

RETAIL/RESTAURANT FOR LEASE

3.0

UNIVERSITY PLACE

MPN
MALLIN PANCHELLI NADEL
REALTY

@ 4101 MARKET STREET University City, Philadelphia 19104

SILVERSTEIN + CANTOR
PROPERTIES Fitzgerald + UPA
UniversityPlace



2,000-25,000+/- SF STREET-LEVEL RETAIL/RESTAURANT SPACE

**ABUNDANT OUTDOOR
CAFE SEATING**

**AMPLE
PARKING**

**KEYSTONE OPPORTUNITY
ZONE**

**QUALIFIED OPPORTUNITY
ZONE**

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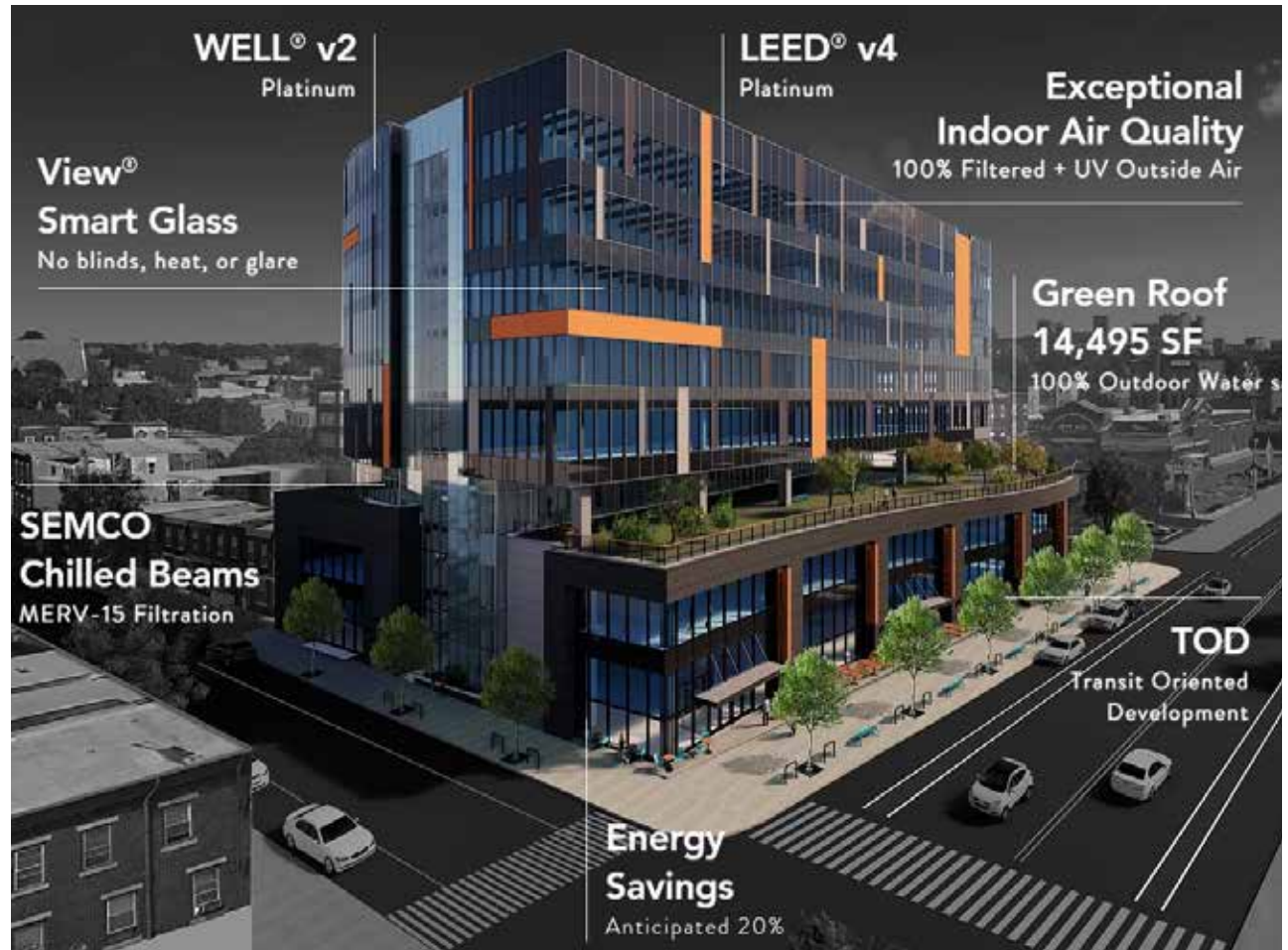
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University City, Philadelphia 19104

CLICK IMAGE FOR VIDEO ON 3.0

Property At A Glance

- » 2,000-25,000 +/- SF street-level space within this 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.



NEIGHBORS INCLUDE

Join: Fulton Bank, The Wister Institute, Ben Franklin Technology. Other neighbors: 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

UNIVERSITY CITY BY THE NUMBERS

Population	52,244
Households	27,913
Employees	85,000
Students	53,000+

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com

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University City & University Place Campus Map



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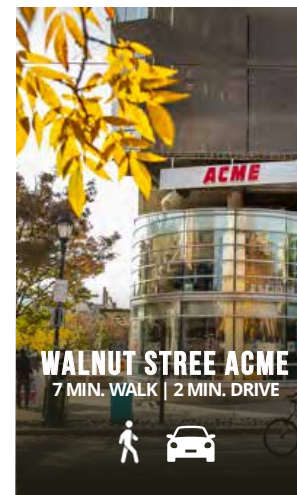
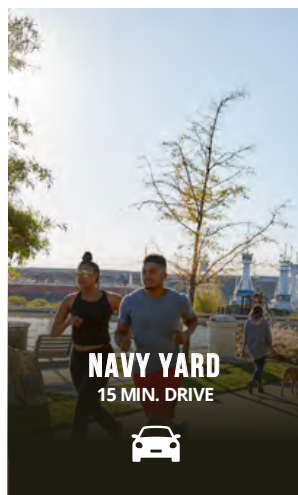
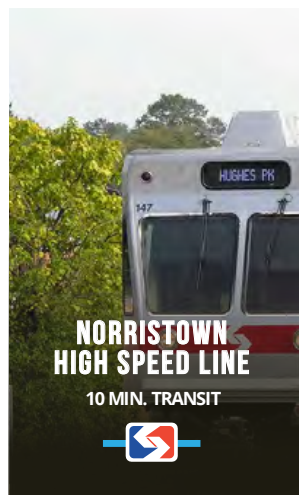
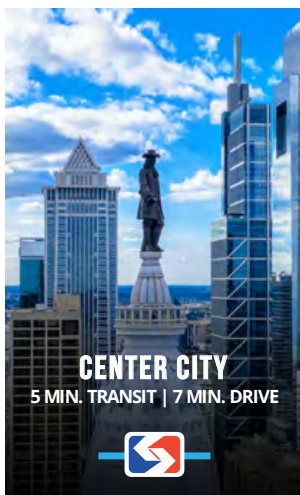
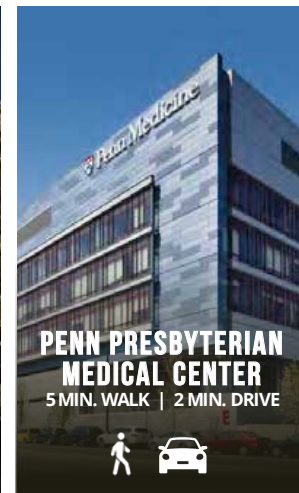
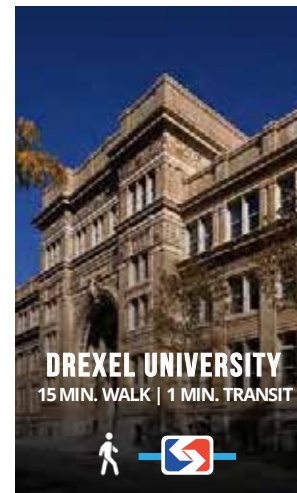
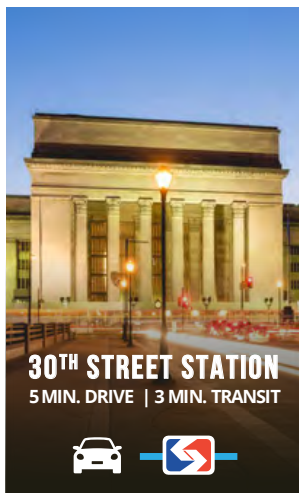
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Connect to University City & University Place



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UniversityPlace Campus & Growth

CAMPUS + GROWTH

3.0 UNIVERSITY PLACE

4.0 UNIVERSITY PLACE

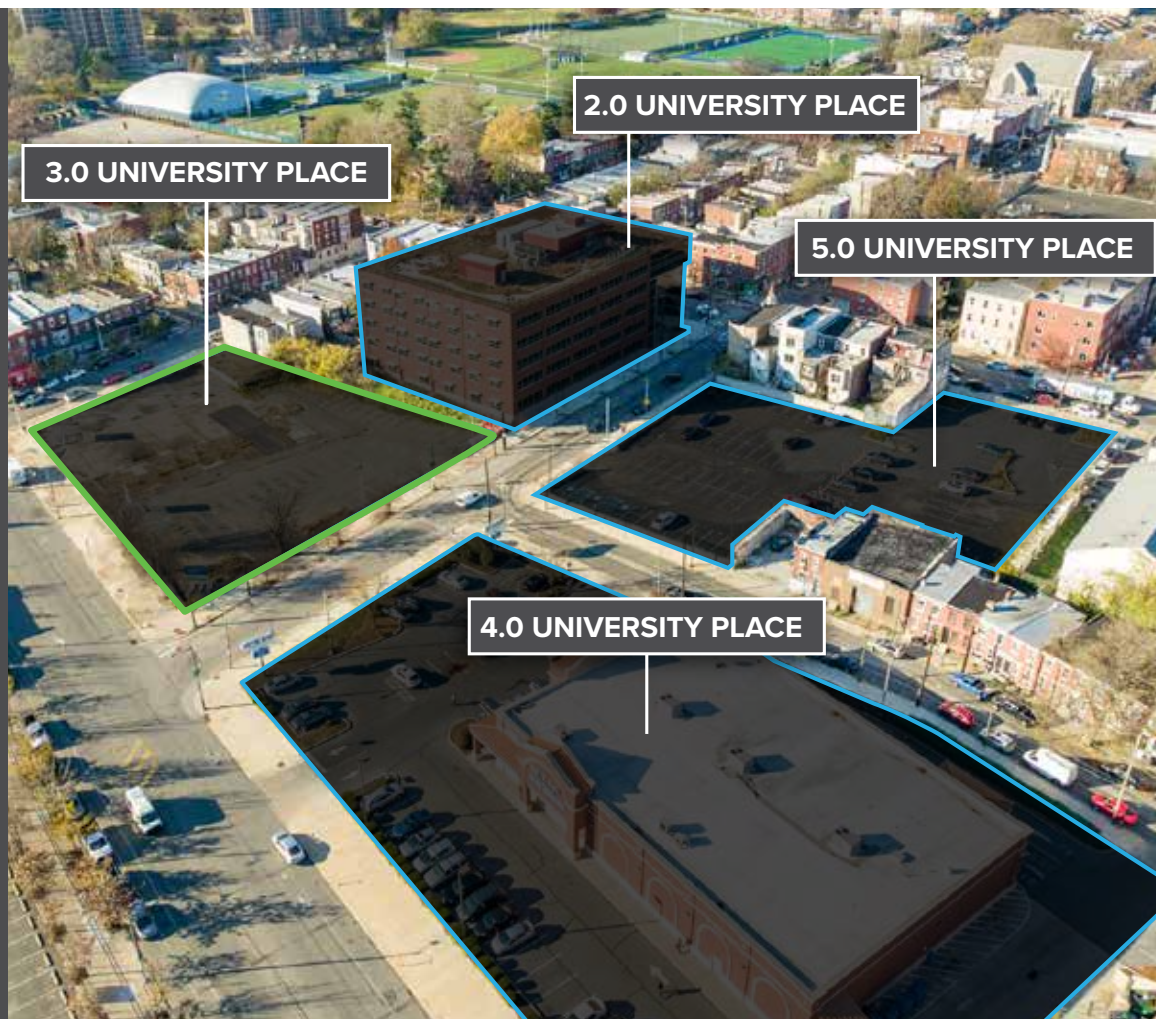
- Built time: 18-20 months
- Potential SF: 300,000 - 400,000 SF
- 35,000 – 45,000 SF floor plates
- +/- Two (2) manufacturing floors
- Opportunity for tenant input on design

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



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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



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Pertinent Links

- » [3.0 University Place Website](#)
- » [UPA Website](#)
- » [Silverstein + Cantor Fitzgerald Announcement](#)
- » [Fulton Bank Announcement](#)
- » [The Barer Institute Announcement](#)
- » [Wistar Announcement](#)
- » [Ben Franklin Technology Partners Announcement](#)
- » [Philadelphia QOZ Website](#)
- » [Pennsylvania KOZ Website](#)
- » [University City District Report](#)
- » **Property Video**



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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®

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
89

Excellent Transit

Transit is convenient for most trips.

Bike Score
99

Biker's Paradise

Flat as a pancake, excellent bike lanes.



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Retail Floor Plan: Ground Floor



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Retail Floor Plan: Basement



LEGEND

- BUILDING SERVICE
- CIRCULATION
- LEASABLE LAB
- RETAIL
- TENANT SPACE - OFFICE
- UNEXCAVATED

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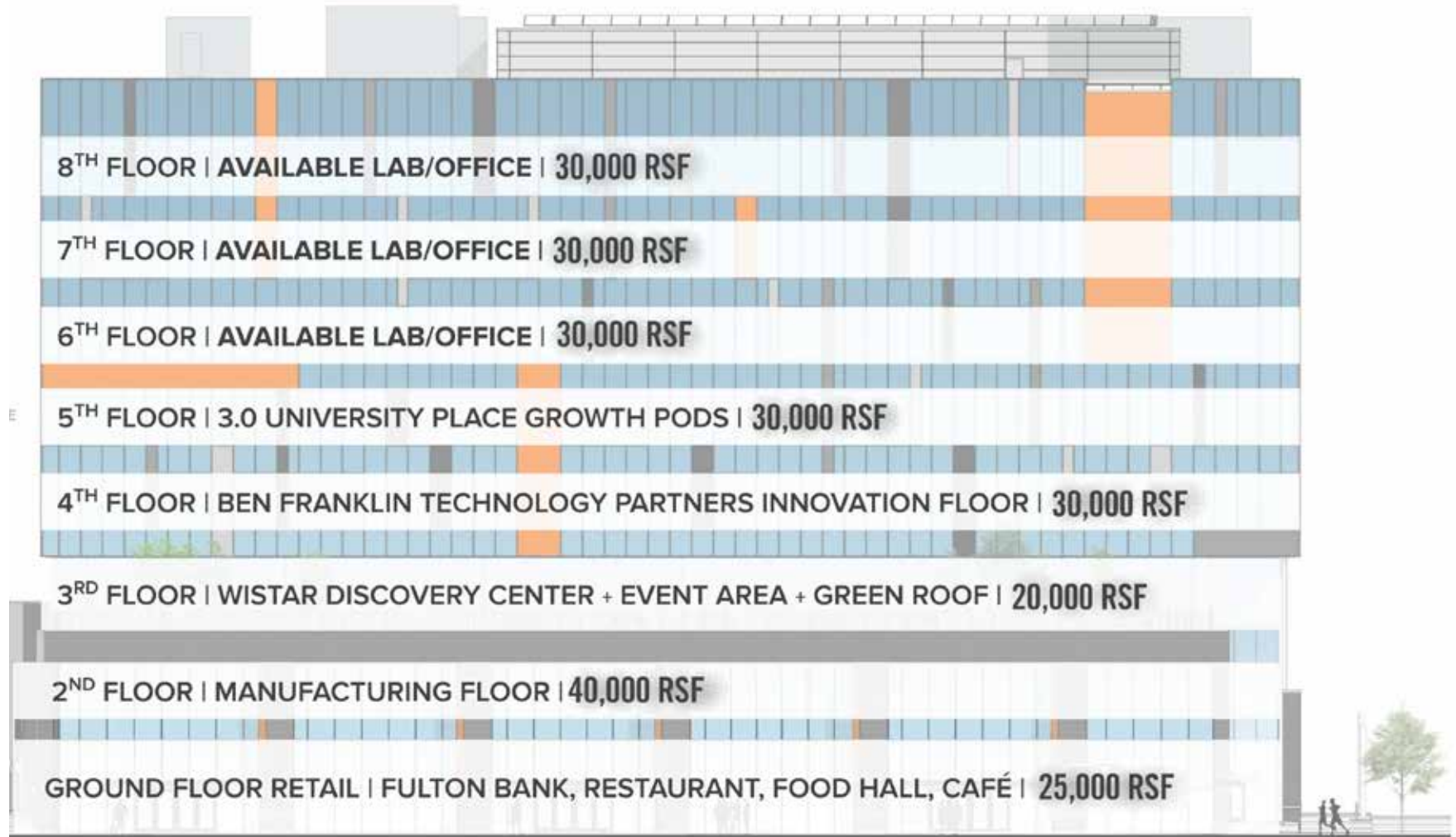
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4101 MARKET STREET

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Stacking Plan



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2nd Floor: Green Roof



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Neighborhood Aerial



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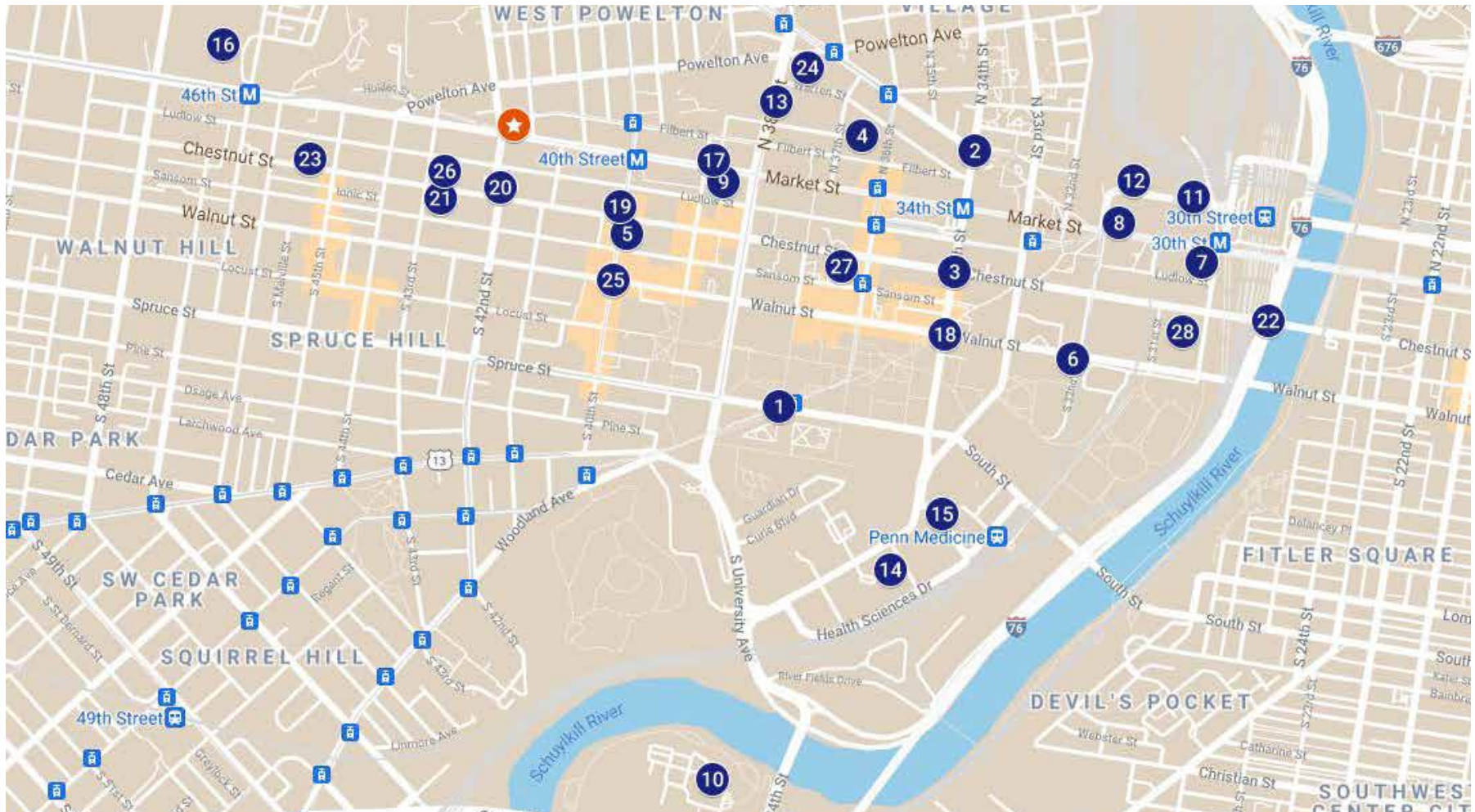
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Neighborhood Development



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Neighborhood Development

ADDRESS	PROPERTY TYPE	STATUS	SF	ADDRESS	PROPERTY TYPE	STATUS	SF
★ 4101 Market St	SUBJECT PROPERTY		240,000	16 One Convention Avenue	Medical	Completed	1.5 million
2 37th & Spruce Streets	Academic	Completed	80,450	17 4601 Market Street	Medical	Q1 2022	290,000
3 3205 Lancaster Ave	Academic	Completed	73,500	18 25 N 39th Street	Public Space	Fall 2022	45,000
4 34th & Chestnut Streets	Academic	February 2024	116,000	19 34th & Walnut St	Public Space	Completed	12,260
5 60 N 36th Street	Academic	Mid-2022	460,000	20 4001-03 Chestnut St	Residential/Mixed-Use	Completed	10,500
6 115 S 40th Street	Academic	Completed	68,000	21 4145 Chestnut Street	Residential/Mixed-Use	TBD	125,000
7 3200 Walnut Street	Academic	Fall 2024	110,000	22 4254 Chestnut Street	Residential/Mixed-Use	TBD	148,000
8 3000 Market Street	Commercial	Completed	90,000	23 4301 Chestnut Street	Residential/Mixed-Use	TBD	189,000
9 3151 Market Street	Commercial	Q1 2024	489,000	24 4519 Chestnut Street	Residential/Mixed-Use	Fall 2023	222,000
10 3838 Market Street	Commercial	Q4 2023	450,000	25 3700 Lancaster Avenue	Residential/Mixed-Use	March 2022	319,000
11 3401 Grays Ferry Ave	Laboratory	Completed	65,000	26 40th & Walnut	Residential/Mixed-Use	Completed	249,000
12 3001 JFK Blvd	Office, Retail, Laboratory	Q4 2024	845,000	27 4233 Chestnut Street	Residential/Mixed-Use	Completed	250,000
13 3025 JFK Blvd	Mixed-Use	Q3 2023	570,000	28 3600 Chestnut Street	Graduate Housing	June 2023	279,313
14 25 N 38th Street	Commercial	Summer 2025	1 million+	29 119 S 31st Street	Residential	2023	75,300
15 3500 Civic Center Blvd	Medical	2022	550,000				

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