

CORPORATE PROFILE

LOCATION: BALTIMORE, MD (HEADQUARTERS)
PHILADELPHIA, PA, ST. LOUIS, MO, WINSTON-SALEM, NC
(ADDITIONAL OFFICES)

MARKETS SERVED: PENNSYLVANIA, MARYLAND, VIRGINIA,
NORTH CAROLINA, FLORIDA, ILLINOIS, MISSOURI, CONNECTICUT, RHODE ISLAND

SPECIALTY AREAS: RESEARCH, WET LAB, COMPUTATIONAL LAB, OFFICE, MEDICAL OFFICE, SHARED LAB, CO-
WORKING, INNOVATION, ACADEMIC, CLINICAL, RETAIL

DATE ESTABLISHED: DECEMBER 2005

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UCITY SQUARE: COLLABORATION, TALENT AND QUALITY OF LIFE

uCity Square is a 6.5 million square foot mixed-use Knowledge Community located in the University City district of Philadelphia. It has been home to significant research institutions and leading life science companies for over fifty years. Over the past ten years, uCity Square has experienced substantial growth, fueled by companies seeking to further develop and commercialize technologies from nearby and sponsoring institutions and by organizations looking to attract the next generation of talent and ideas.

Developed in partnership with Wexford Science + Technology and the University City Science Center, uCity Square is located adjacent to leading research institutions including the Children's Hospital of Philadelphia, Drexel University, the University of Pennsylvania, the University of Pennsylvania Health System, and the Wistar Institute. The Science Center's shareholders and sponsoring organizations include these institutions and twenty-seven other academic and research institutions across the region.

Collaboration: Adjacency to these world-class research institutions provides opportunities for companies at all stages of their growth cycle to create meaningful collaborations in disciplines such as cell and gene therapy, personalized medicine, nanotechnology, robotics, and medical devices. A full suite of resources and programming at the Science Center, and across the region, helps drive new venture creation and growth from these industries. Moreover, major companies from pharma to technology are choosing to open research centers in close proximity to this ecosystem of intellectual capital, entrepreneurial activity, and innovation programming to enhance opportunities for collaboration.

Talent: With more than \$1 billion in federal research, over 100 degree-granting institutions, and tech sector job growth up over seventy-five percent since 2000, it is not surprising that Philadelphia, has emerged as the number one city for millennial population growth. Because the region retains almost sixty percent of its 120,000 college graduates each year, companies are finding a steady pipeline of potential employees and uCity Square is at the epicenter of this deep talent pool.

Quality of Life: uCity Square benefits greatly from Philadelphia's vibrant and affordable quality of life. Housing choices are plentiful, from historic neighborhoods, to traditional suburbs, to high-rise urban living. The City is also regularly cited as having a strong food, restaurant and craft beer scene and its arts and cultural offerings have been recently rated number one by Conde Nast. Additionally, the area boasts some of the best golf courses in country and one of the largest urban parks in the world. Philadelphia is well connected to other population and innovation centers through the busiest Amtrak line in the nation and an airport that serves as a major domestic hub for American Airlines and also has 100 international departures per day. uCity Square is easily accessible by car, train, subway, and boasts a strong walkability score of 95.

Cutting Edge Facilities: uCity Square offers a range of laboratory, office and clinical space, from a shared work bench and fume hood to 400,000+ SF build-to-suit options, accommodating the most sophisticated lab and office user at a relatively affordable price compared to peer cities.



uCity Square

PHILADELPHIA, PA

2.5M SF
Existing Development

4.0M SF
Future Development

Located in Philadelphia's University City neighborhood, uCity Square is a 6.5 million-square-foot mixed-use community consisting of retail, residential, clinical, office, and laboratory space concentrated around an open-air public square.

Surrounded by colleges and universities, independent research institutions, world-renowned hospitals, hundreds of restaurants and shops, and thousands of jobs, uCity Square is the center of connectivity for residents, students, professionals, and entrepreneurs. It is where serendipitous collisions and chance meetings lead to collaboration and the exchange of ideas. It is where the future is invented through partnerships and innovation.

3675 Market Street

345,000 SF

LAB, OFFICE, INNOVATION, RETAIL

Currently under construction, 3675 Market will offer Class A laboratory, office, coworking, and convening spaces. Located at the intersection of Market Street and 37th Street, 3675 Market will serve as a physical nexus, connecting the academic campuses and medical centers to the east and south, the commercial corridors along Market Street and Chestnut Street, and the residential communities to the north and west.

3711 Market Street

155,000 SF

LAB, OFFICE, INNOVATION, RETAIL

3711 Market Street provides fully-equipped wet and dry laboratories, office space, and shared space to foster collaboration between tenants. 3711 Market Street is home to ground-floor retail options and the new Microsoft Reactor.

3737 Market Street

330,000 SF

LAB, OFFICE, CLINICAL, RETAIL

3737 Market Street is a 14-story clinical, medical office and wet lab facility anchored by Penn Presbyterian Medical Center of the University of Pennsylvania Health System and Spark Therapeutics, a spin-out of the Children's Hospital of Philadelphia.



WEXFORD KNOWLEDGE COMMUNITIES

uCity Square
Philadelphia, PA

Wake Forest Innovation Quarter
Winston-Salem, NC

Cortex Innovation Community
St. Louis, MO

University of Maryland BioPark
Baltimore, MD

Converge Miami
Miami, FL

South Street Landing
Providence, RI

The Chesterfield
Durham, NC

Downtown Crossing
New Haven, CT

Bio Research & Development Growth Park
St. Louis, MO

Innovation Research Park @ ODU
Norfolk, VA

Hershey Center for Applied Research
Hershey, PA

University Technology Park at IIT
Chicago, IL