



**3600 MARKET ST.
PHILADELPHIA, PA**

8,295sf Office Condominium for Sale

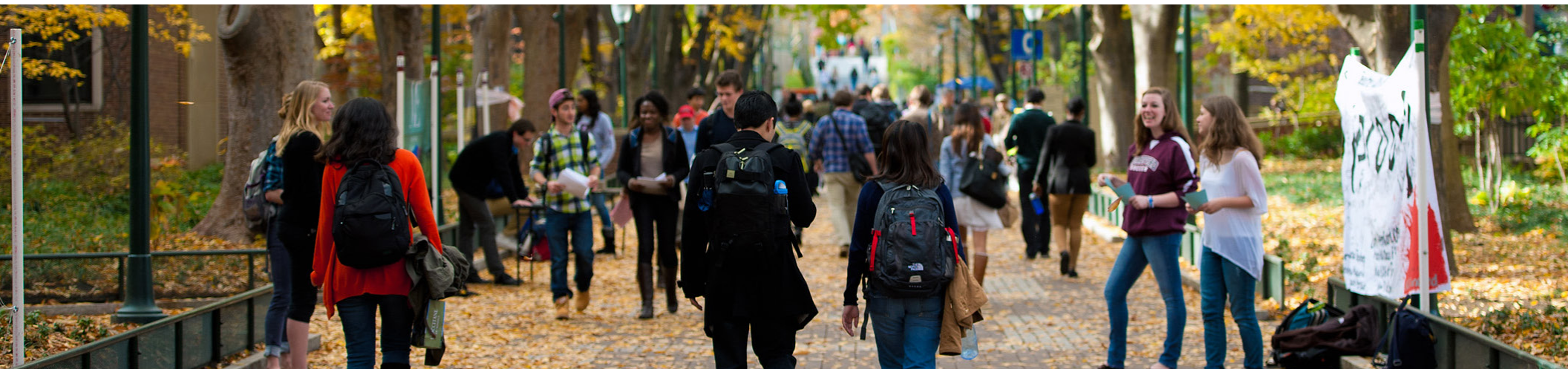
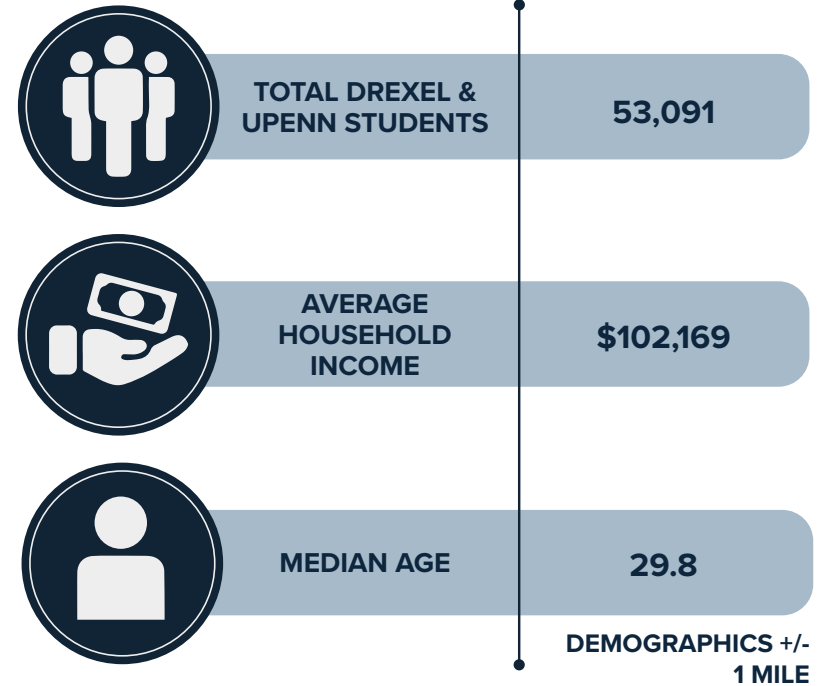
3600 Market St. | Property

- + **8,295sf commercial condominium** optimally designed for office use
- + **Prominent corner suite** located on the third floor of the building with multiple window lines **overlooking Market Street and S. 36th Streets**
- + The unit will be **delivered vacant**, offering an **opportunity for an owner-user or investor** seeking exposure to the highly desirable University City commercial corridor
- + Property uses are restricted to **healthcare and life sciences-related businesses**
- + Join prominent owner-occupiers such as the **University of Pennsylvania and Penn Medicine**



3600 Market St. | Location

- + Located in University City, named for two of the largest institutions in Philadelphia: University of Pennsylvania and Drexel University
- + Adjacent to the 36th Street Trolley Station and a short walk to 30th Street Station (Amtrak, SEPTA, NJ Transit)
- + Neighboring Children's Hospital of Pennsylvania and Penn Medicine
- + Quick connection to I-76, I-95, and the Schuylkill Expressway
- + Surrounded by dining, retail, hotels, and cultural institutions like Penn Museum and the Institute of Contemporary Art



3600 Market St. | KIZ

Located within Philadelphia's Keystone Innovation Zone (KIZ), 3600 Market Street presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of *up to \$100,000 annually* to companies meeting the following criteria:

- + For-profit business located within the geographic boundaries of a KIZ
- + In operation less than 8 years
- + Operating within one of the following industries:
 - Life Sciences
 - Information Technology
 - Nanotechnology

Keystone Innovation Zones

Providing tax credits to for-profit companies in the life sciences and tech.



3600 Market St.



3600 Market St. | Floor Plan



3600 Market St. | Aerial View

3600 MARKET

WALNUT STREET

MARKET STREET



3600 Market St. | Aerial View



Penn Medicine
Penn Presbyterian Medical Center

3600 MARKET

Drexel
UNIVERSITY



THE
WISTAR
INSTITUTE

Penn
Medicine

Penn
UNIVERSITY OF PENNSYLVANIA

Penn Medicine

Children's Hospital
of Philadelphia

SJU

FAIRMOUNT

MARKET STREET

LOGAN
SQUARE

CITY
HALL

RITTENHOUSE

FITLER
SQUARE

SCHUYLKILL RIVER

BROAD STREET

3600 Market St. | Area

Food & Restaurants

- | | |
|-----------------------|----------------------------|
| 1. Two Locals Brewing | 12. Starbucks |
| 2. Pita Chip | 13. DIG |
| 3. Pace & Blossom | 14. Pret A Manger |
| 4. Schmeat It | 15. Chipotle |
| 5. Dunkin' | 16. Blaze Pizza |
| 6. Wawa | 17. Tataki Ramen & Sushi |
| 7. Spread Bagelry | 18. Brooklyn Dumpling |
| 8. honeygrow | 19. Insomnia Cookies |
| 9. Van Leeuwen | 20. Savas Brick Oven Pizza |
| 10. Pod | |
| 11. Louie Louie | |

Stores, Retail, & Fitness

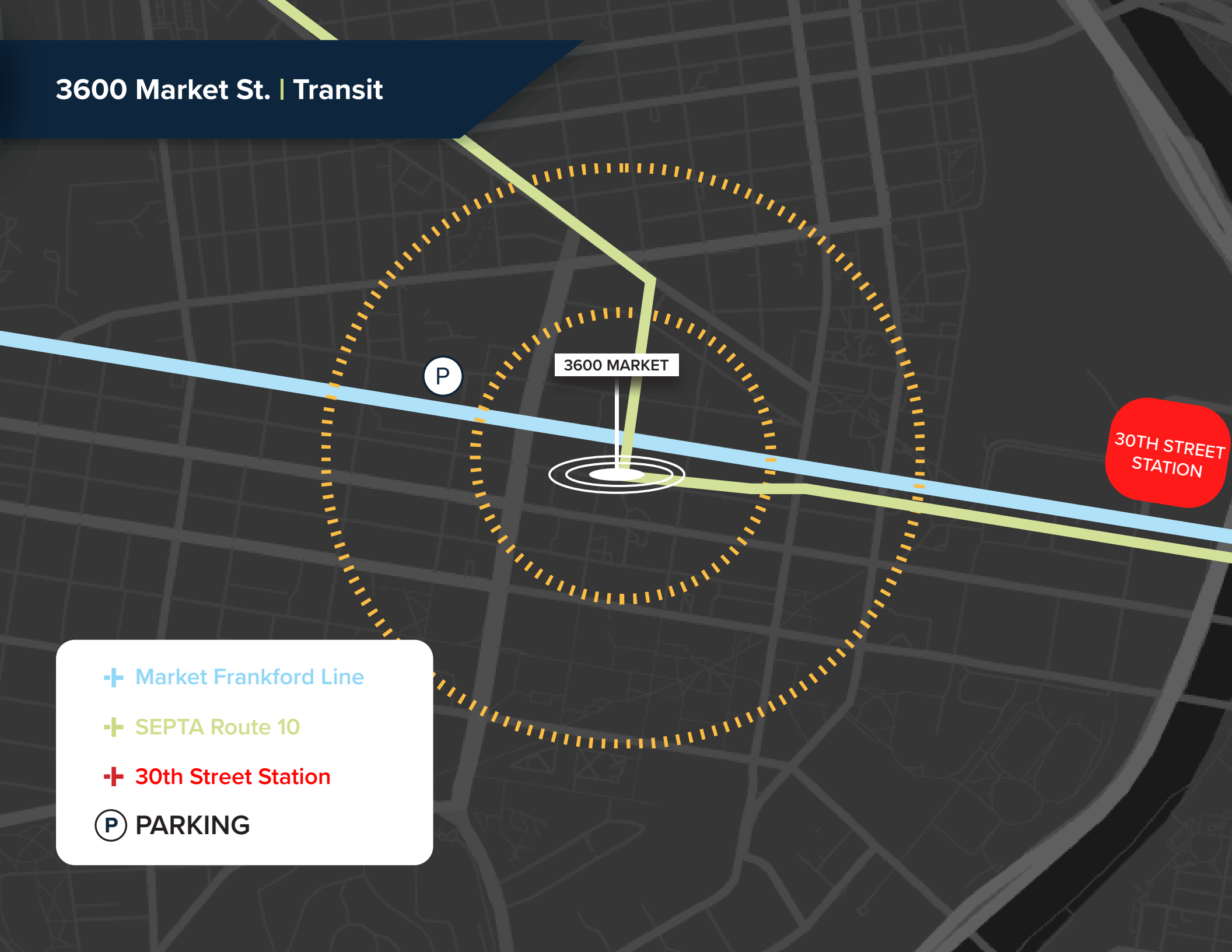
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|-------------------------|----------|
| 1. Orangetheory Fitness | 3. CVS |
| 2. 7-Eleven | 4. GIANT |
| | 5. ACME |

Hotels

- | | |
|-------------|--------------------|
| 1. Sheraton | 2. The Inn at Penn |
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3600 Market St. | Transit



+ Market Frankford Line

+ SEPTA Route 10

+ 30th Street Station

(P) PARKING



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