

FOR SALE
PHILADELPHIA, PA

4200 Market Street

UNIVERSITY CITY DEVELOPMENT OPPORTUNITY



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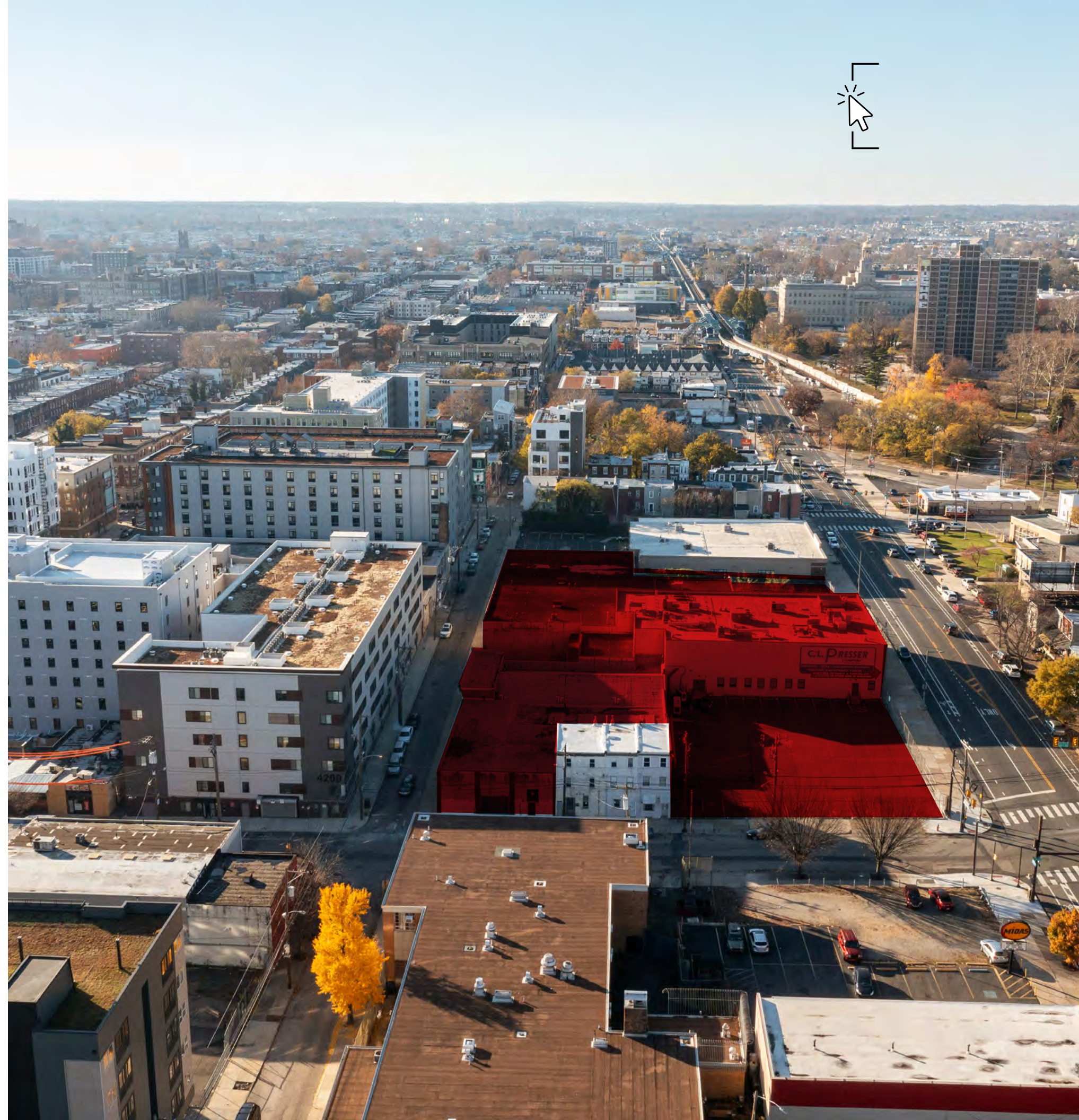
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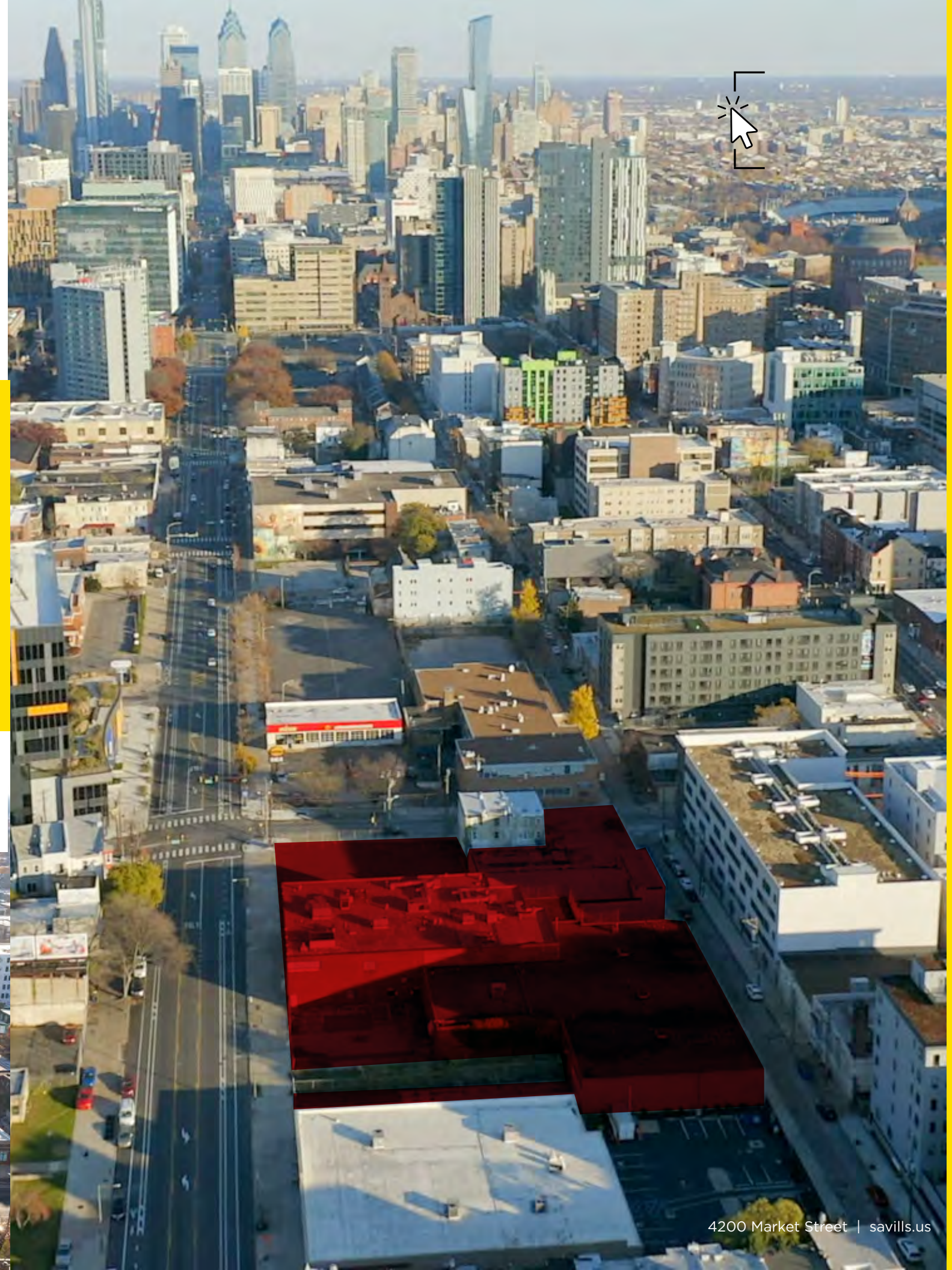
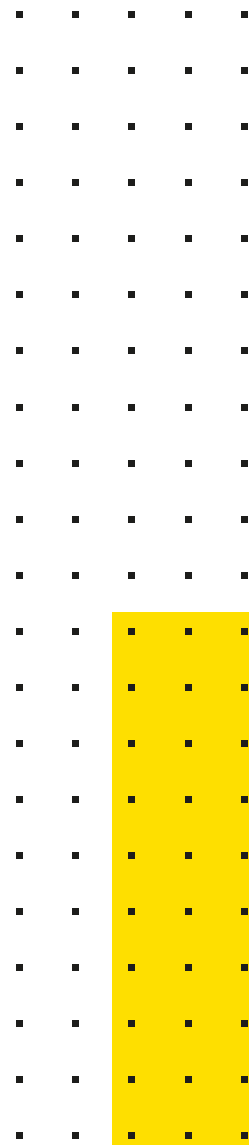


The Offering

Savills Inc. is pleased to present the exclusive opportunity to acquire **4200 Market Street** in the University City Submarket of Philadelphia, Pennsylvania.

The development site includes **five (5) contiguous land parcels** along the 4200 Block of Market Street in University City encompassing approximately 69,706 SF of land. The site occupies approximately two-thirds (2/3) of a city block with frontage on Market, Ludlow, and S. 42nd Streets.

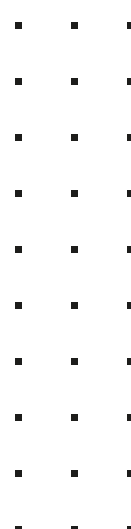
4200 Market Street is currently zoned CMX-3 with an FAR (Floor to Area Ratio) of five (5), bringing the **total developable area** of 4200 Market Street to well **over 300,000 SF** accounting for setbacks.

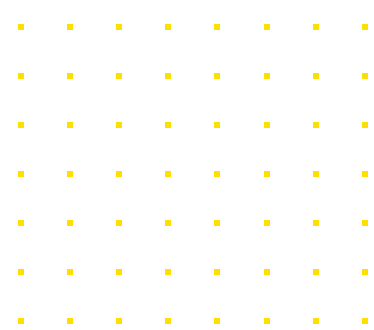


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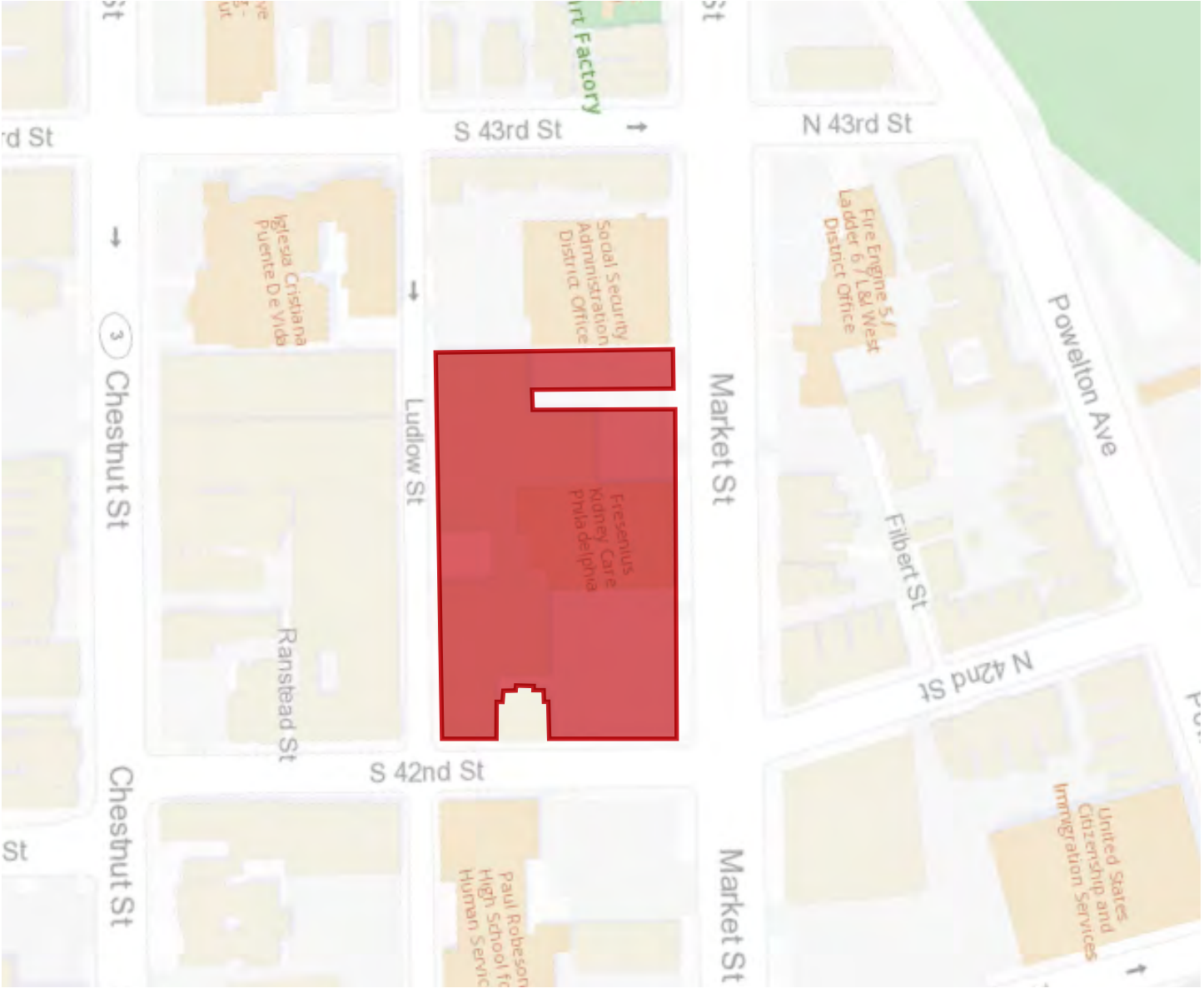
42nd
350' alc
feet.





Parcel Map

69,706 SF | 1.60 Acres



Aerial Map

4200
Market Street



UNIVERSITY OF
PENNSYLVANIA

SCHUYLKILL
YARDS

SEPTA 30TH
ST STATION

DREXEL
UNIVERSITY

CHOP

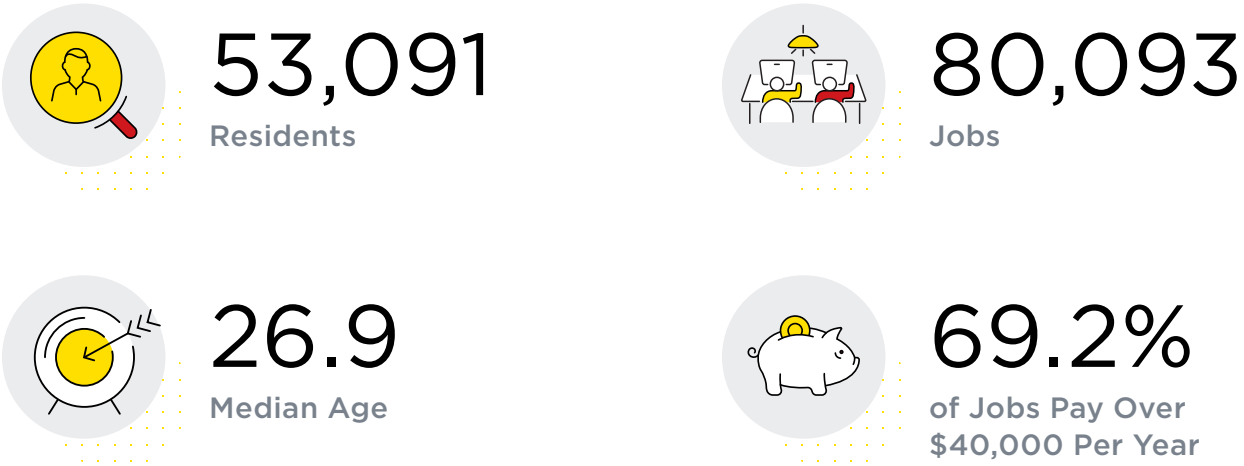
CENTER CITY



University City Overview



KEY DEMOGRAPHICS



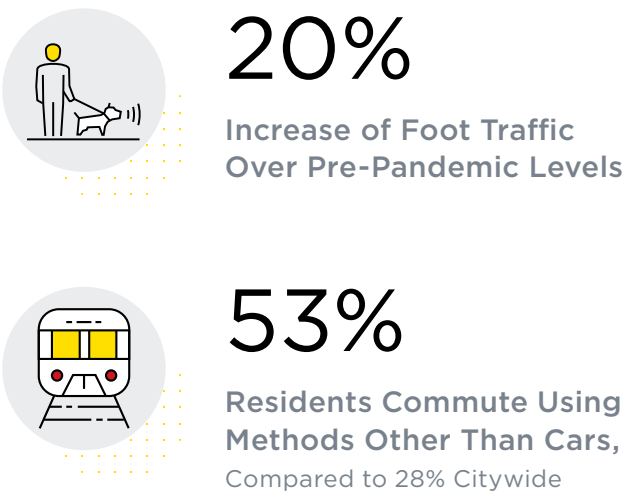
EDUCATION



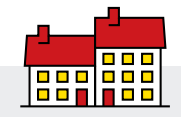
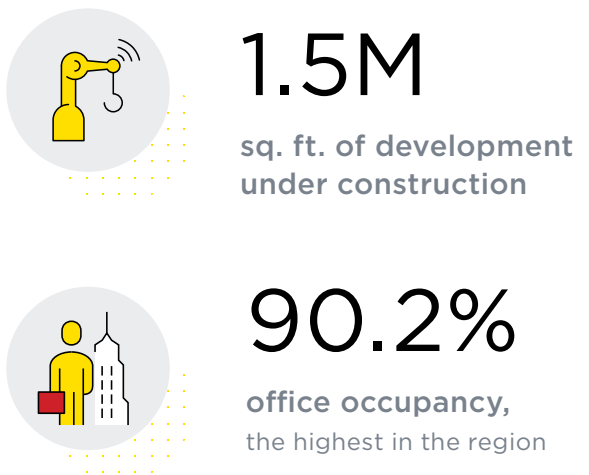
LIFE SCIENCES



TRANSPORTATION



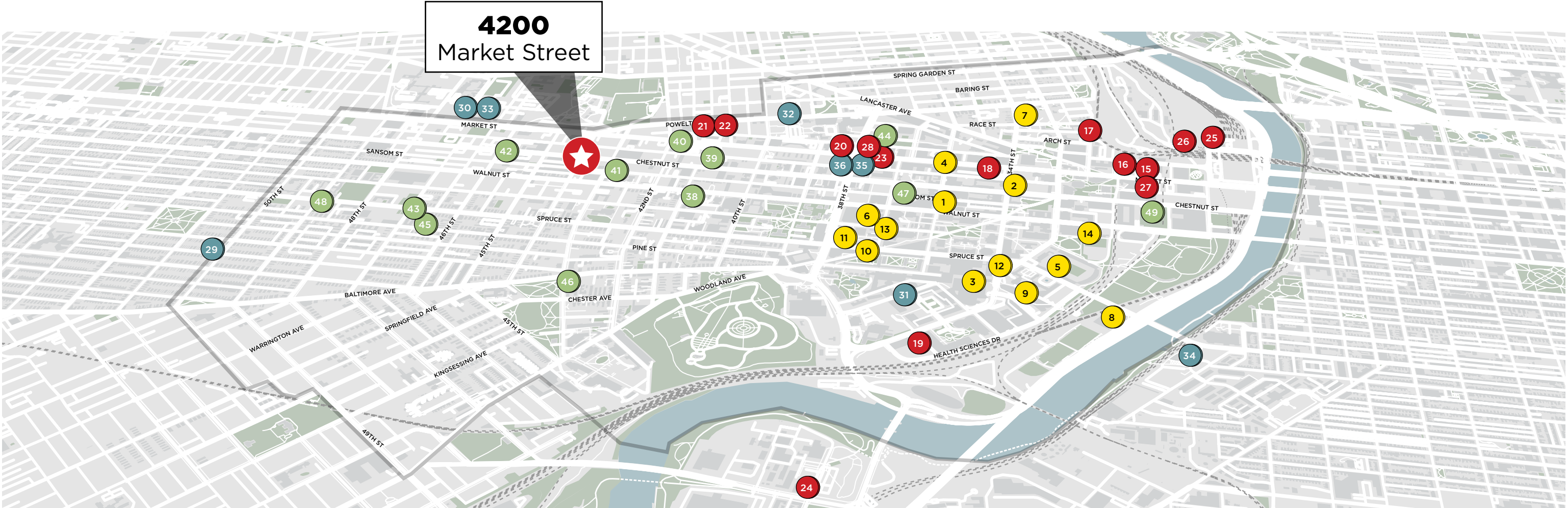
REAL ESTATE DEVELOPMENT



HOUSING



Current Real Estate Development



ACADEMIC ●

- 1. Accolade on Chestnut
- 2. Amy Gutmann Hall
- 3. College Hall West Wing Renovation
- 4. Drexel University Health Sciences Building
- 5. Franklin Field Team Operations
- 6. Graduate School of Education (GSE) Addition and Renovation
- 7. Kelly Hall Renovation and Expansion
- 8. Ott Center for Track and Field
- 9. Penn Museum Coxe Wing Renovations Phase 2
- 10. The Quadrangle College House Renovation
- 11. Stouffer College House Renovation
- 12. Stuart Weitzman Hall
- 13. Stuart Weitzman Theatre at the Annenberg Center
- 14. Vagelos Laboratory for Energy Science and Technology

COMMERCIAL ●

- 15. 3101 Market
- 16. 3151 Market
- 17. 3201 Cuthbert Street
- 18. 3440 Market
- 19. 3600 Civic Center Blvd Overbuild
- 20. 3838 Market
- 21. 3.0 University Place
- 22. 4.0 University Place
- 23. One uCity Square
- 24. Pennovation Life Sciences Building
- 25. Schuylkill Yards East Tower at 3001 JFK
- 26. Schuylkill Yards West Tower at 3025 JFK
- 27. Spark Gene Therapy Innovation Center
- 28. Two-Three uCity Square

MEDICAL ●

- 29. Behavioral Health Services -
- 30. Cedar Avenue
- 31. Center for Advanced
- 32. Behavioral Healthcare
- 33. Children's Hospital New Patient Tower
- 34. Penn Presbyterian Medical Center Parking Garage
- 35. The Provident Building
- 36. Schuylkill Avenue Research

PUBLIC SPACE ●

- 37. The Square at uCity Square

RESIDENTIAL / MIXED USE ●

- 38. 3801 Chestnut Street
- 39. 3935 Walnut Street Redevelopment
- 40. 4040-50 Walnut Street
- 41. 4145 Chestnut Street
- 42. 4240 Chestnut Street
- 43. 4301 Chestnut Street
- 44. 4519 Chestnut Street
- 45. 4746-48 Spruce Street
- 46. ANOVA uCity Square
- 47. Garden Court Plaza Extension
- 48. The Linden
- 49. The Mark Philadelphia

★ **4200 Market Street**

Public Transportation





Disclaimer



Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy,

competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

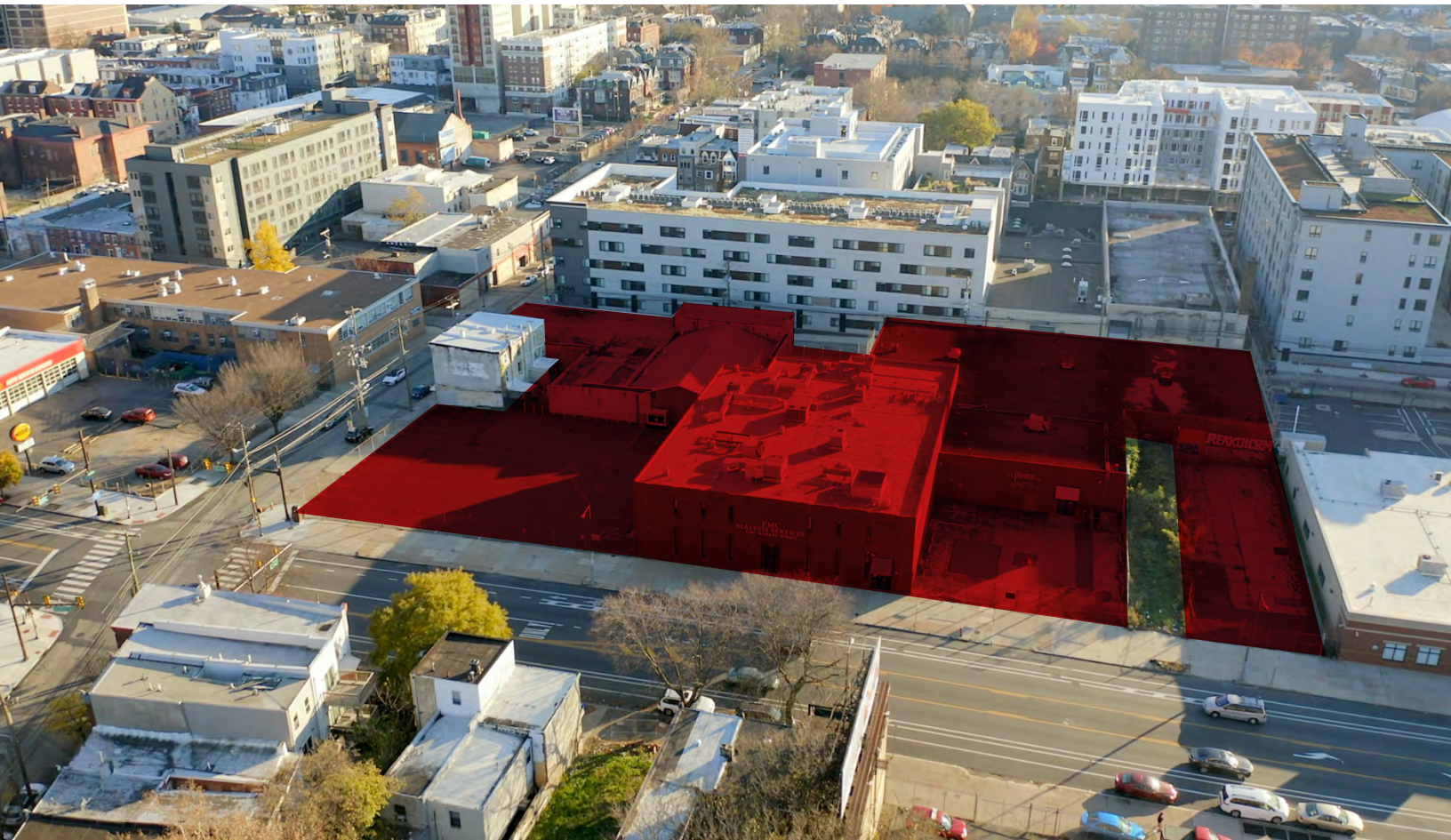
Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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