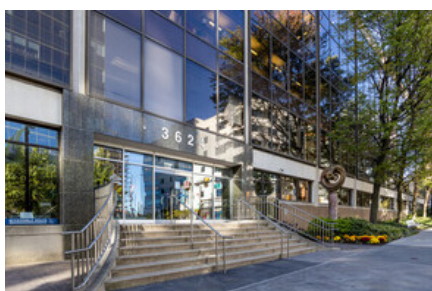


For Sale or Lease

UNIVERSITY CITY SCIENCE CENTER

3624 Market St | Philadelphia, PA



Premises	RSF	Term	Current Design/Use
3rd Floor	16,646	Negotiable	Office/Medical

BUILDING FEATURES:

- Located inside the University City Keystone Innovation Zone
- The Rectangular floor plate and central core provide for efficient planning
- 24/7 Lobby Security
- The building can accommodate office, medical and lab use.
- Floor-to-ceiling window line over-looking Market Street
- Adjacent to the University of Pennsylvania and Drexel University campuses
- Located In the heart of the life sciences community and developments
- 2 blocks away from the University City Market Frankford subway station

SPACE FEATURES:

- Move-in ready with direct elevator lobby exposure
- Furniture can be made available
- Upgrades made throughout the suite
- Willing to reasonably consider subdivision
- Card swipe security access

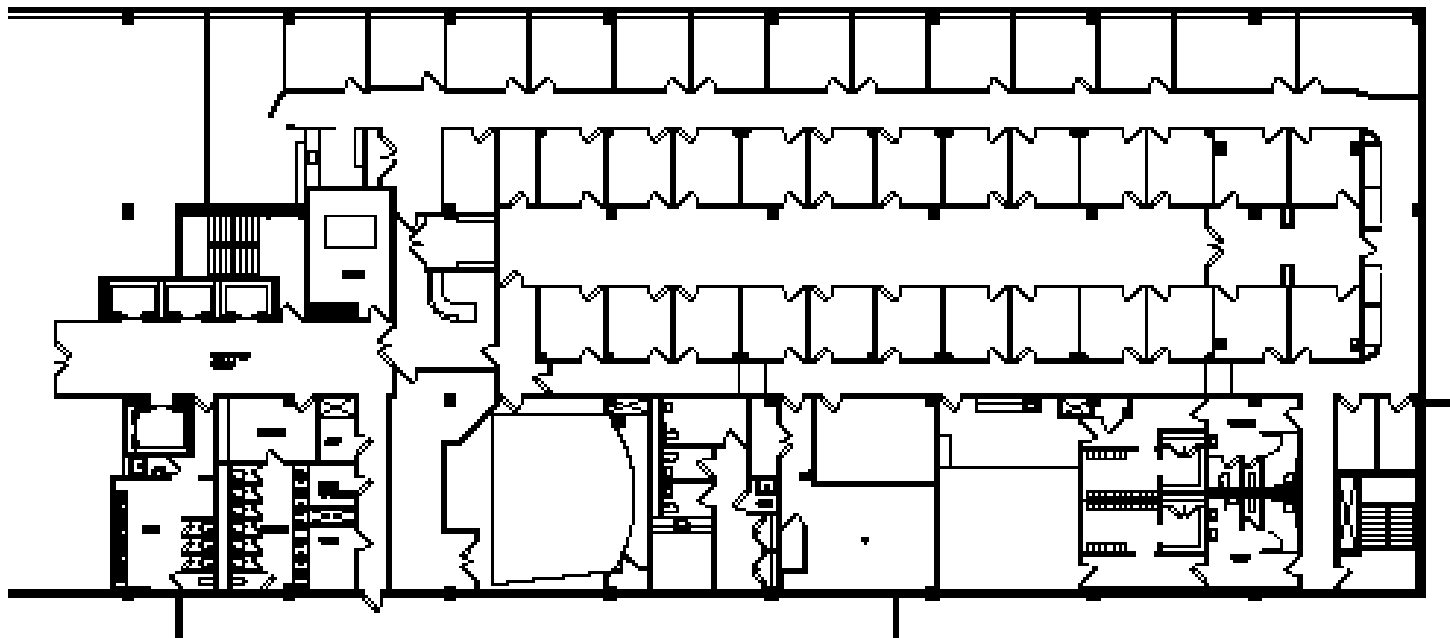
cresa



UNIVERSITY CITY SCIENCE CENTER

16,646 SF Available

3rd Floor: 16,646 RSF | For Sale or Lease



Eric Pinchak
570.573.3930
epinchak@cresa.com



John Behm
610.825.2149
jbehm@cresa.com

cresa

Cresa © 2026. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.