

FMC Tower Sublease

107, 646 SF

Trophy Office Space Available

Sublease Offering

- 101,100 SF of contiguous trophy class office space available in the heart of uCity, walking distance to the University of Pennsylvania and Drexel University.
- 6,456 SF available on the 11th floor: 3,706 SF fit-out completed in 2024 & 2,840 SF in shell condition
- Ability to access Sublandlord's dedicated amenities located on the 28th Floor equipped with a full cafe, food service and conference meeting space Cira Green
- FMC Tower's unique elevated urban green space positioned 95 feet above ground level, direct views on the 11th Floor



Separate dedicated lobby and secured entrance



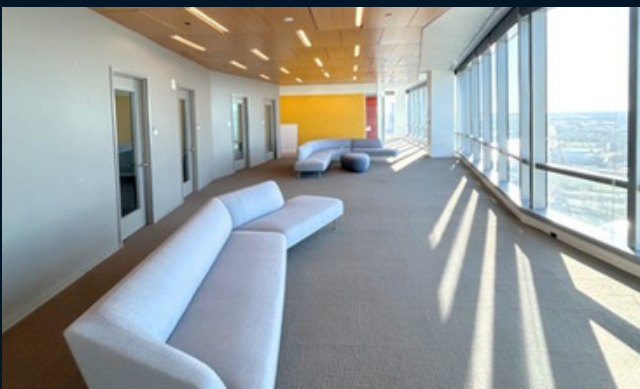
Knoll - like new furniture can be made available



Adjacent public parking garage with 1,600+ spaces and bike racks



Floor to ceiling window line with 360° unobstructed views



LEED-based sustainable design

Property Floorplans

Representative Floorplan:

25,284 RSF Plug-and-Play
Office Fit-out



11th Partial Floor:

3,706 RSF Office Fit-out
completed in 2024
2,840 RSF in shell condition



*Separated by demising wall

Space Photos



28th Floor: 25,000 SF of Trophy Class Amenities

Work and entertain with ease using the tech-equipped business center, 16-seat movie theater, and indoor 3D golf simulator. Stay well with a state-of-the-art fitness center featuring Technogym equipment, a multipurpose studio, and a 72-foot pool, complemented by a wellness center with water therapy, aromatherapy, and locker rooms with towel service.



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