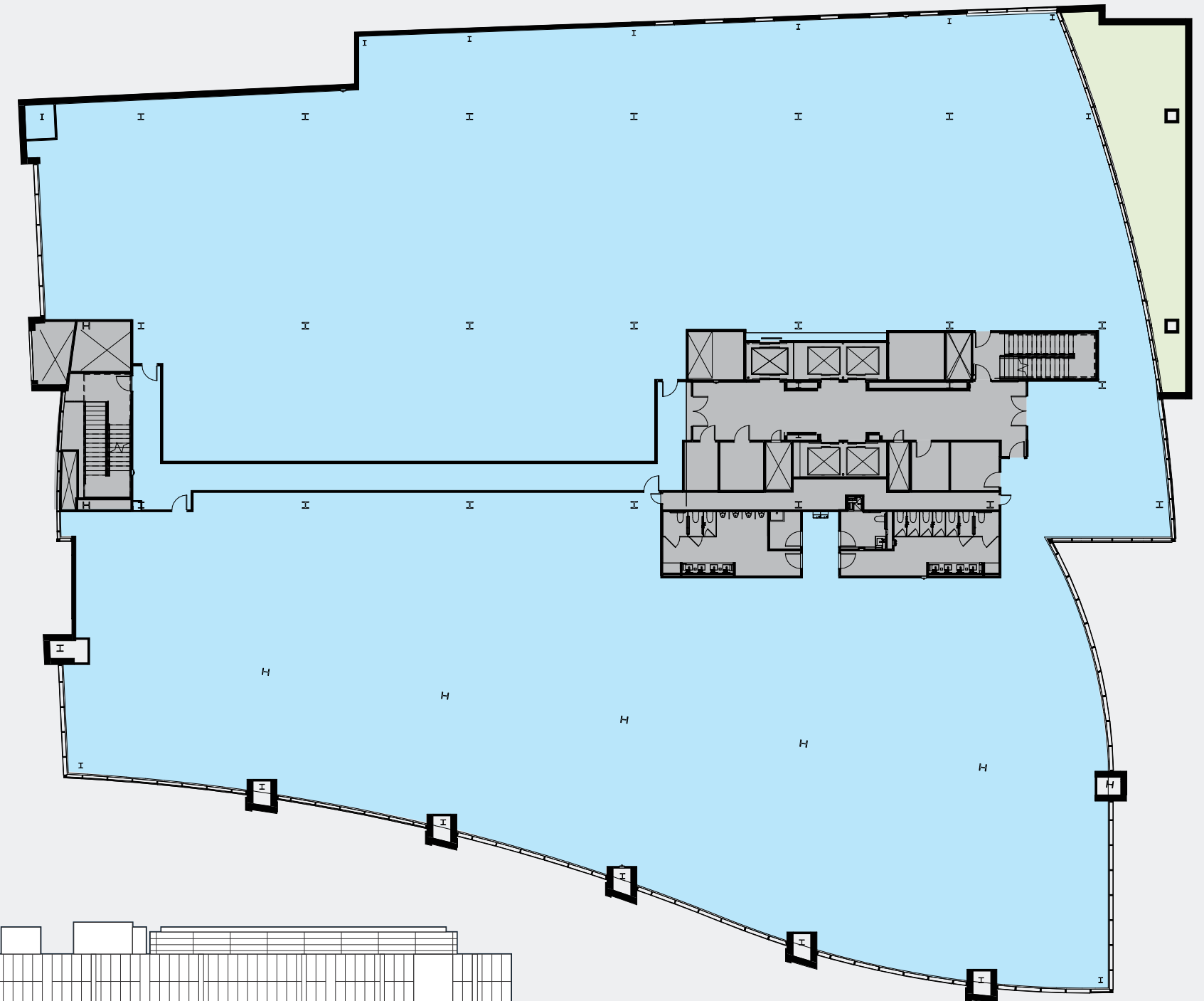


Central Neutralization Tank System

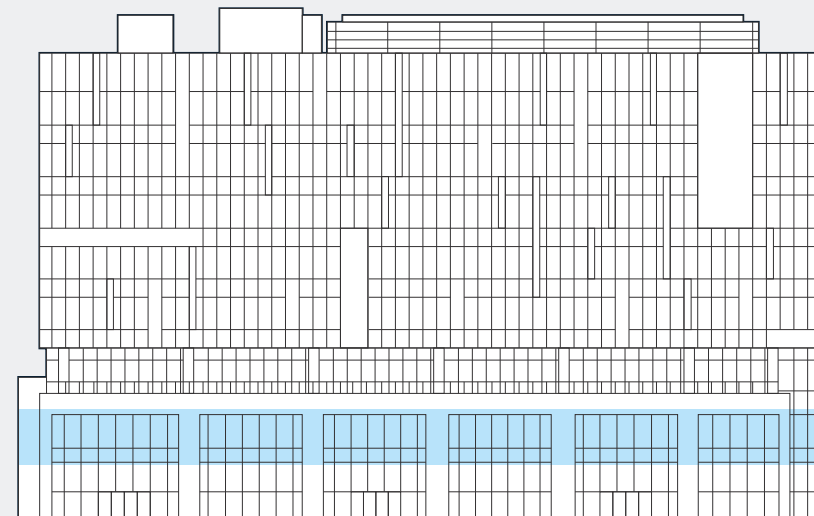
Acidic waste is collected and passed through this system prior to discharging into the sewer system.


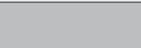



16' 6" – 18' Slab Height



Leased
Leased
Leased
Floor 5
Floor 4
Floor 3
Floor 2
Retail



-  Available Space
-  Common Area
-  Green Roof

Floor 3 | 18,513 RSF

Pre-Built Lab Suites + 14,450 SF Rooftop Terrace



Lab Management by West Labs

Labs developed, designed and operated by an experienced lab operations team, the WestLabs team knows what you do, how you do it and why you do it.



Health Conscious Workspace

Exceptional indoor air quality. Air handling units equipped with UV lamps to eliminate mold, bacteria, & viruses.



View Glass Smart Windows

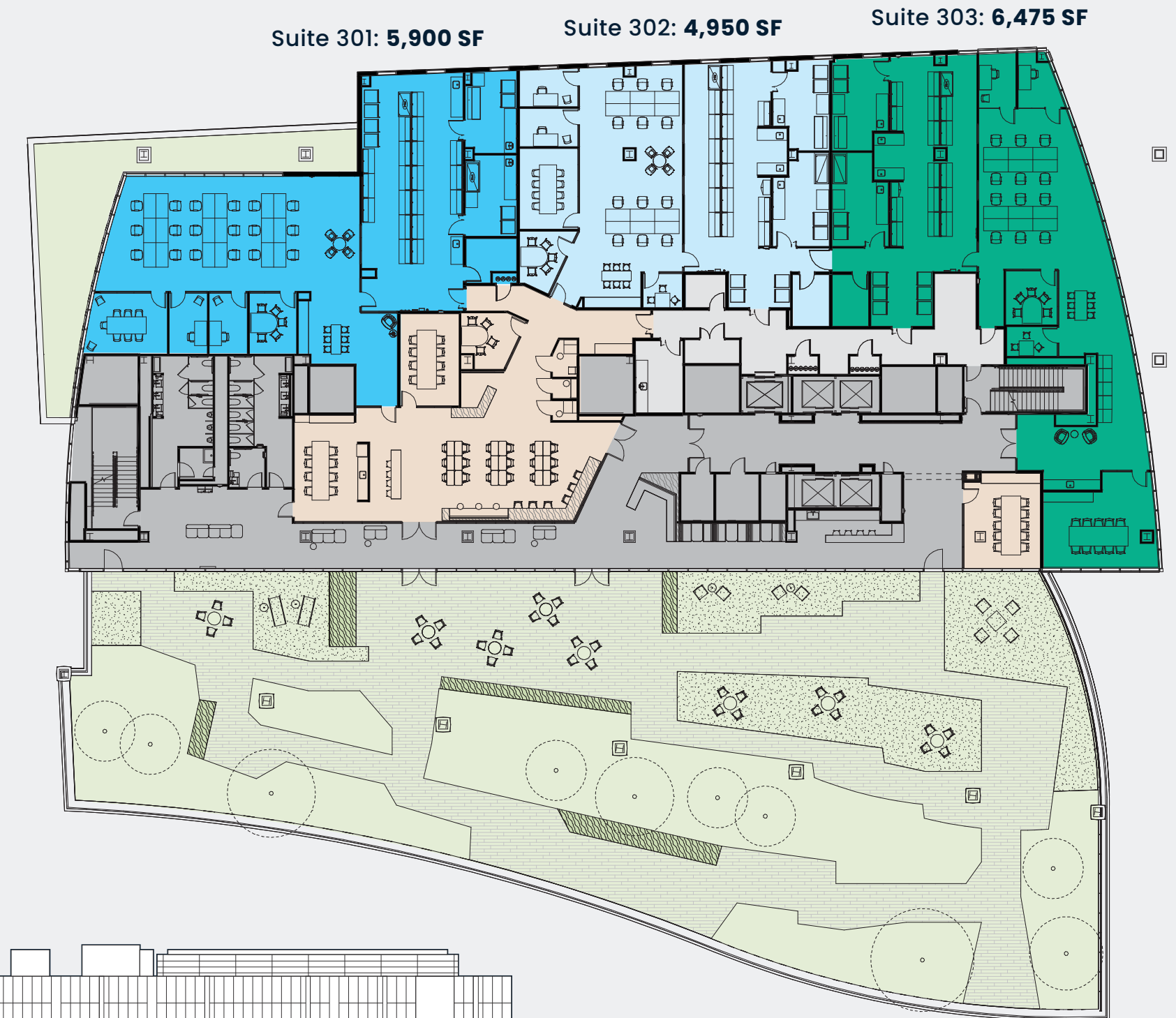
Dynamic Glass that tints automatically with uninterrupted views to outside preventing glare and excessive heat-gain without blinds.



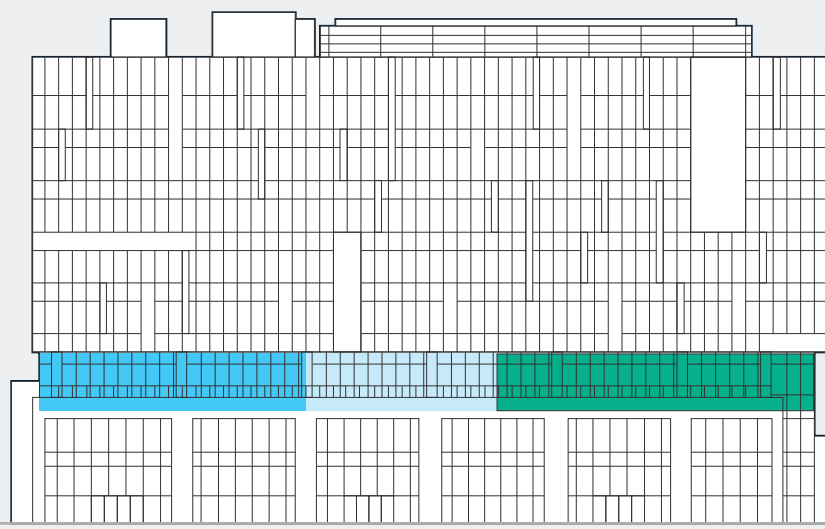
Venture Pavilion Rooftop Terrace

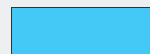

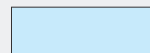
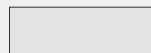
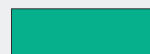
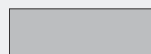
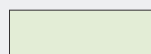


18' Slab Height



- Leased
- Leased
- Leased
- Floor 5
- Floor 4
- Floor 3**
- Floor 2
- Retail



	Suite 301		Shared Amenity Space
	Suite 302		Shared Lab Support
	Suite 303		Common Area
			Venture Pavilion

Floor 4 | 32,412 RSF

Lab/Office Space



Robust and Flexible Lab/Office Space

Designed for flexibility creates a space that will evolve along with research and development activity.



Efficient Column Spacing + Core Design

Top to bottom risers and large floor plates help accommodate custom-fit-outs and future growth.

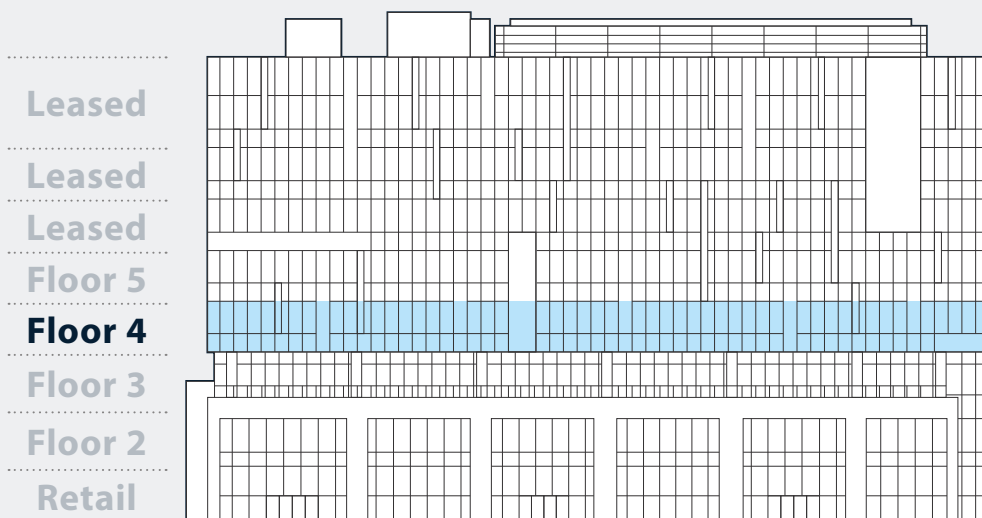
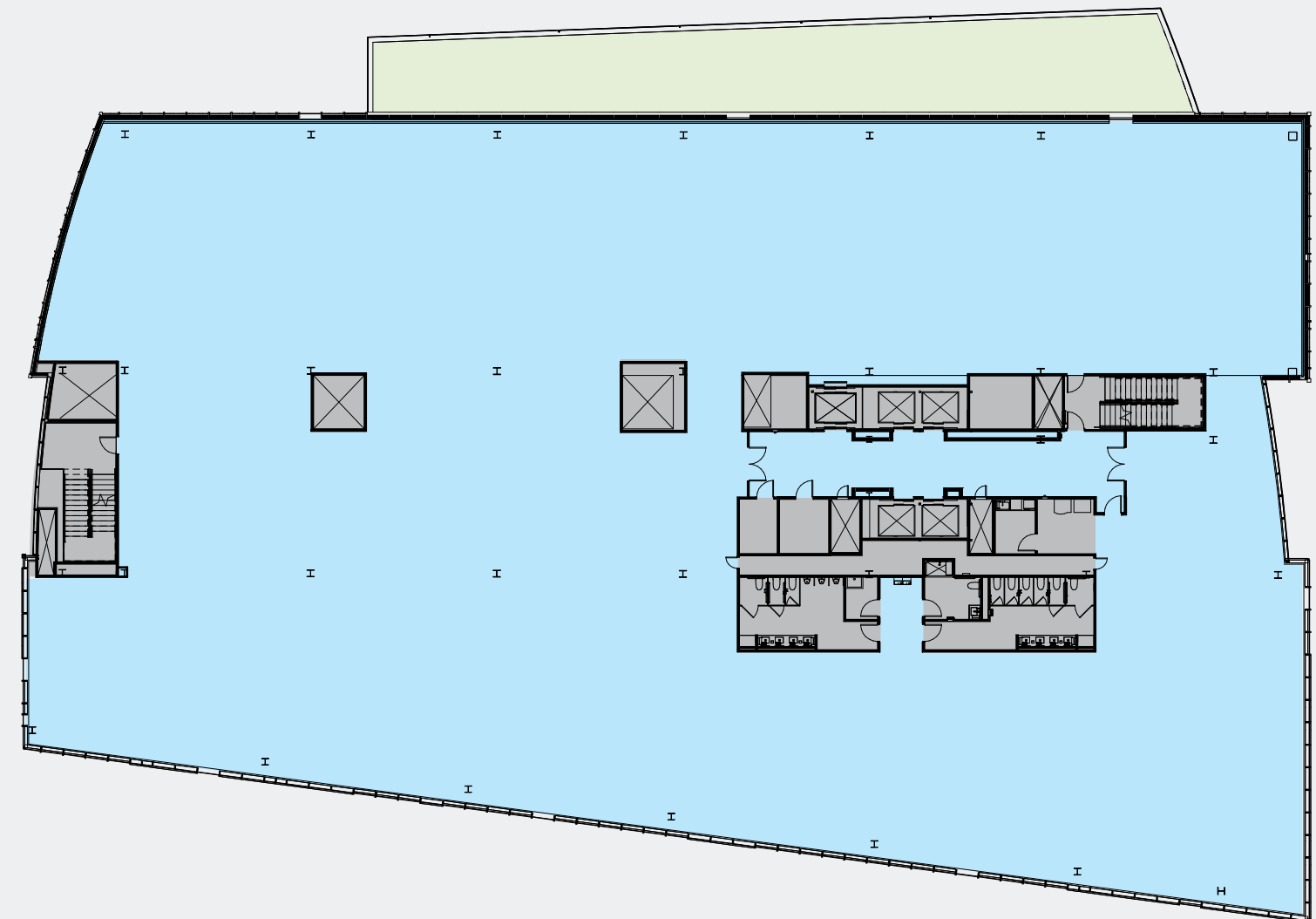


View Glass Smart Windows

Dynamic Glass that tints automatically with uninterrupted views to outside preventing glare and excessive heat-gain without blinds.



15' Slab Height



- Available Space
- Common Area
- Green Roof

Floor 5 | 32,412 RSF

Lab/Office Space



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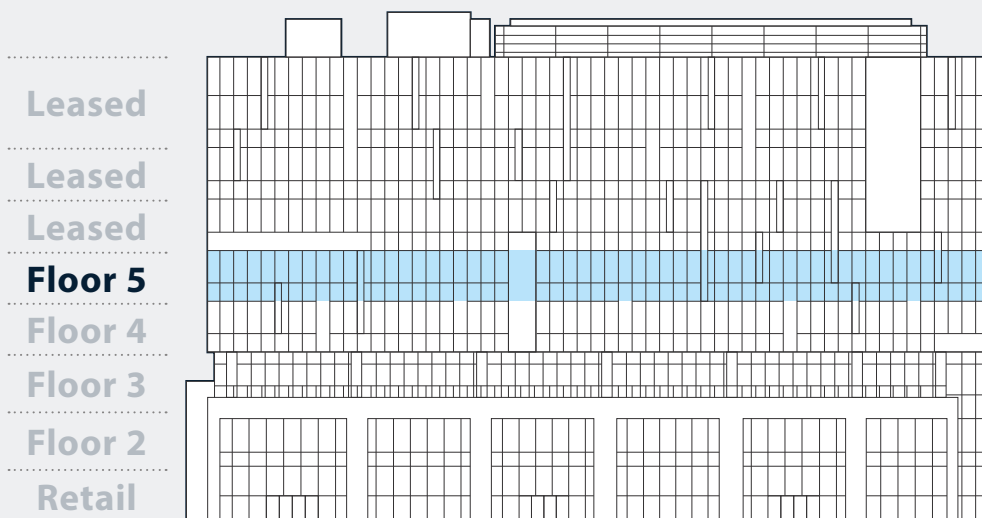
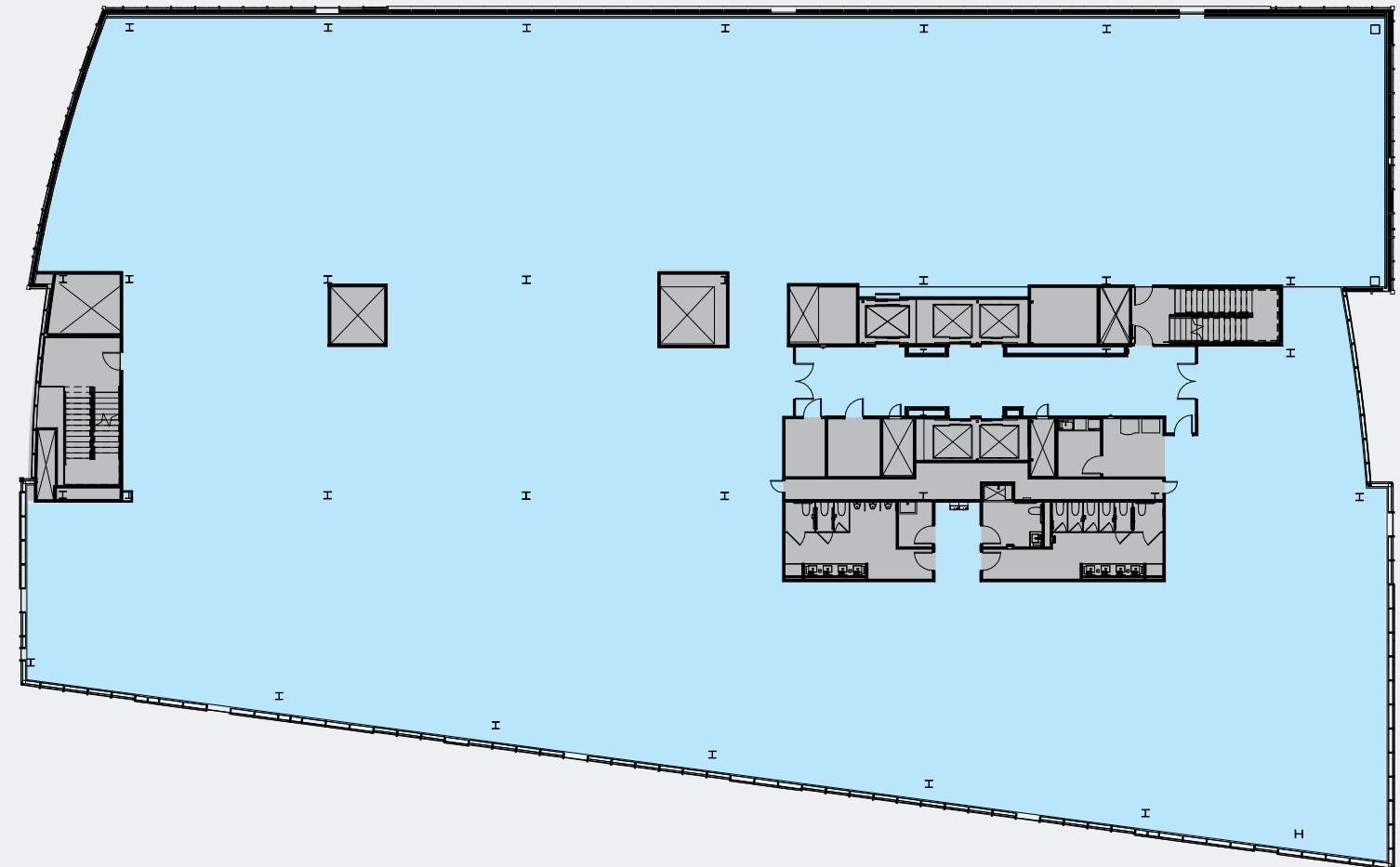


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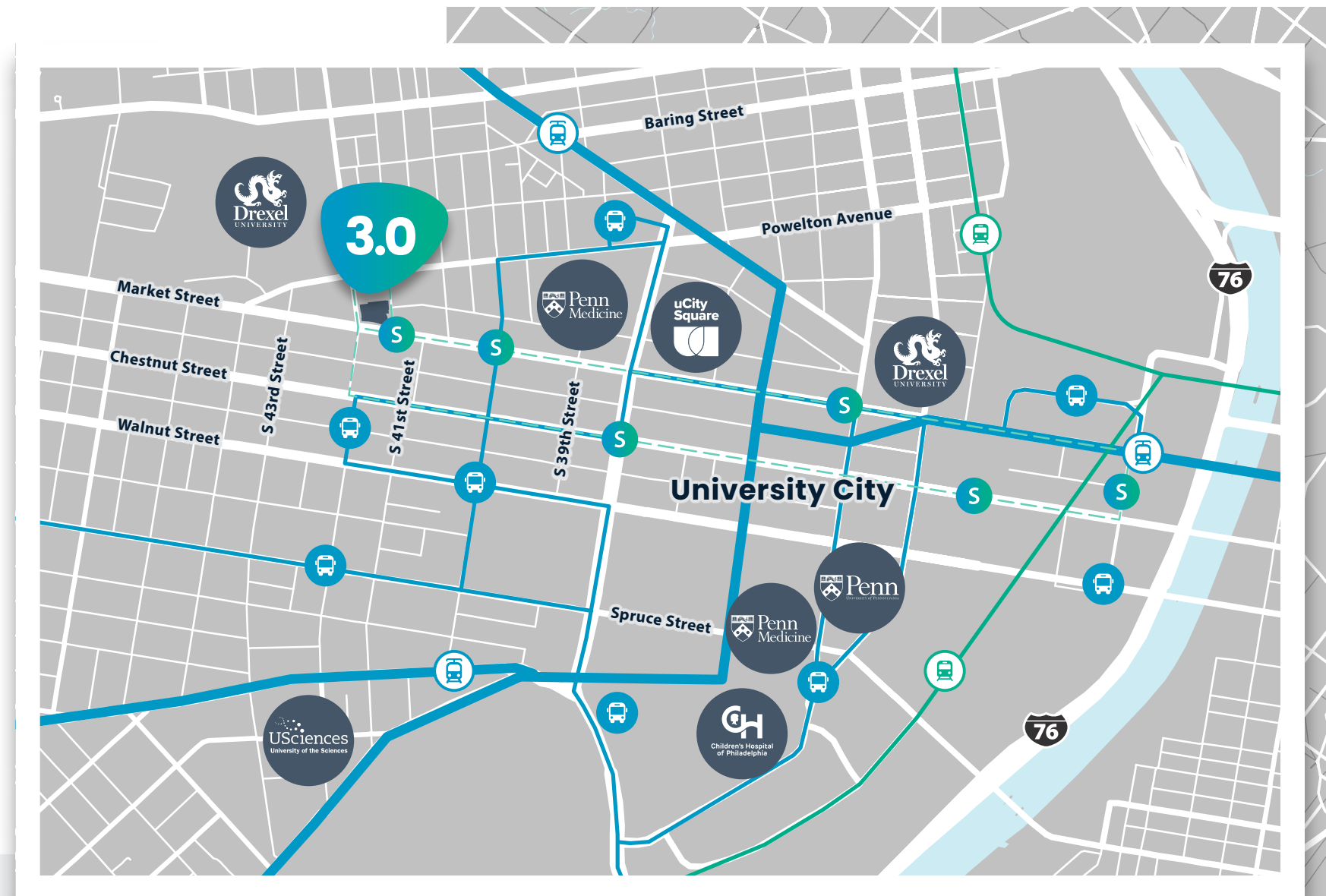


Available Space
Common Area

The Leading Location for Life Sciences

Empowering you to live and work with purpose

University City's action converges at the University Place campus, offering premium access to retail, unbeatable local and regional transit options, and a vibrant and growing residential population. Leverage this location to join a community of innovative, forward-thinking researchers and institutions creating lasting impact.



WITHIN A 4-BLOCK RADIUS

LIFE SCIENCES & RESEARCH INSTITUTIONS IN UNIVERSITY CITY

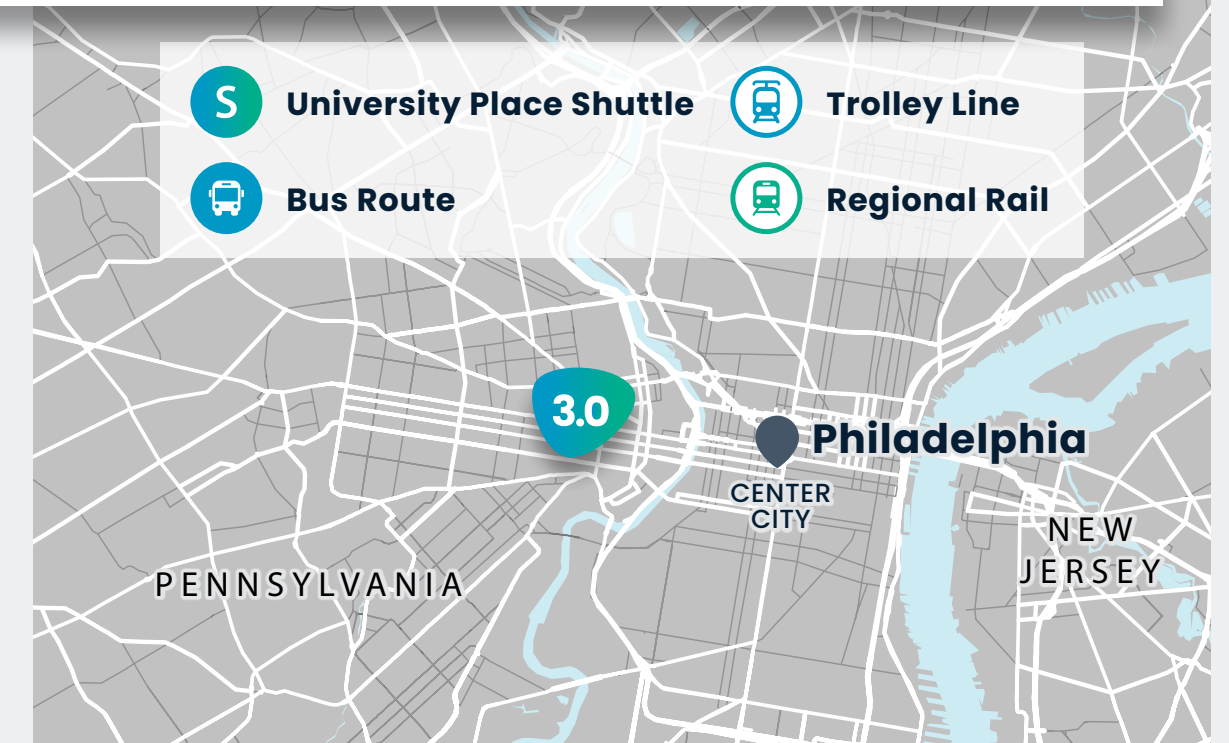
6,000+

Residential Units



40+

Retailers



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