

3535 MARKET STREET



Healthpeak<sup>TM</sup>  
PROPERTIES



CUSHMAN &  
WAKEFIELD

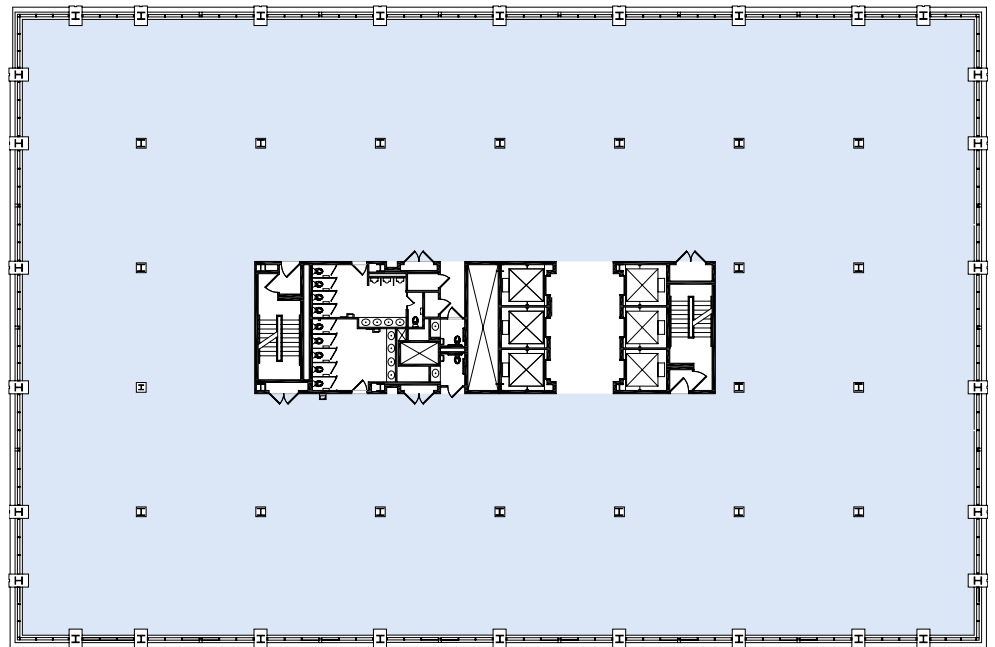
UNIVERSITY CITY, PHILADELPHIA



±170K SF  
CLASS A  
OFFICE  
SPACE



## BASE FLOOR PLAN



Optimal location at the **center of University City**, within close proximity to Drexel University, University of Pennsylvania, the Science Center, and University of the Sciences

Bound by several **top-tier hospitals and healthcare institutions**

such as Penn Hospital, Penn Presbyterian Medical Center, and the Children's Hospital of Philadelphia

**Easy access to public transportation:**

LUCY, SEPTA, bus lines, Regional Rail, Amtrak at 30th Street Station



# UNIVERSITY CITY DEMOS

\*WITHIN ONE MILE



54,849  
RESIDENTS



21,147  
HOUSEHOLDS



85,097  
EMPLOYEES



53,307  
STUDENTS



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