

3700

LUDLOW

THE OPPORTUNITY

- » 220,000 SF Build to Suit Lab/GMP/Office
- » Prime opportunity for Life Science users
- » Delivery as early as 2025
- » 18,000 SF floorplates
- » 12 floors
- » Unobstructed views of Center City Philadelphia skyline
- » Ideal location at the border of University of Pennsylvania's campus

Gateway office
available on-site



**220,000 SF BUILD TO SUIT
LAB/GMP/OFFICE OPPORTUNITY
IN THE HEART OF UNIVERSITY CITY**




NEIGHBORHOOD HIGHLIGHTS

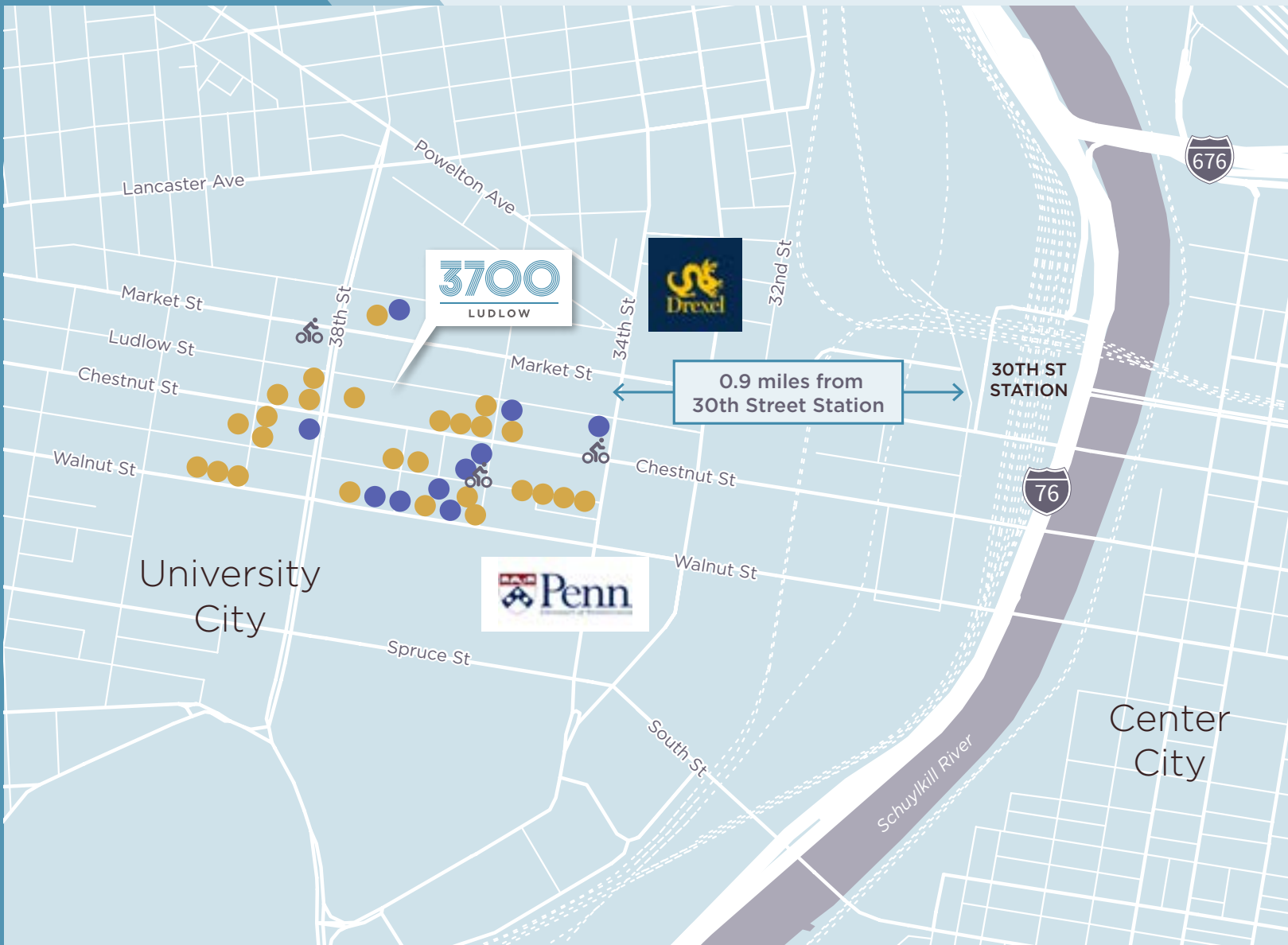
DINING

- LaTao Hot Pot
- Sang Kee Noodle House
- Ochatto
- Wawa
- Abner's Cheesesteaks
- honeygrow
- The Q Food Truck
- Louie Louie
- DIG
- Kpod
- Spread Bagelry
- Starbucks
- Han Dynasty
- Axis Pizza
- Koreana @ University City
- Cavanaugh's Restaurant & Sports Bar
- sweetgreen
- Starbucks
- Chipotle Mexican Grill
- Bonchon University City
- Beilers Doughnuts
- Paris Baguette
- Federal Donuts
- Baby Blues BBQ Philly
- White Dog Cafe
- New Deck Tavern

SHOPPING & AMENITIES

- The Inn at Penn
- Hello World Modern Mercantile
- Philadelphia Runner
- Bluemercury
- Urban Outfitters
- Institute of Contemporary Art
- Sheraton Philadelphia University City Hotel
- Orangetheory Fitness
- Santander Bank Branch
- GIANT Market

 Indego stations



FOR LEASING INFORMATION

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