

RETAIL/RESTAURANT SPACE FOR LEASE

University Place 3.0



@ 4101 MARKET STREET University City, Philadelphia 19104



25,000 +/- SF STREET-LEVEL RETAIL/RESTAURANT SPACE

ABUNDANT OUTDOOR
CAFE SEATING

AMPLE
PARKING

KEYSTONE OPPORTUNITY
ZONE

QUALIFIED OPPORTUNITY
ZONE

RETAIL/RESTAURANT SPACE FOR LEASE

University Place



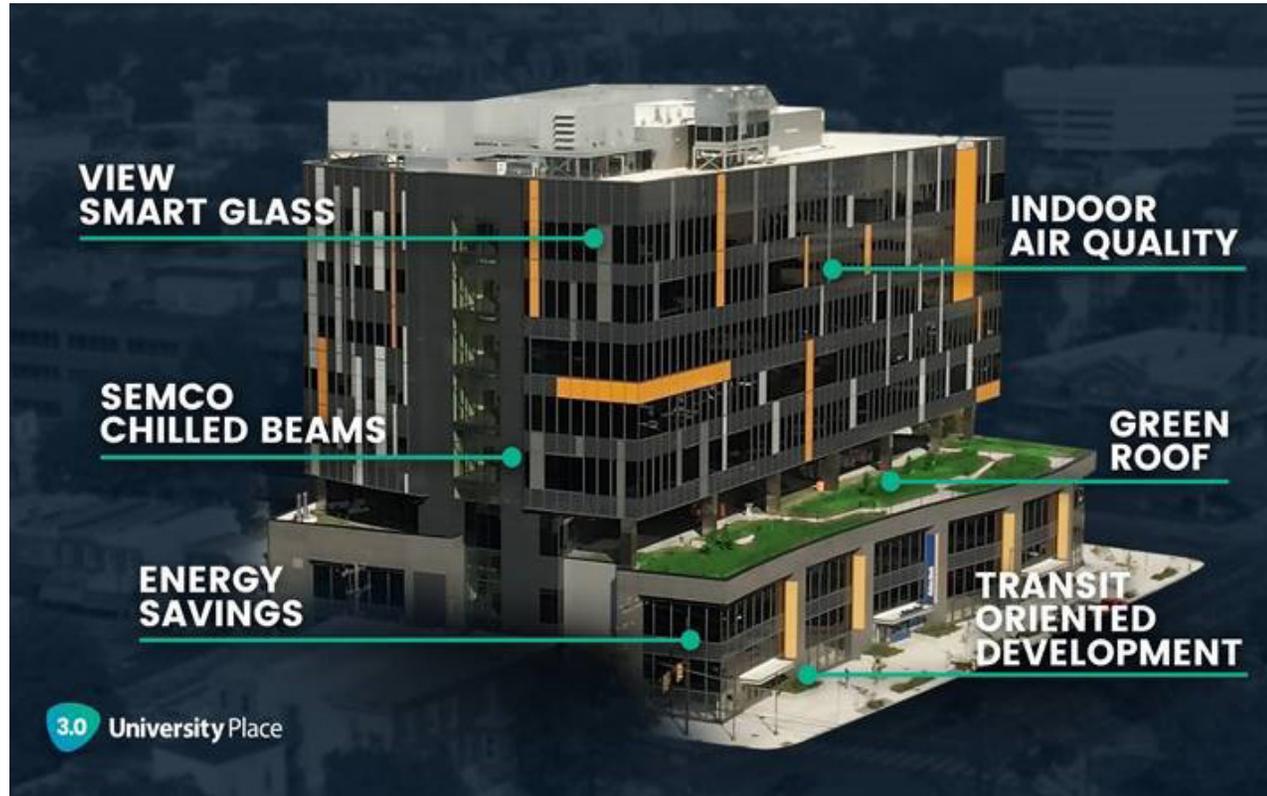
@ 4101 MARKET STREET

University City, Philadelphia 19104

Property At A Glance

- » Join: **AMINA** **Fulton Bank**
- » 1,900 +/- SF of retail space on the corner of 42nd and Market Streets
- » 3,545 +/- SF of retail space along Market St.
- » 250,000 +/- SF mixed-use life sciences pre-certified LEED® v4 Platinum property
- » First Floor Ceiling Height up to 17'5"
- » Parking Available
- » Covered Loading Docks
- » Keystone Opportunity Zone, Qualified Opportunity Zone, and 10-year tax abatement
- » Street Frontages
 - 214' on Market Street
 - 55' on 42nd Street
 - 92' on 41st Street
- » Expansive sidewalk/plaza area ranging from 10' to 20' on all perimeters of the building.
- » Located in one of Philadelphia's most thriving neighborhoods, home to a diverse community of college students, artists and families who live and work amid world-class universities, dining, retail and cultural offerings.
- » A Transit Oriented Development, it is within walking distance of UPenn and Drexel University and the Market Frankford Line
- » Pedestrian and biker friendly with access to Market Street bike lane.

CLICK IMAGE FOR VIDEO ON 3.0



UNIVERSITY CITY BY THE NUMBERS	
Population	52,244
Households	27,913
Employees	85,000
Students	53,000+

NEIGHBORS INCLUDE:

Penn Medicine, University of Pennsylvania, Drexel University, HUB on Chestnut, The Radian, Shoppes at Penn, Ronald McDonald House, Distrito, Rosa's Fresh Pizza, Hai Street Kitchen & Co., City Tap House, Smokey Joe's, Hip City Veg, Rite Aid

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

[Amina Ocean Media Coverage - \(Click to Read\)](#)

 PHILADELPHIA
 BUSINESS JOURNAL

**OLD CITY RESTAURATEUR TO
 OPEN SOUTHERN SEAFOOD
 FUSION CONCEPT IN
 UNIVERSITY PLACE 3.0**

 By Emma Dooling – Reporter, Philadelphia Business Journal
 Dec 18, 2023


From left to right: Anthony Maher of University Place Associates, Amina Ocean owner Felicia Wilson, Amina Ocean chef and partner Darryl Harmon, and Scott Mazo of University Place Associates in the future home of Amina Ocean. Photo Credit: Peter Breslow

A new “Southern seafood fusion” restaurant and nightlife spot is slated to fill the ground floor anchor retail space in a \$100 million life sciences development in University City.

Entrepreneur Felicia Wilson and partner and chef Darryl Harmon have inked a deal to open Amina Ocean in University Place 3.0, a 250,000-square-foot, eight-story building at 4101 Market St. Wilson and Harmon also own Amina Restaurant & Lounge at 104 Chestnut St. in Old City. That restaurant, named after Wilson’s daughter, opened in May 2022.

Amina Ocean is expected to begin construction in February and open late next fall.



The restaurant will occupy 4,800 square feet in the space at the northeast corner of 41st and Market streets and will seat a total of 118 people, including at a 20-seat bar and across roughly 24 outdoor seats.

The restaurant will have a small stage on which local artists can perform, a private dining room and a raw bar built into the center bar.

With this new restaurant, Wilson plans to blend Southern cuisine and seafood. Potential dishes include pan-seared scallops on candied yams and branzino paired with collared greens.

The concept will have African-inspired design elements like its sister restaurant. Wilson said details are still being finalized but described the atmosphere as “Tulum meets Morocco.”

“We didn’t want to go for the traditional blues that you kind of think of when you think of seafood restaurants. ... We wanted to do something definitely different, definitely that the city doesn’t have,” Wilson said.

She wants the restaurant to be a place where the surrounding community can gather throughout the day. As such, Amina Ocean will be open for lunch, dinner and nightlife. It is expected to create at least 80 jobs.

The restaurant will sit in a section of the city chock full of development, a factor that initially

attracted Wilson to the area. She expects Amina Ocean to be a “catalyst” for more people and businesses to flock to the area.

“That area is not known for any restaurants that will be of our magnitude of scale,” Wilson said.

Amina Ocean joins Lancaster-based Fulton Bank as a retail tenant at University Place 3.0. The bank opened a 2,250-square-foot branch in the center of the street-level retail corridor in early August.



In addition to its ground-floor retail space, University Place 3.0 has 30,000 square feet each on floors two through eight designed for 60% lab space and 40% office space. New York firms Silverstein Properties and Cantor Fitzgerald partnered with local commercial real estate development firm University Place Associates on the project. Silverstein and Cantor invested \$56 million into the building and own 90% of it.

University Place 3.0 is part of University Place Associates’ Platinum Corridor, a multi-phase life sciences campus running from 39th to 42nd streets along Market Street.

University Place Associates founder and CEO Scott Mazo said the group is excited to have Amina Ocean as its anchor retail tenant in University Place 3.0.

“An upscale restaurant in this location is exactly what the community told us they wanted, and we are thrilled to make this happen,” Mazo said in a statement.

University Place Associates still has several retail tenants it wants to add and Mazo said he expects to announce those in the coming weeks.

Amina Ocean isn’t the only move Wilson is making. Prior to the new restaurant opening, Wilson plans to debut a fast-casual chicken concept called BlackHen at 120 Chestnut St. in Old City. Expected to open early next year, BlackHen will serve “all things chicken,” including fried chicken, smoked chicken, chicken and waffles, buffalo chicken dip and vegan and vegetarian options, Wilson said.

BlackHen will span approximately 1,100 square feet and seat about 42 people. It will be open every day except Monday beginning at 11 a.m. and remain open until 3 a.m. on Fridays and Saturdays.

Wilson and Harmon also have two other projects in the works but Wilson declined to share details at this time.

-Philadelphia Business Journal

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

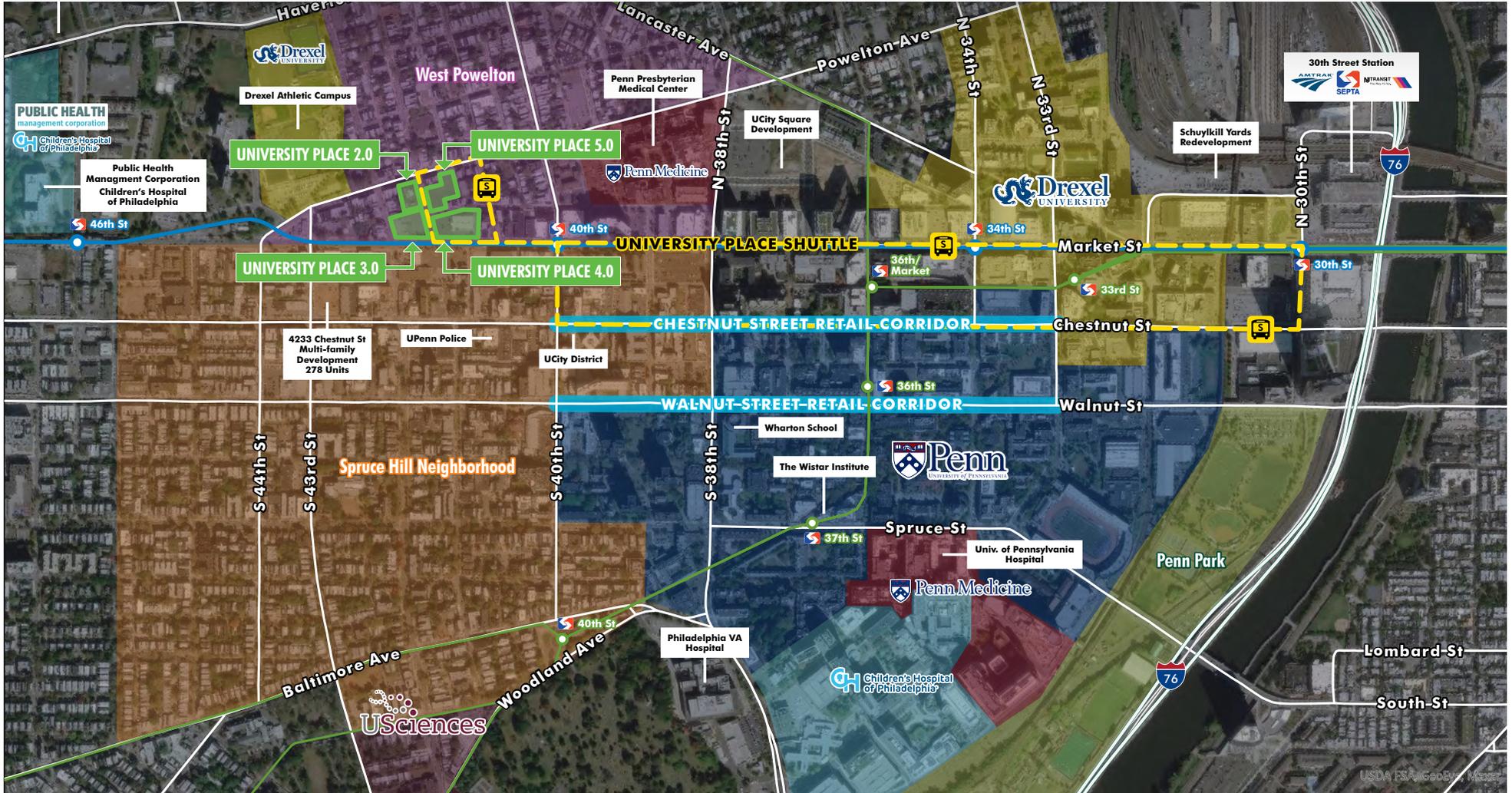
RETAIL/RESTAURANT SPACE FOR LEASE

University Place



@ 4101 MARKET STREET University City, Philadelphia 19104

University City & University Place Campus Map



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

RETAIL/RESTAURANT SPACE FOR LEASE

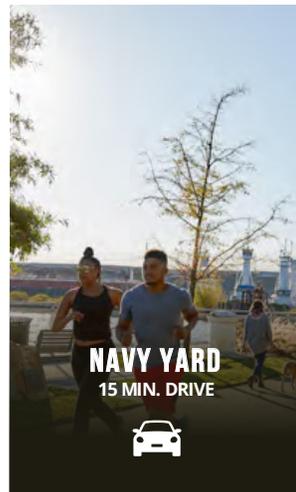
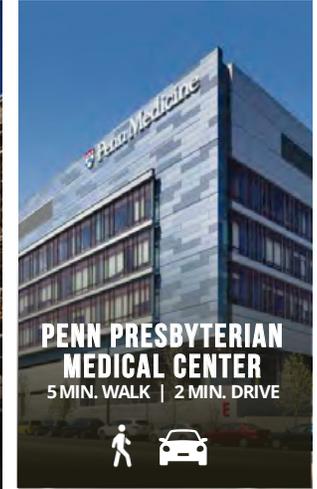
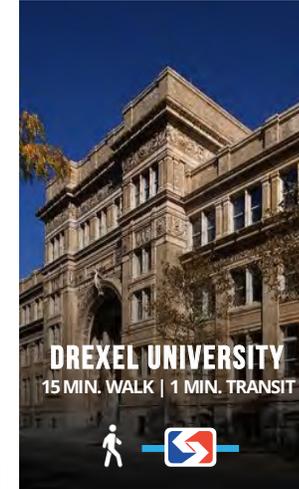
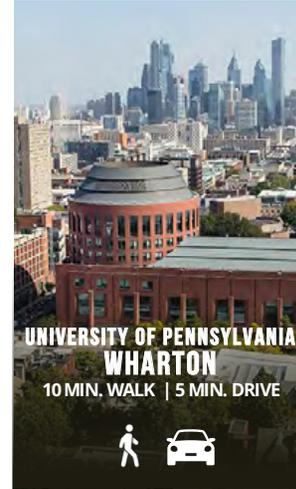
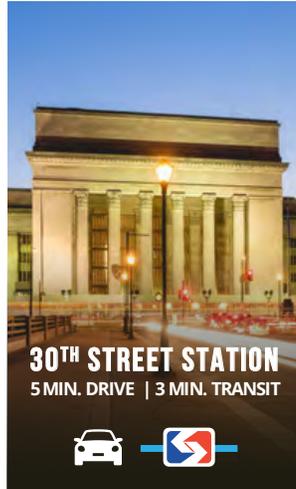
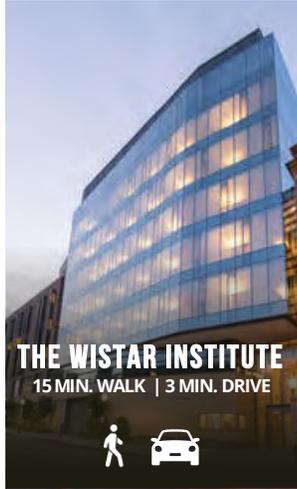
University Place 3.0

30UniversityPlace.com



@ 4101 MARKET STREET University City, Philadelphia 19104

Connect to University City & University Place



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

@ 4101 MARKET STREET

University City, Philadelphia 19104

UniversityPlace Campus & Growth

CAMPUS + GROWTH

3.0 UNIVERSITY PLACE

4.0 UNIVERSITY PLACE

- Built time: 18-20 months
- Potential SF: 300,000 - 400,000 SF
- 35,000 – 45,000 SF floor plates
- +/- Two (2) manufacturing floors
- Opportunity for tenant input on design

5.0 UNIVERSITY PLACE

- Built time: 14-18 months
- Potential SF: 120,000-140,000 SF
- 40,000 SF parcel
- 30,000 – 35,000 SF floor plates
- Opportunity for tenant input on design

GENERAL:

Manufacturing capability and opportunity for tenant design input for all sites



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

RETAIL/RESTAURANT SPACE FOR LEASE

University Place 3.0™

MPN
MALLIN PANCHELLI NADEL
REALTY

@ 4101 MARKET STREET University City, Philadelphia 19104

Keystone Opportunity Zone (KOZ)

3.0 University Place was granted a Keystone Opportunity Zone. Qualified tenants may reduce their taxes through exemptions, deductions and credits for the following:

STATE TAXES

- Corporate Net Income Taxes
- Capital Stock Foreign Franchise Tax
- Personal Income Tax
- Sales Use Tax
- Bank Shares & Trust Company Share Tax
- Alternative Bank & Trust Company Share Tax
- Mutual Thrift Institutions Tax
- Insurance Premiums Tax

LOCAL TAXES

- Earned Income/Net Profits Tax
- Business Gross Receipts
- Business Occupancy
- Business Privilege and Mercantile Taxes
- Local Real Property Tax
- Sales and Use Tax



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

RETAIL/RESTAURANT SPACE FOR LEASE

University Place 3.0™

MPN
MALLIN PANCHELLI NADEL
REALTY

@ 4101 MARKET STREET University City, Philadelphia 19104

Pertinent Links

- » [3.0 University Place Website](#)
- » [UPA Website](#)
- » [Silverstein + Cantor Fitzgerald Announcement](#)
- » [Fulton Bank Announcement](#)
- » [Amina Announcement](#)
- » [Philadelphia QOZ Website](#)
- » [Pennsylvania KOZ Website](#)
- » [University City District Report](#)
- » **Property Video**



Fulton Bank

SILVERSTEIN + **CANTOR**
PROPERTIES *Fitzgerald*

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

RETAIL/RESTAURANT SPACE FOR LEASE

University Place



@ 4101 MARKET STREET University City, Philadelphia 19104

LEED® v4 Platinum

A flagship of social and environmental responsibility. Tenants here will reap the benefit of much lower operating costs and healthier indoor environments that, in turn, lead to greater employee productivity and customer satisfaction

TOD Transit-Oriented Development

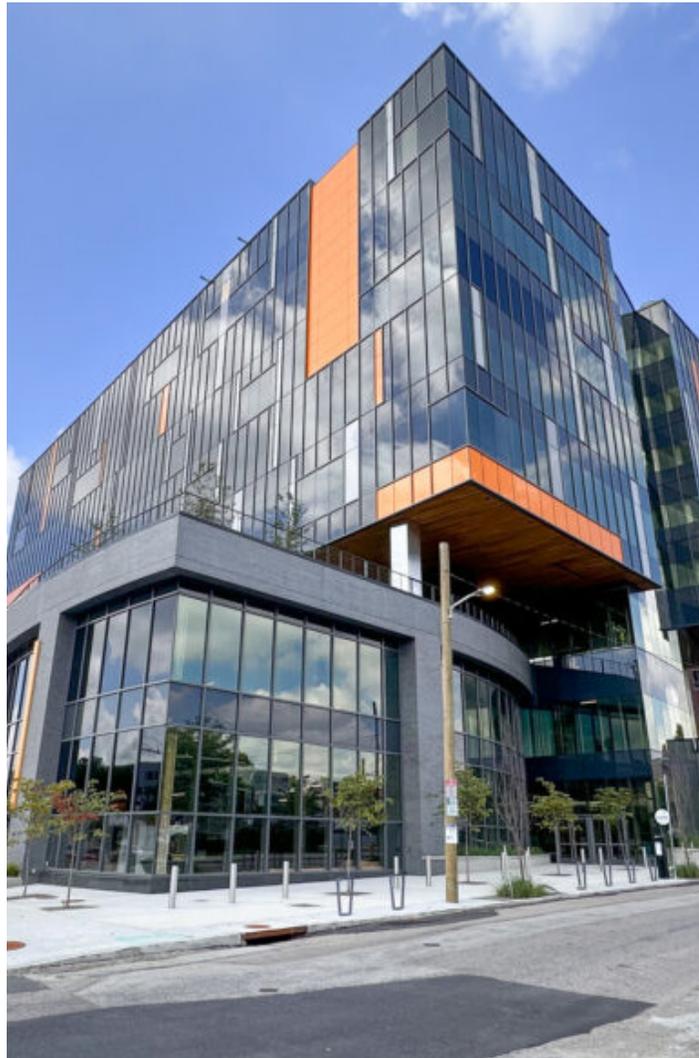
Surrounded by world-class universities, healthcare and research-oriented facilities, 3.0 University Place is in an exciting and dynamic community.

Walk Score®

Walker's Paradise
Daily errands do not require a car.

Excellent Transit
Transit is convenient for most trips.

Biker's Paradise
Flat as a pancake, excellent bike lanes.



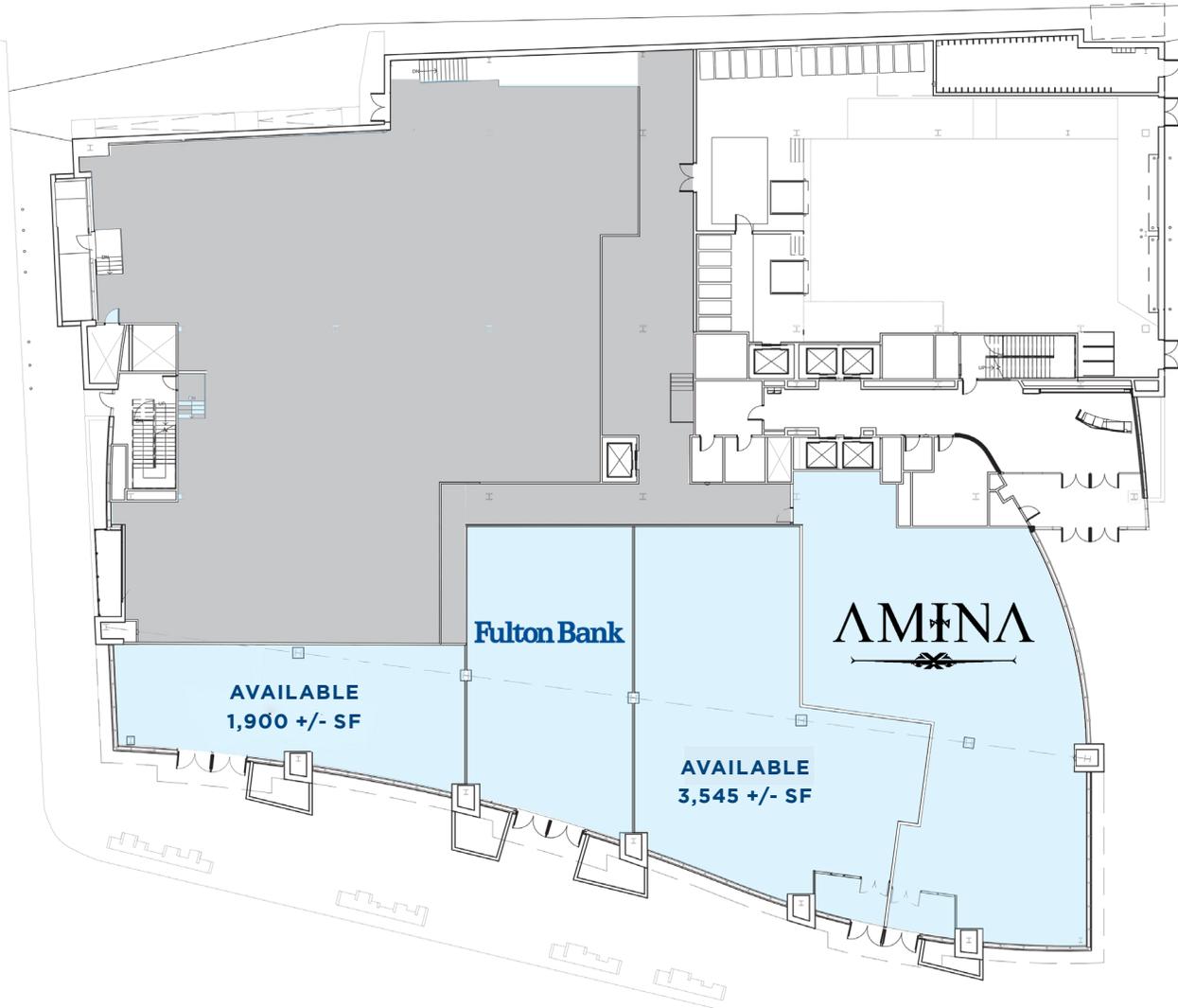
NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

4101 MARKET STREET

University City, Philadelphia 19104

Retail Floor Plan:



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

RETAIL/RESTAURANT SPACE FOR LEASE

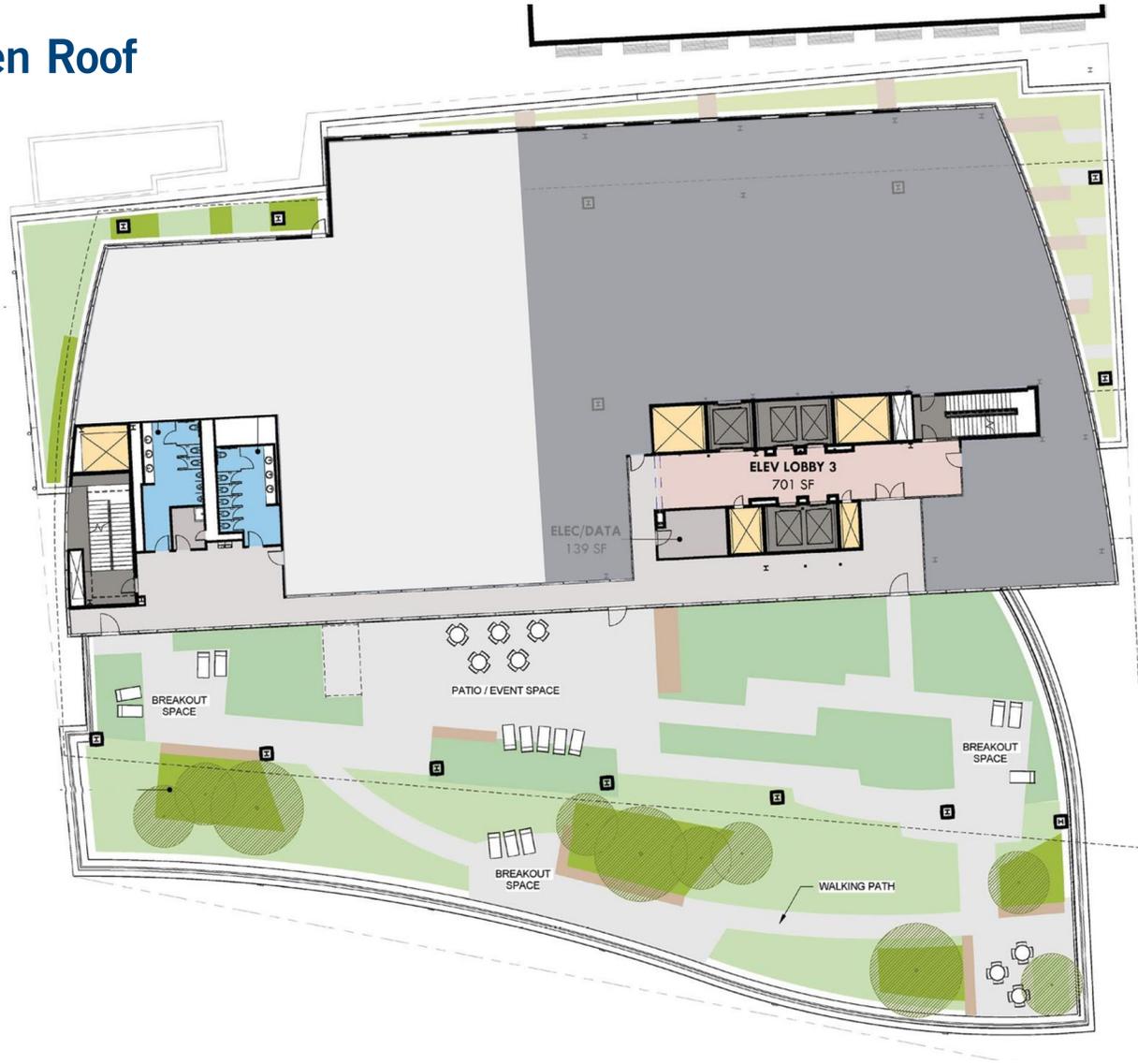
University Place 3.0



4101 MARKET STREET

University City, Philadelphia 19104

2nd Floor: Green Roof



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

RETAIL/RESTAURANT SPACE FOR LEASE

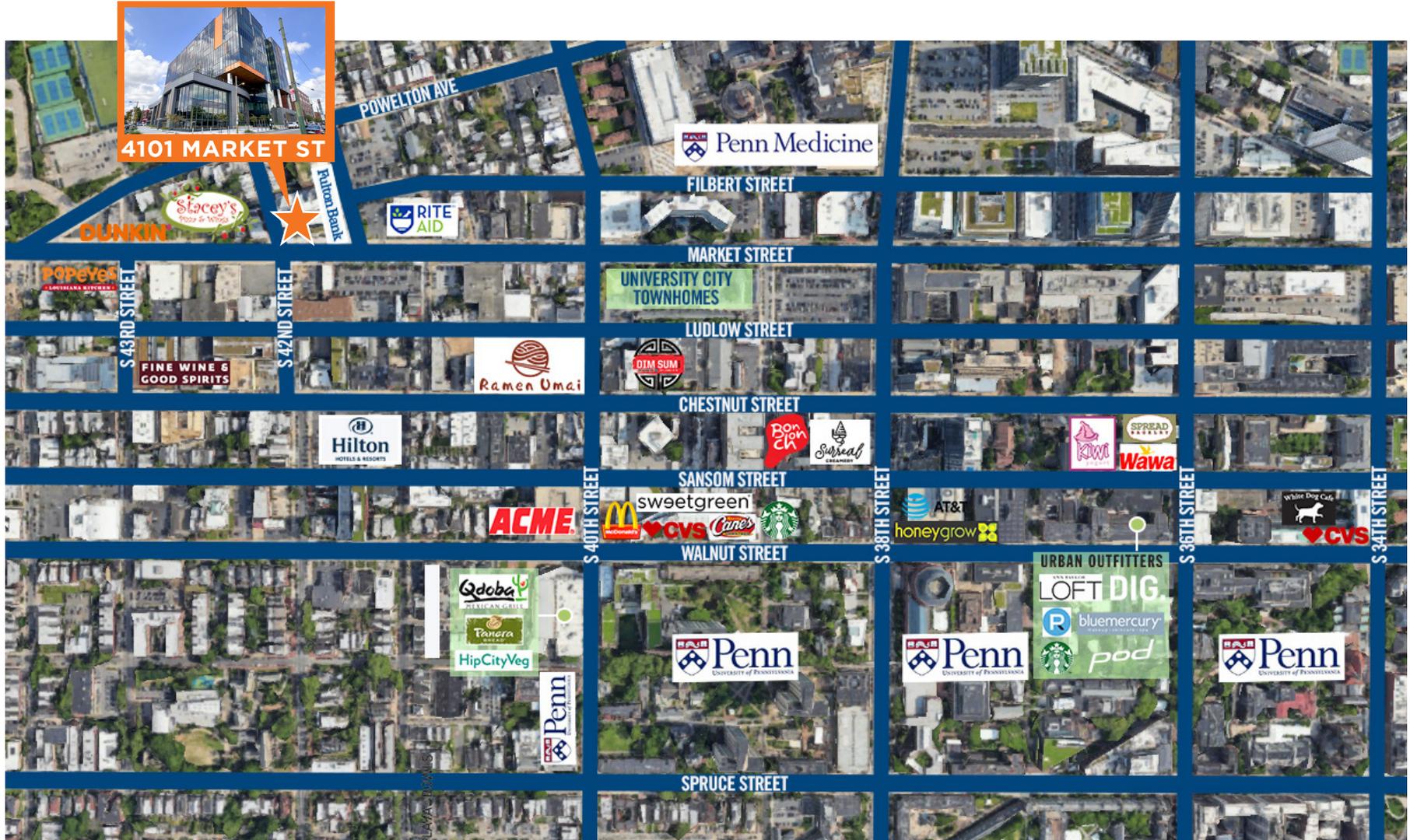
University Place



4101 MARKET STREET

University City, Philadelphia 19104

Neighborhood Aerial



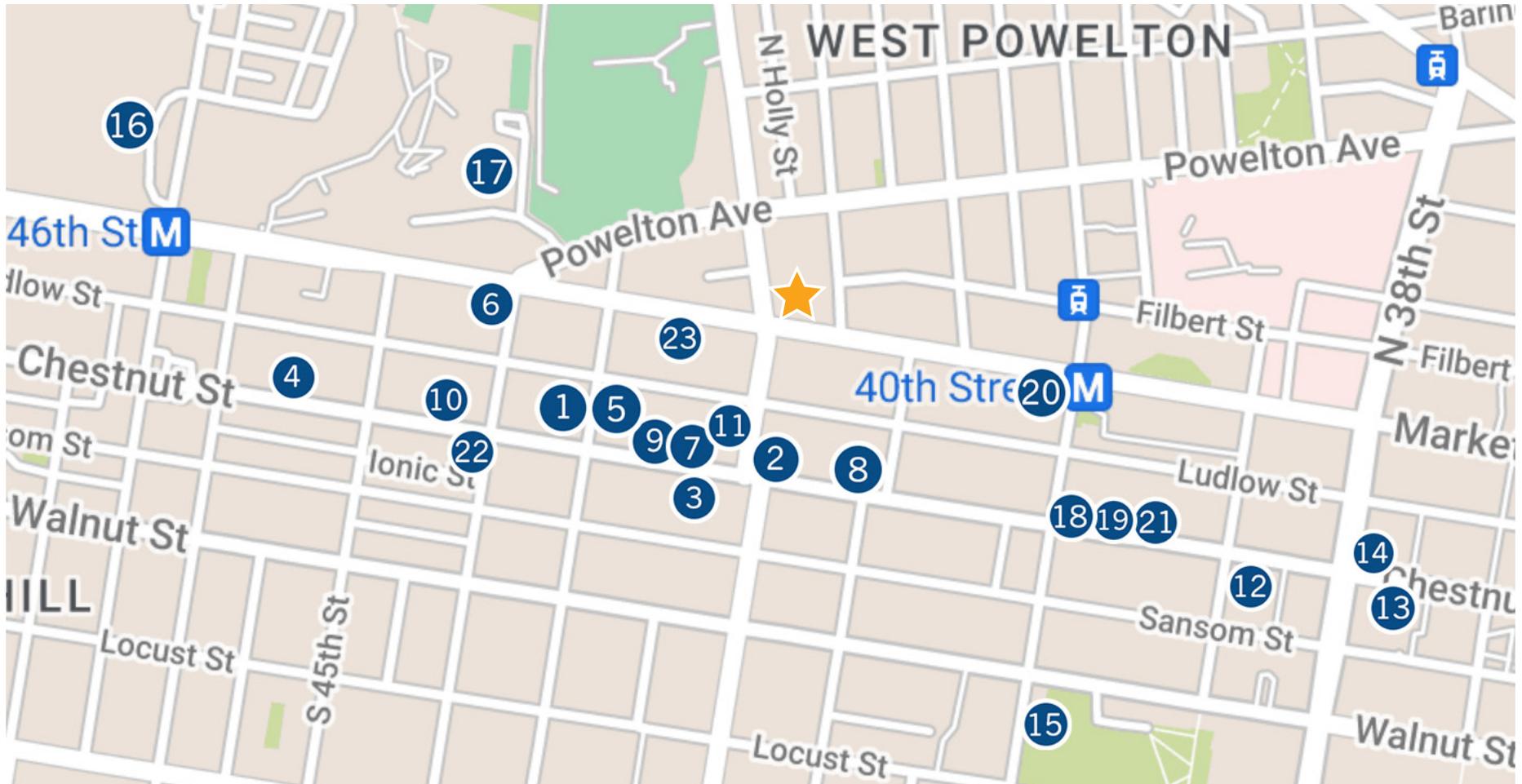
NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

4101 MARKET STREET

University City, Philadelphia 19104

Neighborhood Residential Development



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

4101 MARKET STREET

University City, Philadelphia 19104

Neighborhood Residential Development



	ADDRESS	STATUS	UNITS
★	4101 Market St		---
1	4301 Chestnut Street	Summer 2023	275
2	4145-47 Chestnut Street	2023	136
3	4240-54 Chestnut Street	2023	128
4	4519 Chestnut Street	Fall 2023	327
5	4233 Chestnut Street	Completed 2021	281
6	4400 Market St	TBD	100
7	4211 Chestnut St	2023	100
8	4125 Chestnut St	Completed 2019	141
9	4219-33 Chestnut Street	TBD	88
10	4415 Chestnut Street	Fall 2022	40
11	26 S 42nd Street	TBD	63

	ADDRESS	STATUS	UNITS
12	101 S 39th Street		111
13	3720 Chestnut Street	Summer 2023	405
14	3737 Chestnut Street	2023	276
15	New College House	2023	400
16	4601 Market Street	Fall 2023	1,240
17	Westpark Apartments	Completed 2021	1,000
18	3945 Chestnut Street	TBD	101
19	3939 Chestnut Street	2023	65
20	4000-4001 Market Street	Completed 2019	45
21	3925 Chestnut Street	TBD	40
22	4404 Chestnut Street	Fall 2022	36
23	4224 Market Street	TBD	352

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

RETAIL/RESTAURANT SPACE FOR LEASE

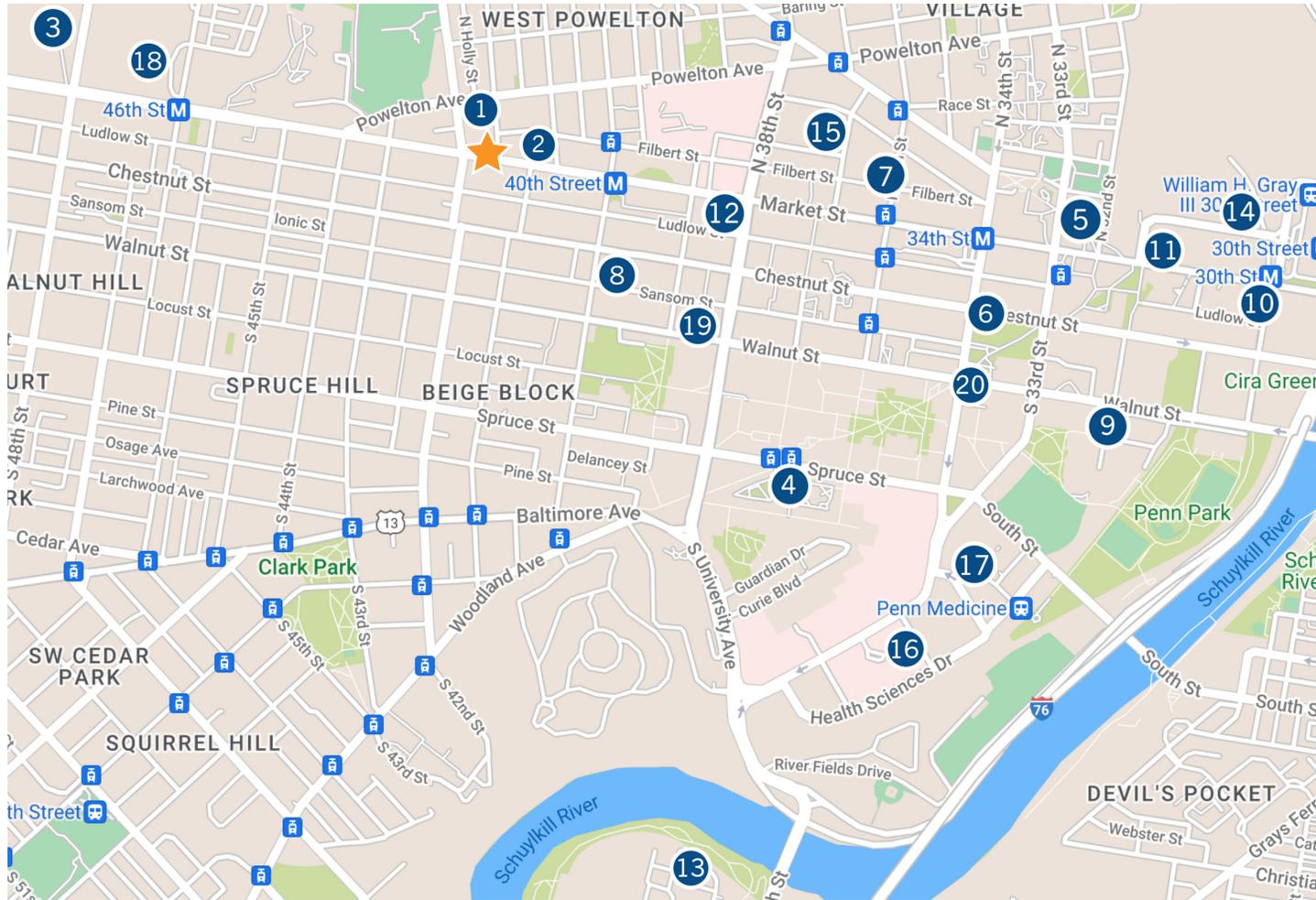
University Place



4101 MARKET STREET

University City, Philadelphia 19104

Neighborhood Commercial Development



NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

4101 MARKET STREET

University City, Philadelphia 19104

Neighborhood Commercial Development

ADDRESS	PROPERTY TYPE	STATUS	SF	ADDRESS	PROPERTY TYPE	STATUS	SF
★ 4101 Market St	SUBJECT PROPERTY		240,000	11 3151 Market Street	Commercial	Q1 2024	489,000
1 2.0 University Place				12 3838 Market Street	Commercial	Q4 2023	450,000
2 4.0 University Place				13 3401 Grays Ferry Ave	Laboratory	Completed	65,000
3 Children's Hospital of PA	Medical			14 3001 JFK Blvd	Office, Retail, Laboratory	Q4 2024	845,000
4 37th & Spruce Streets	Academic	Completed	80,450	15 25 N 38th Street	Commercial	Summer 2025	1 million+
5 3205 Lancaster Ave	Academic	Completed	73,500	16 3500 Civic Center Blvd	Medical	2022	550,000
6 34th & Chestnut Streets	Academic	February 2024	116,000	17 One Convention Avenue	Medical	Completed	1.5 million
7 60 N 36th Street	Academic	Mid-2022	460,000	18 4601 Market Street	Medical	Q1 2022	290,000
8 115 S 40th Street	Academic	Completed	68,000	19 25 N 39th Street	Public Space	Fall 2022	45,000
9 3200 Walnut Street	Academic	Fall 2024	110,000	20 34th & Walnut St	Public Space	Completed	12,260
10 3000 Market Street	Commercial	Completed	90,000				



60 N 36th Street



3000 Market Street



3001 JFK Blvd

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com