

One uCity

225 N. 38TH STREET | PHILADELPHIA, PA

FOR SUBLEASE

Up to 57,368 SF

Move-In Ready **Lab & Office Space**



CBRE

Property Details

One uCity Square is the newest building in Wexford Science & Technology's life sciences campus in University City. The campus sits in the heart of Philadelphia's premier cluster for healthcare and life sciences in Philadelphia, making it the ideal location for life sciences companies of all sizes.

Campus Amenities & Features



Real Estate and
U&O Tax Abatements



Attractive Lobby with
Lounge Space



Located in Keystone &
Federal Opportunity Zone



Roaming Campus
Security & Lobby
Personnel



Onsite Parking



Nearby Retail Space &
Fitness Center



Ample Food &
Beverage Options



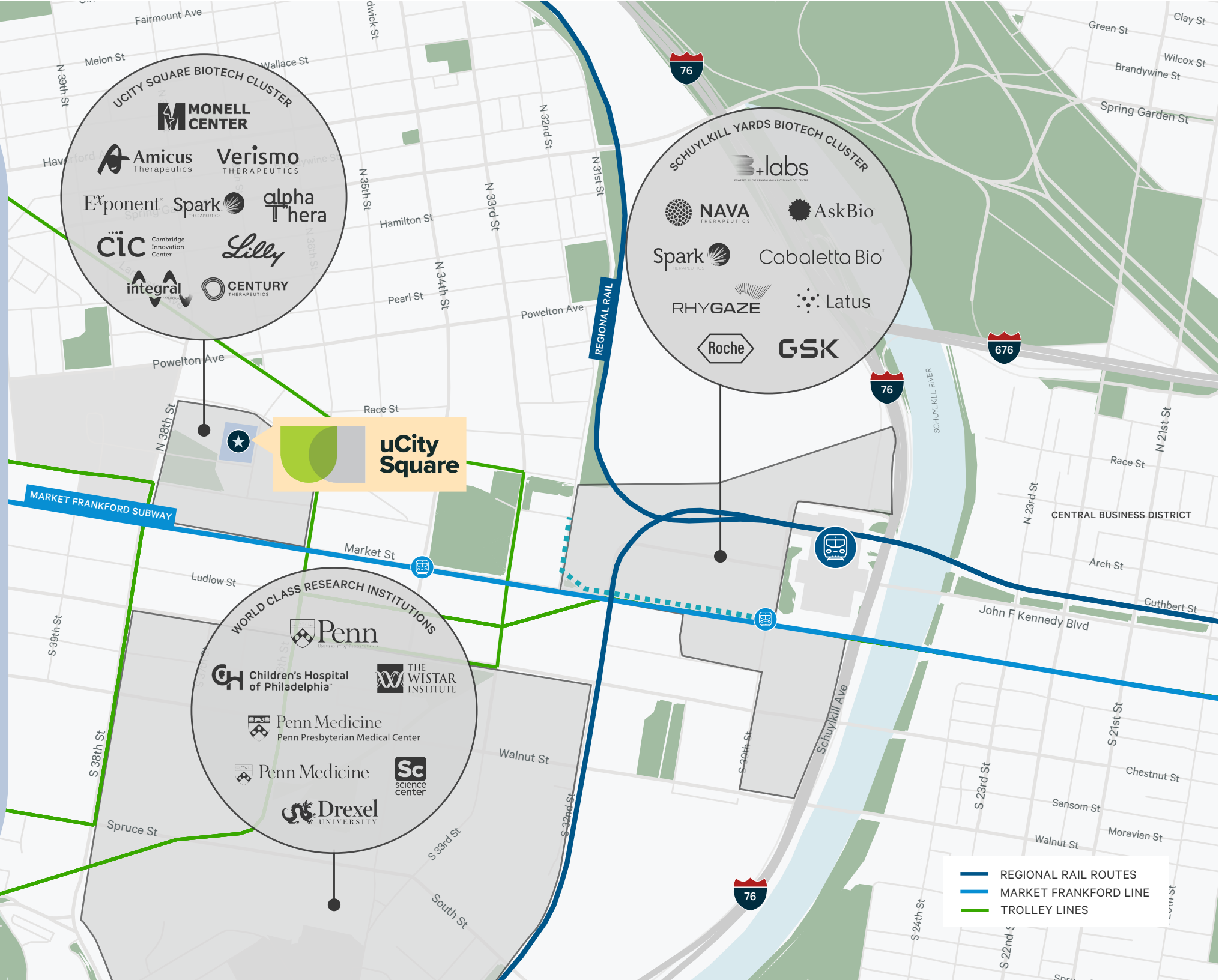
Community Programming in
The Square, Quorum, & Other
Campus Amenity Space



Location

One uCity sits at the intersection of innovation and accessibility in the heart of University City. Situated among world-class institutions—including the University of Pennsylvania, Drexel University, and Children's Hospital of Philadelphia—the property offers unparalleled access to a deep pool of talent and collaborative resources.

The surrounding ecosystem is purpose-built for life science success, with a dense concentration of medical centers, research facilities, and biotech leaders nearby. Commuting is effortless with immediate access to Amtrak's 30th Street Station, the Market-Frankford Line, and regional trolley service, all set within a walkable neighborhood vibrant with shops, cafes, and restaurants.



12th Floor

MOVE-IN READY LAB/OFFICE

Space Details

SIZE

29.684 SF

TYPE

Mixed-Use Lab/Office Headquarters

TERM

Through February 28, 2034

DETAILS

Fully furnished with ability to include specialized lab equipment



12th Floor

MOVE-IN READY LAB/OFFICE



12th Floor

MOVE-IN READY LAB/OFFICE



- Support
- Lab
- Lab Support
- Meeting Rooms
- Private Office
- Open Office
- Collaboration Areas

- Dedicated back-up generator serving floor
- Walk-in cold room
- 2,000+ SF private outdoor terrace with unobstructed views of skyline
- Fully furnished labs and offices



13th Floor

LAB-READY SHELL

Space Details

SIZE

27,684 SF (Divisible)

TYPE

Shell Space

TERM

Through February 28, 2034

DETAILS

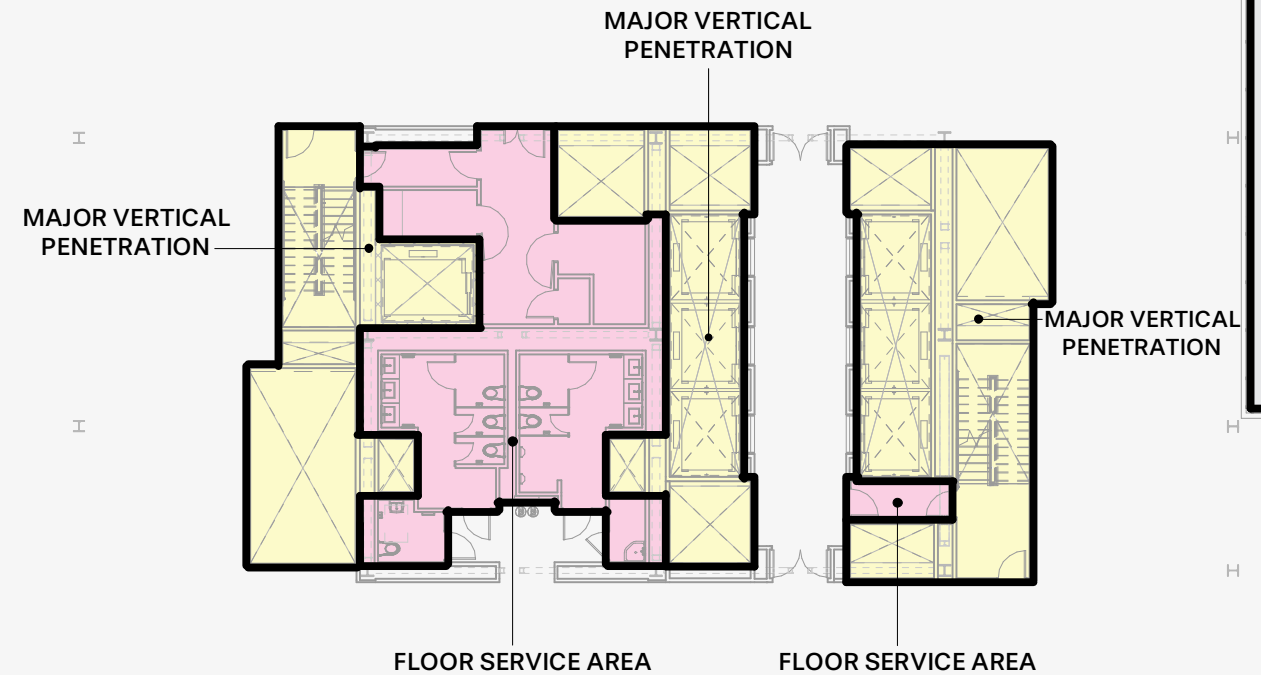
Top floor of building. Ability to offer significant tenant improvement allowance as part of a transaction



13th Floor

LAB-READY SHELL

-  Floor Service Area
-  Major Vertical Penetration
-  Tenant Area



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