

3701 CHESTNUT STREET

UNIVERSITY CITY • PHILADELPHIA, PA | ±23,000 SF AVAILABLE FOR LEASE



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

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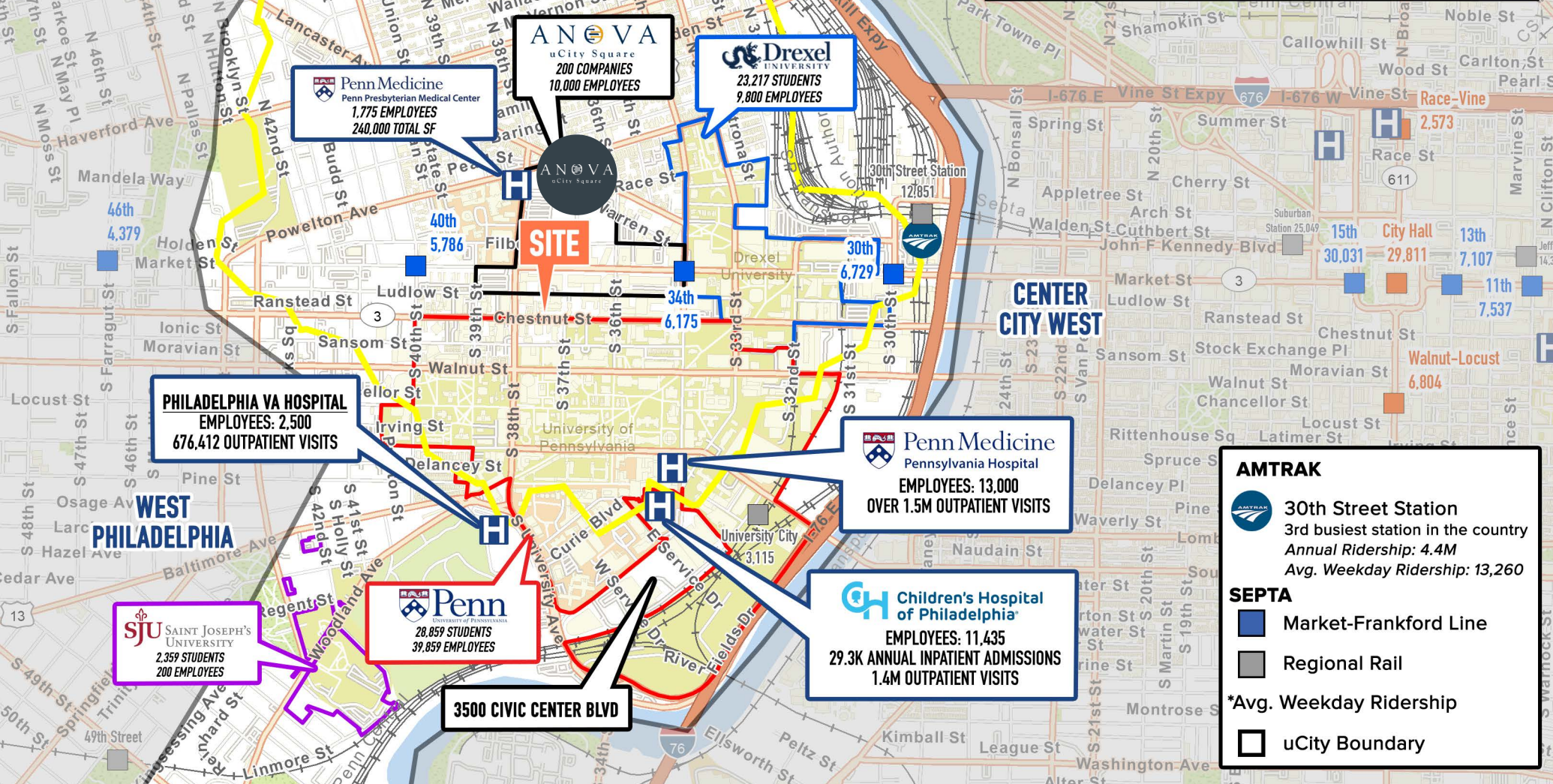
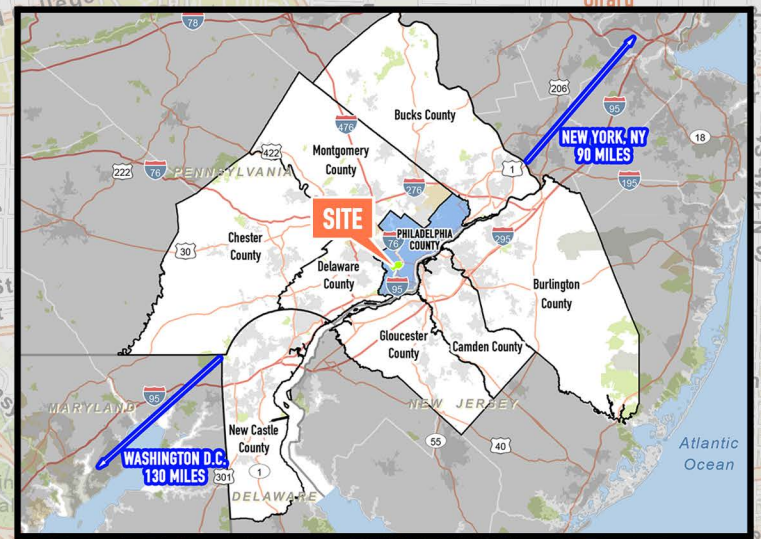
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Philadelphia, PA University City Overview

LEGEND

- Hospital
- College/University
- uCity 15 Min. Walk Time
 - ± 9.4M SF of Office Space
 - ± 928 Hotel Rooms
 - ± 6,276 Apartment Units
- Daytime Population**
15 Min. 52,061





2.0 UNIVERSITY PLACE
±98,000 SF
OFFICE SPACE

3.0 UNIVERSITY PLACE
±250,000 SF
INNOVATIVE LAB &
OFFICE SPACE FOR WISTAR

5.0 UNIVERSITY PLACE
±120,000-140,000 SF
LAB AND OFFICE SPACE

4.0 UNIVERSITY PLACE
±300,000 SF
LAB AND OFFICE SPACE

**Penn
Medicine**
1,775 EMPLOYEES
240,000 TOTAL SF

ANEVA
uCity Square
200 COMPANIES
10,000 EMPLOYEES
460 RESIDENTIAL UNITS

**Drexel
UNIVERSITY**
23,217 STUDENTS
9,800 EMPLOYEES

SITE

NOTABLE NEW DEVELOPMENT PROJECTS

	ADDRESS	SQUARE FOOT	COMPLETION
1	3838 MARKET	450,000 SF OFFICE MIXED-USE	2025
2	3801 CHESTNUT ST	310,000 SF OFFICE MIXED-USE	2025
3	3151 MARKET ST	489,000 SF LAB & OFFICE	2024
4	3201 CUTHBERT ST	520,000 SF LAB & OFFICE	2024
5	3440 MARKET	120,000 SF LAB & OFFICE	2024
6	3615 CHESTNUT ST	909 BEDS ACADEMIC RESIDENTIAL	2026



12,703

8,059

15,826 VPD

**Children's Hospital
of Philadelphia**
EMPLOYEES: 11,435
29.3K ANNUAL INPATIENT ADMISSIONS
1.4M OUTPATIENT VISITS

**Penn
UNIVERSITY OF PENNSYLVANIA**
28,859 STUDENTS
39,859 EMPLOYEES

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PHILADELPHIA, PA



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PHOTOS



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