



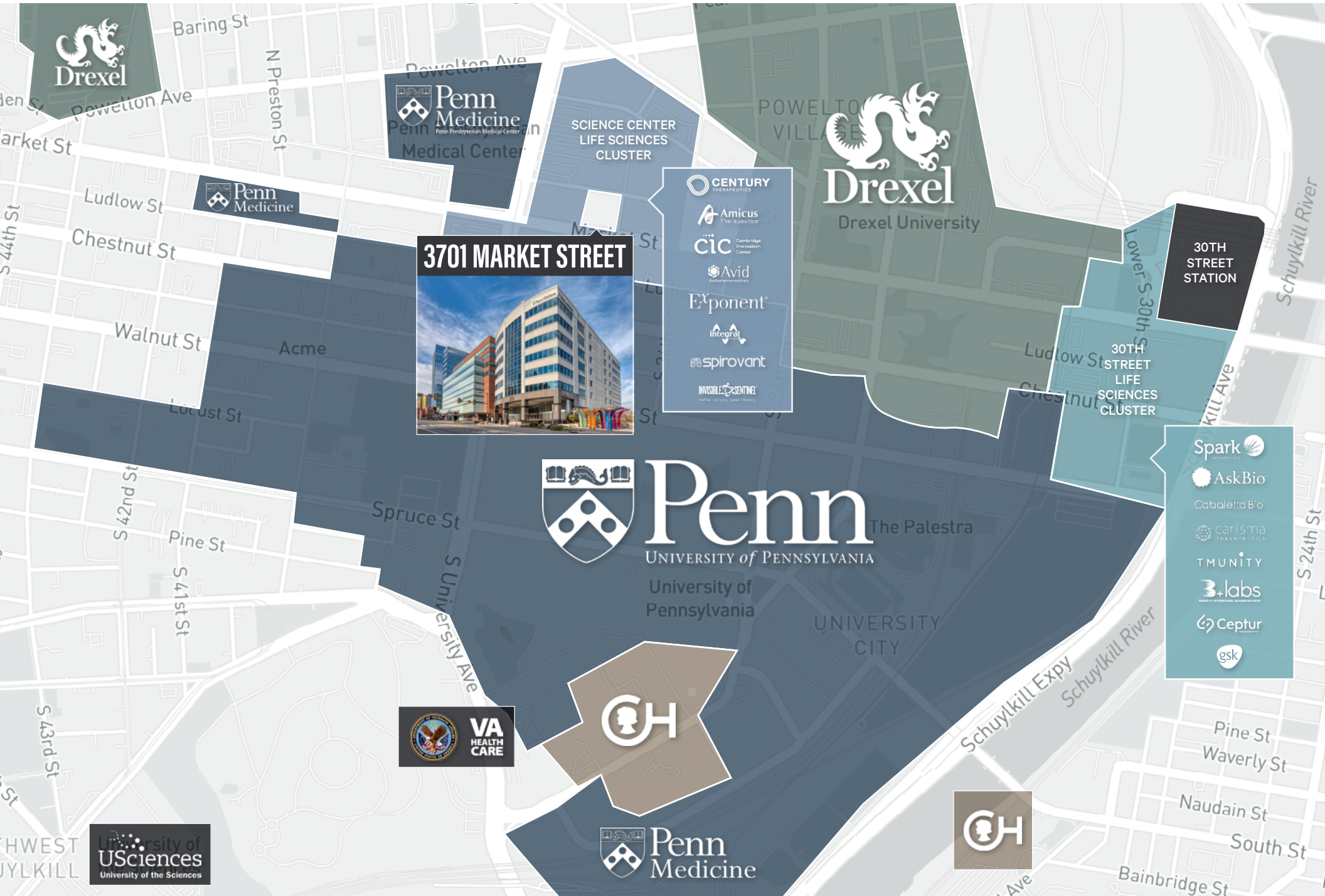
3701 MARKET STREET

PHILADELPHIA, PA

GI PARTNERS

CBRE

3701 MARKET: IN THE HEART OF INNOVATION



3701 MARKET STREET



- CENTURY THERAPEUTICS
- Amicus Therapeutics
- CIC
- Avid
- Exponent
- integral
- spirovant
- INVISIBLE GENOMES

- Spark
- AskBio
- Cabaletta Bio
- carisma THERAPEUTICS
- TMUNITY
- 3+labs
- Ceptur
- gsk



UNIVERSITY CITY

52,000+
RESIDENTS

63.3%
BACHELORS DEGREE
OR HIGHER

85,000
JOBS

MEDIAN AGE
24

NOTABLE TENANTS



2.4
SQUARE MILES

5
COLLEGES &
UNIVERSITIES

4
HOSPITALS

\$1.85 B
IN R&D FUNDING

100%
OF PRE-PANDEMIC FOOT
TRAFFIC HAS RETURNED

ACCESS AND TRANSPORTATION

- Regional Rail
- Market Frankford Line
- Broad Street Line
- Patco

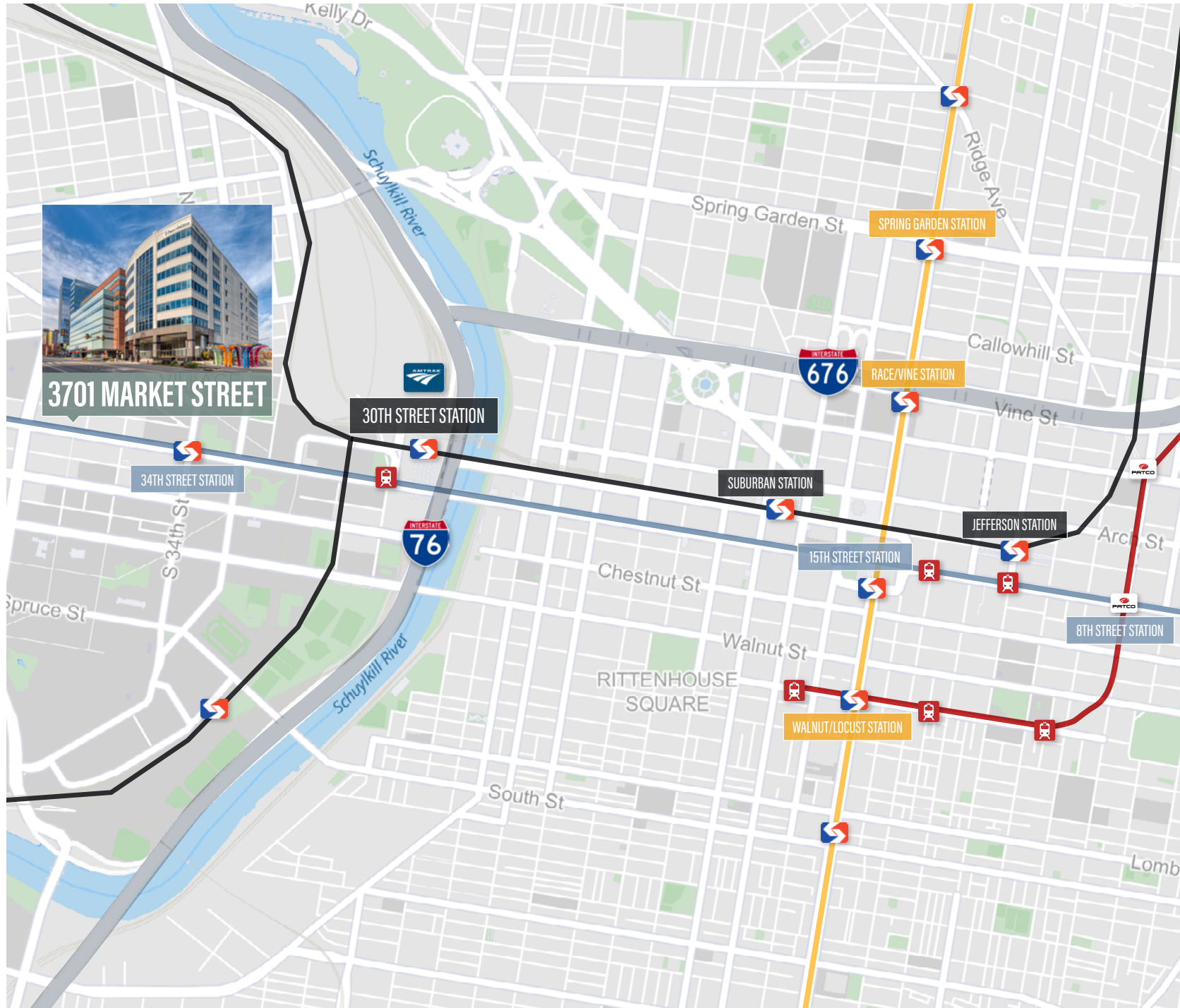
TRAVEL TIMES FROM 34TH STREET STATION

Regional Rail/30th Street Station
2 MINUTES

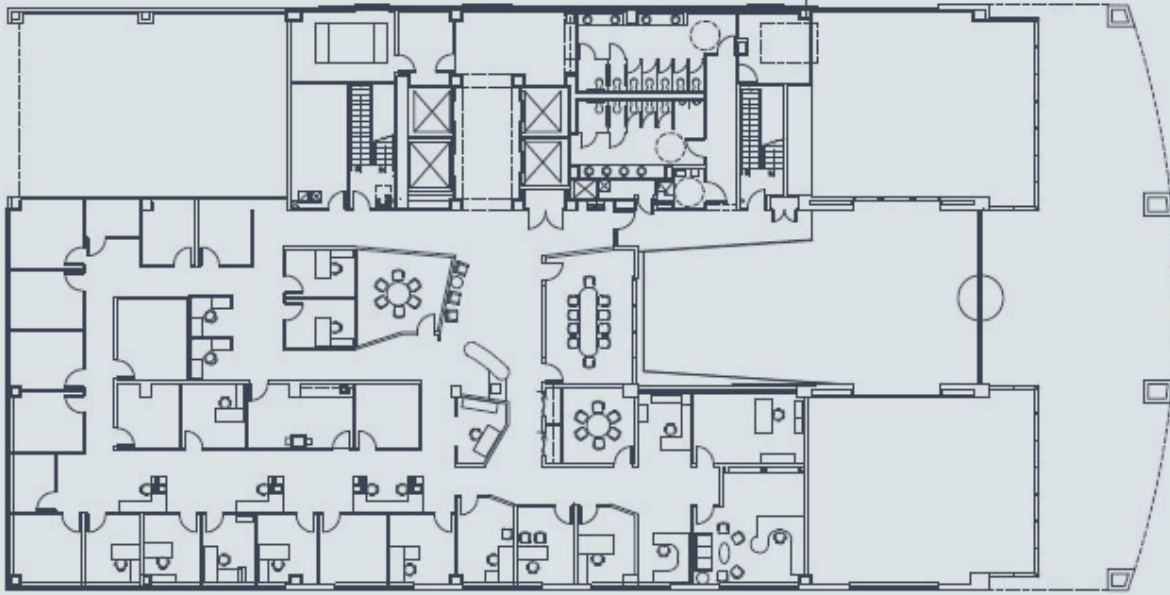
City Hall
4 MINUTES

8th Street Station/Patco
7 MINUTES

69th Street/Norristown High Speed Line
11 MINUTES



BUILDING AND AVAILABILITY



THE BUILDING



140,913 SF MIXED-USE LAB/
MEDICAL OFFICE BUILDING



LOCATED IN THE HEART
OF UNIVERSITY CITY'S LIFE
SCIENCES CLUSTER



SEVERAL PARKING GARAGES AND
SURFACE LOTS WITHIN 1 BLOCK



SURROUNDED BY PUBLIC
PARKS AND AMENITIES

THE OPPORTUNITY



10,107 SF AVAILABLE ON
THE 2ND FLOOR



POTENTIAL FOR OFFICE
OR LAB SPACE



AVAILABLE FOR TENANT
WORK IMMEDIATELY





51 MELCHER STREET

103,000 SF | Boston, MA

SAMPLE LAB PROJECTS



REGENCY WOODS

152,000 SF | Cary, NC



OWNERSHIP OVERVIEW

Founded in 2001, GI Partners is a private investment firm with over 100 employees and offices in San Francisco, New York, Chicago, Greenwich, and Scottsdale. The firm has raised over \$32 billion in capital from leading institutional investors around the world to invest in private equity, real estate, and data infrastructure strategies. The private equity team invests primarily in companies in the healthcare, IT infrastructure, services, and software sectors. The real estate team focuses primarily on life sciences and technology properties as well as other specialized types of real estate. For more information, please visit www.gipartners.com

MT. EDEN RESEARCH PARK

369,986 SF | Hayward, CA



THE POINTE

89,145 SF | Redwood City, CA





3701 MARKET STREET

PHILADELPHIA, PA

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

MATTHEW KNOWLES

T +1 215 561 8975

matthew.knowles@cbre.com

Licensed: PA

CHRISTIAN DYER

T +1 215 561 8946

christian.dyer@cbre.com

Licensed: PA

ANTHONY PELL

T +1 215 561 8795

anthony.pell@cbre.com

Licensed: PA

CBRE, INC.

Two Liberty Place

50 S. 16th Street, Suite 3000

Philadelphia, PA 19102

+1 215 561 8900

Licensed Real Estate Broker

GI PARTNERS

CBRE