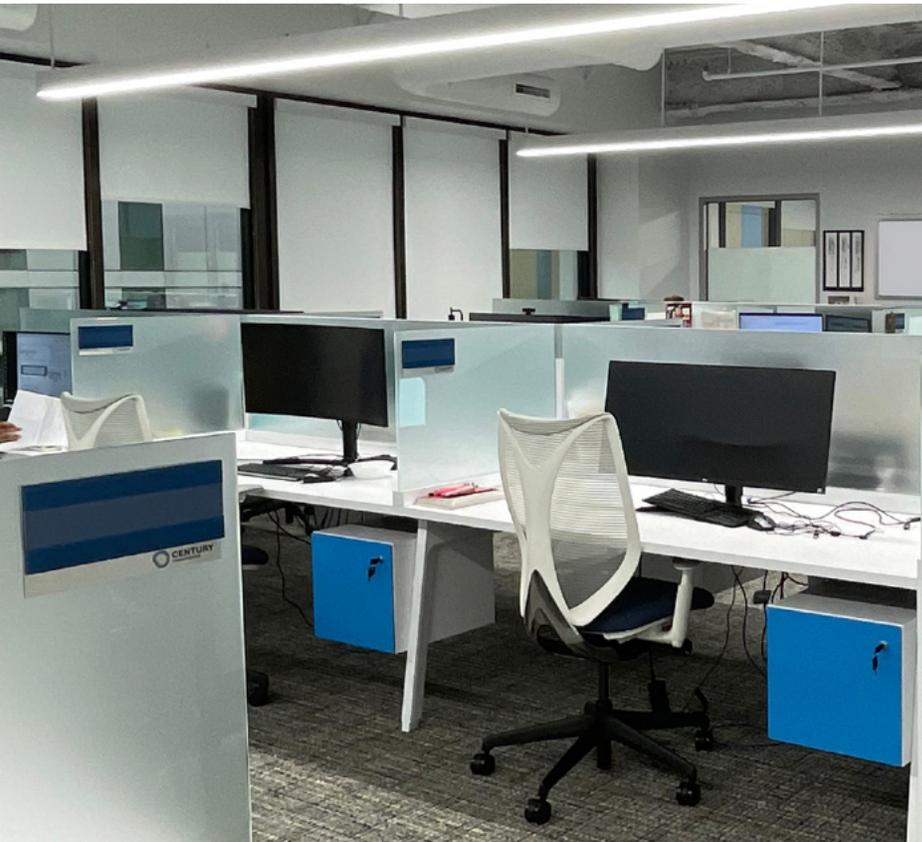


Fully Furnished, Move-In Ready Lab and Office Available Immediately

25,121 SF SUBLEASE

VIEW VIRTUAL TOUR



Property Overview

Situated in the heart of University City and uCity Square, this newly built laboratory and office space is available for sublease through October 2031. The move-in ready space includes office furniture, 30+ biosafety cabinets, 30+ incubators, and other lab equipment.

The property is located directly adjacent to uCity Square's 6.5M SF master development and is surrounded by prestigious universities, prominent life sciences companies, and the region's most renowned hospitals. It is proximate to various forms of public transportation, including the subway, regional rail, and University City Lucy Shuttle.

Area Highlights



200+ Life Sciences companies within 1 block of the building



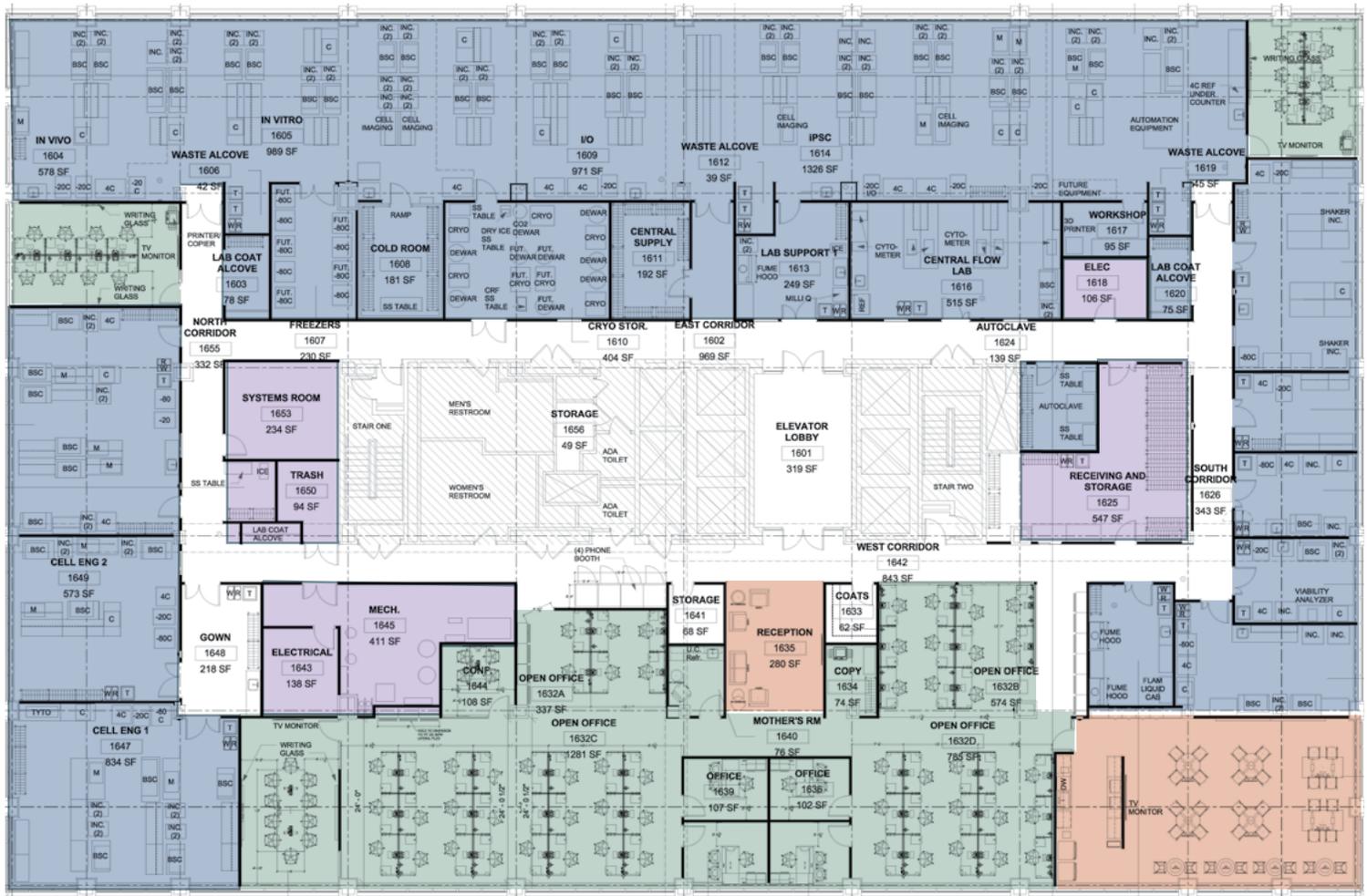
Directly adjacent to 2+ acres of activated outdoor spaces



Thousands of parking spaces nearby



50,000+ University City students



- BSL-2 LABORATORY
- OFFICE & MEETING SPACE
- STORAGE, UTILITIES, & MECHANICAL
- KITCHENETTE/EMPLOYEE LOUNGE

Space Details

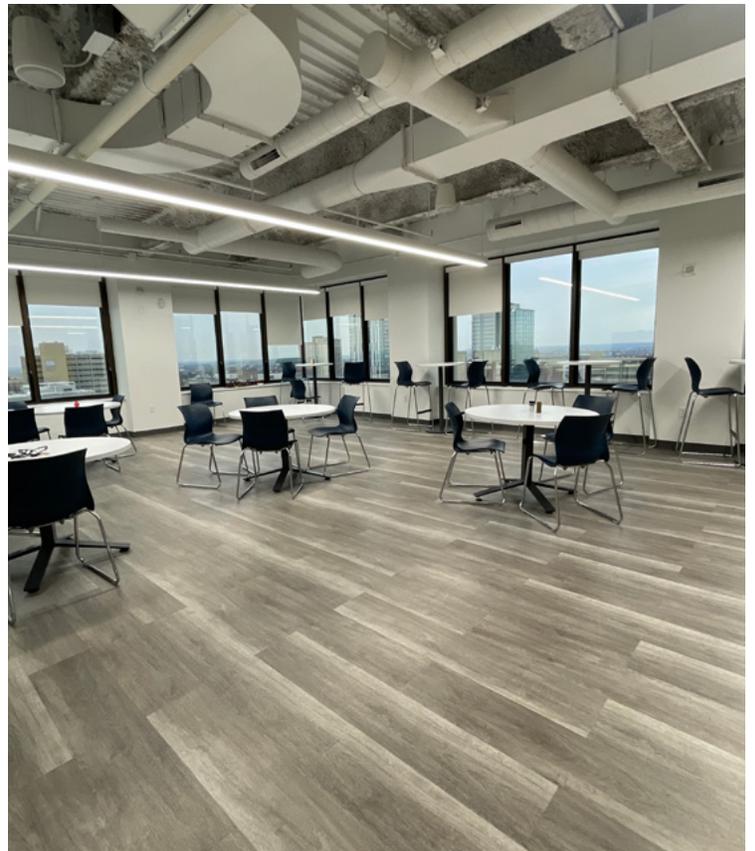
- + Full Dedicated Floor Measuring 25,121 SF
- + Term through October 31, 2031
- + 60%/40% Lab to Office Ratio
- + Top Floor Providing Direct Access to Roof and Direct Views of the Center City Skyline

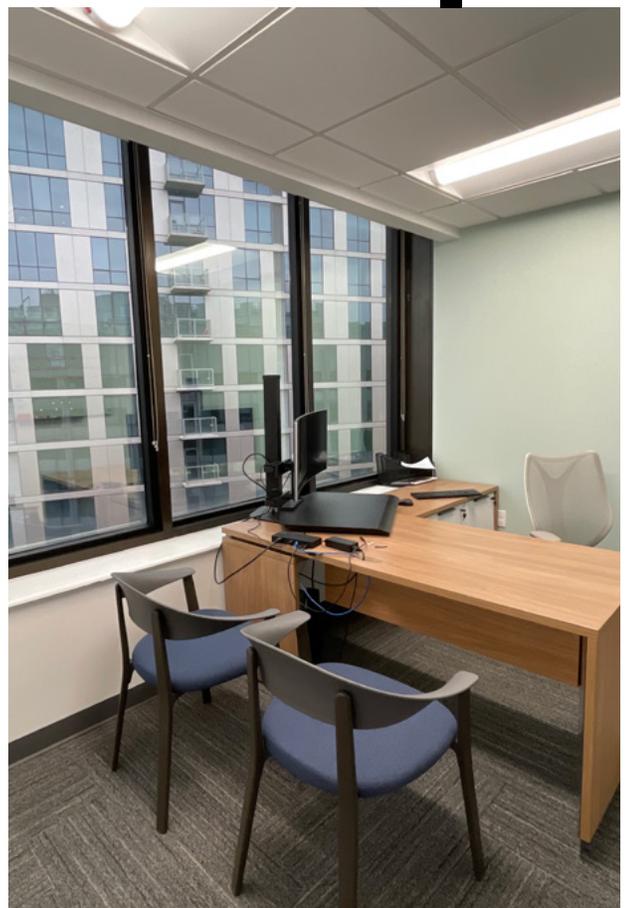
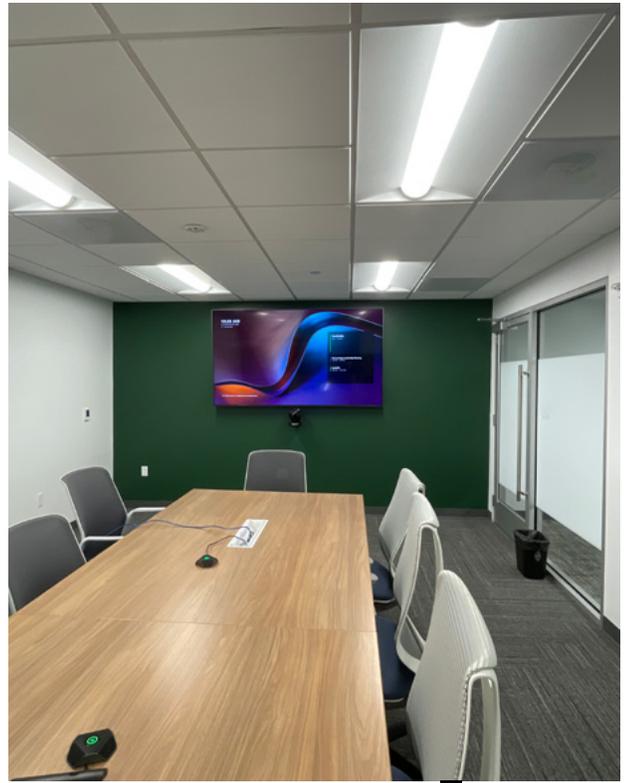
Equipment & Furnishing Details*

- + Fully furnished office space
- + Approximately 75 lab benches
- + 6 ft Bio Safety Cabinets: 8
- + 4 ft Bio Safety Cabinets: 28
- + 4 ft Fume Hoods: 3
- + Incubators: 10
- + Large Format incubators: 5
- + Other Lab Equipment: Autoclave, Nitrogen Generator, Ice Machines, Refrigerators, and DI Water Device

*Additional equipment may be available upon request









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