

Creating a Place for Inspiring Science.



3201 Cuthbert Street



Creating the Future.

Seated at the heart of Philadelphia's life sciences community, 3201 Cuthbert is perfectly positioned and equipped to support discovery, collaboration, and innovation in the field, with the most robust life sciences infrastructure in the region.

Designed by Robert A.M. Stern Architects and targeting LEED Gold certification

Accessible outdoor spaces

Neighborhood café and restaurant with outdoor seating

Access to abundant neighborhood amenities

Convenient to Amtrak's 30th Street Station, Septa's Market-Frankford Line, and the region's highway network

Creating Life-Enhancing Therapies.



519,647 RSF, 11 stories, 50,000+ RSF of floor plates, and expanded floor-to-floor heights of 16-24 FT



Six fully enclosed loading docks and five service elevators with up to 8,000 LB capacity



15 watts/SF power for lab areas with significant emergency back-up power



HVAC can be up to a 70% lab to 30% office split, with 2.0 CFMs/SF for lab areas and 6.3 CFMs/SF for cGMP areas



Lab/office floor loading capacity of up to 175 LBS/SF, including finishes



Best practice chemical storage space and pH neutralization capability



Generous space for tenant equipment and vertical shaft infrastructure



Excellent vibration criteria of up to 2,000 MIPS



Building can accommodate cGMP manufacturing and vivarium with supplemental HVAC



Creating a World-Class Life Sciences Hub.



Located at the center of University City's
life sciences district

Philadelphia ranked 2nd among the nation's
top 14 markets for cell and gene therapy,
according to Econsult Solutions' Oct 2022
"The State of Cell and Gene Therapy in the
Greater Philadelphia Region" report

Nearly \$5 billion raised in venture
capital for Philadelphia life science
companies in 2021-2022

Regional employment for cell and
gene therapy personnel has more
than doubled between 2019-2022



3201
Cuthbert
Street

uCity
Square



University City
Science Center

Drexel
University

Schuylkill
Yards

Amtrak/
30th Street
Station



University of
Pennsylvania

Penn Park



Schuylkill River

24TH ST

23RD ST

Creating Excellence.

Gattuso Development Partners is a developer of exceptional, sustainable, high-performance workplaces. We recognize that the right work environment is the most critical asset a business can offer to attract, retain, and inspire its employees and promote long-term success.

Learn more at gattusodevelopmentpartners.com
or reach out at (267) 723-7600.

Gattuso
DEVELOPMENT PARTNERS



VIGILANT HOLDINGS
vigilant-holdings.com

3201CuthbertStreet.com

3201
Cuthbert
Street

Level 0

3,000 SF of usable storage area
Main lobby entrance on Cuthbert Street



- 6 fully enclosed loading docks
- 5 service elevators
- Indoor bike storage for 80 bicycles
- Entrance to underground parking

3201
Cuthbert
Street

Level 1

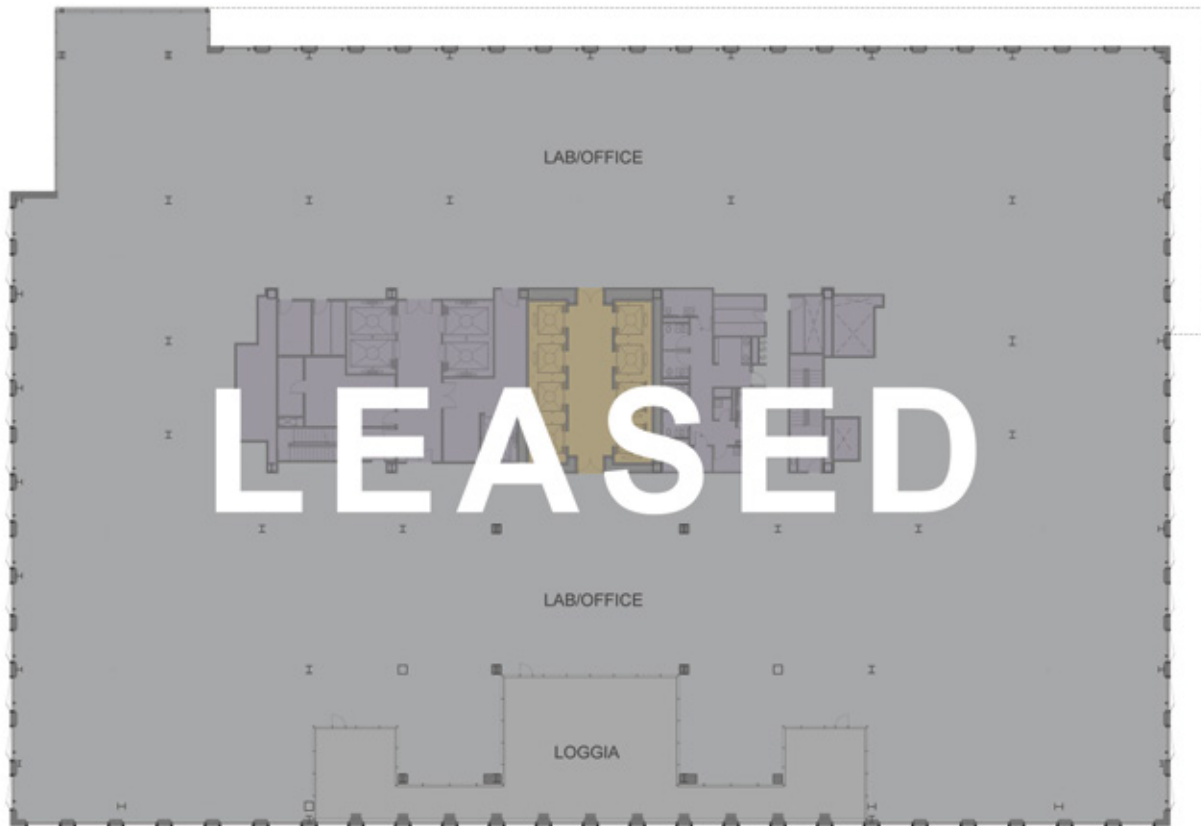
11,908 RSF of retail space
Lobby entrance from 33rd Street



3201
Cuthbert
Street

Level 2

58,891 RSF



3201
Cuthbert
Street

Level 3

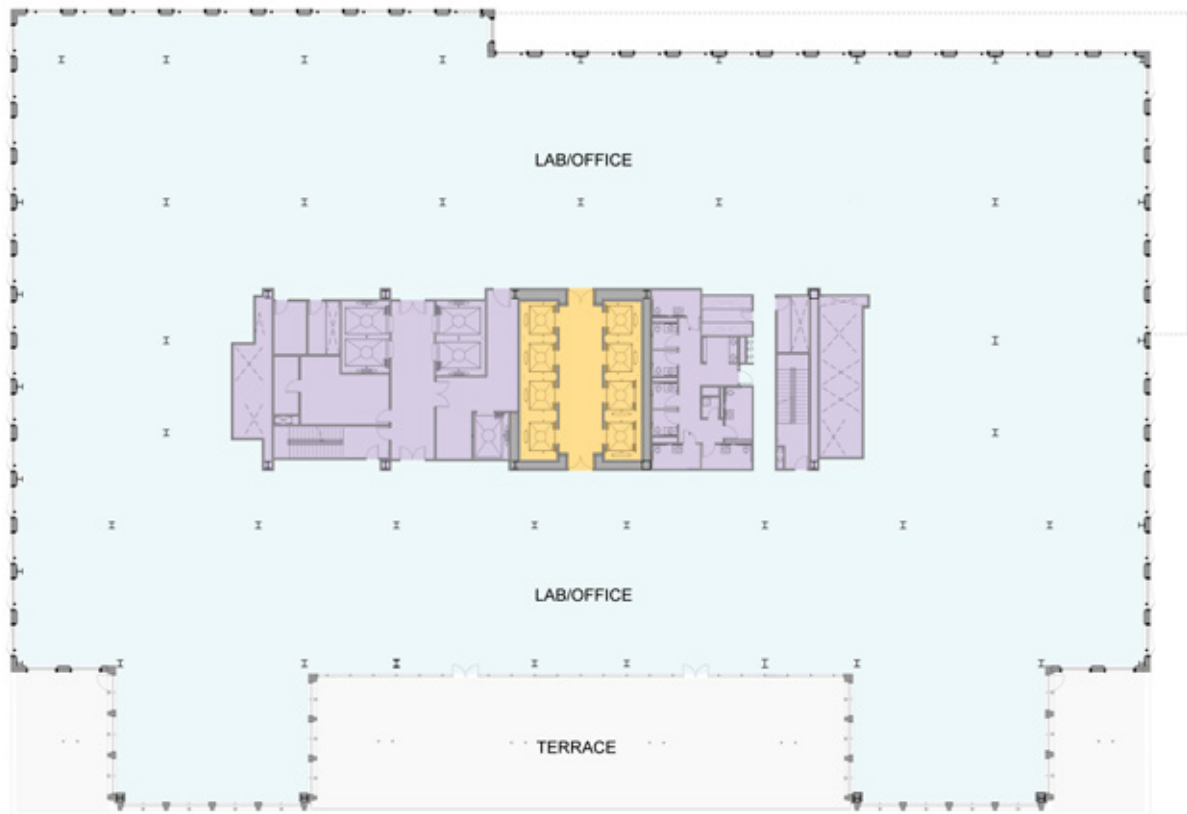
56,912 RSF



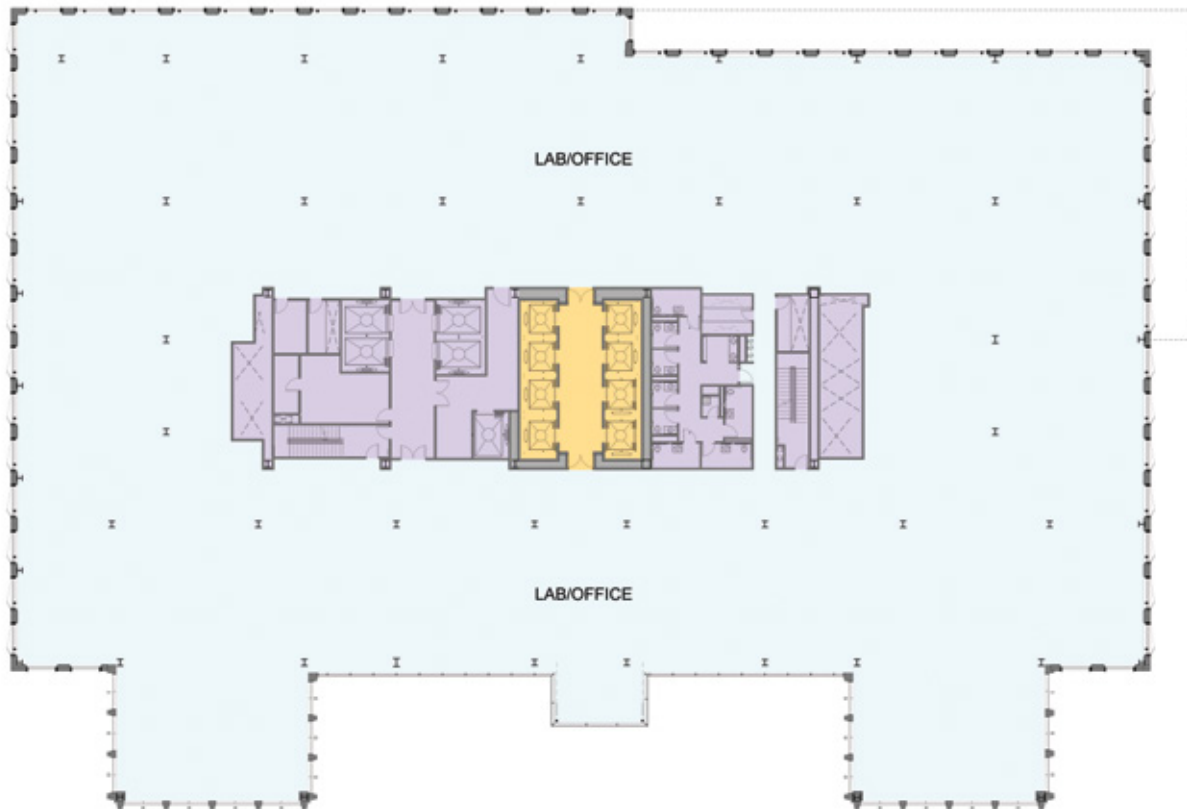
3201
Cuthbert
Street

Level 4

2,700 SF outdoor terrace
55,650 RSF



- 17 FT floor-to-floor height
- Ample service elevators
- Ample tenant shaft space
- 33 x 33 FT column grid, specifically designed for lab planning



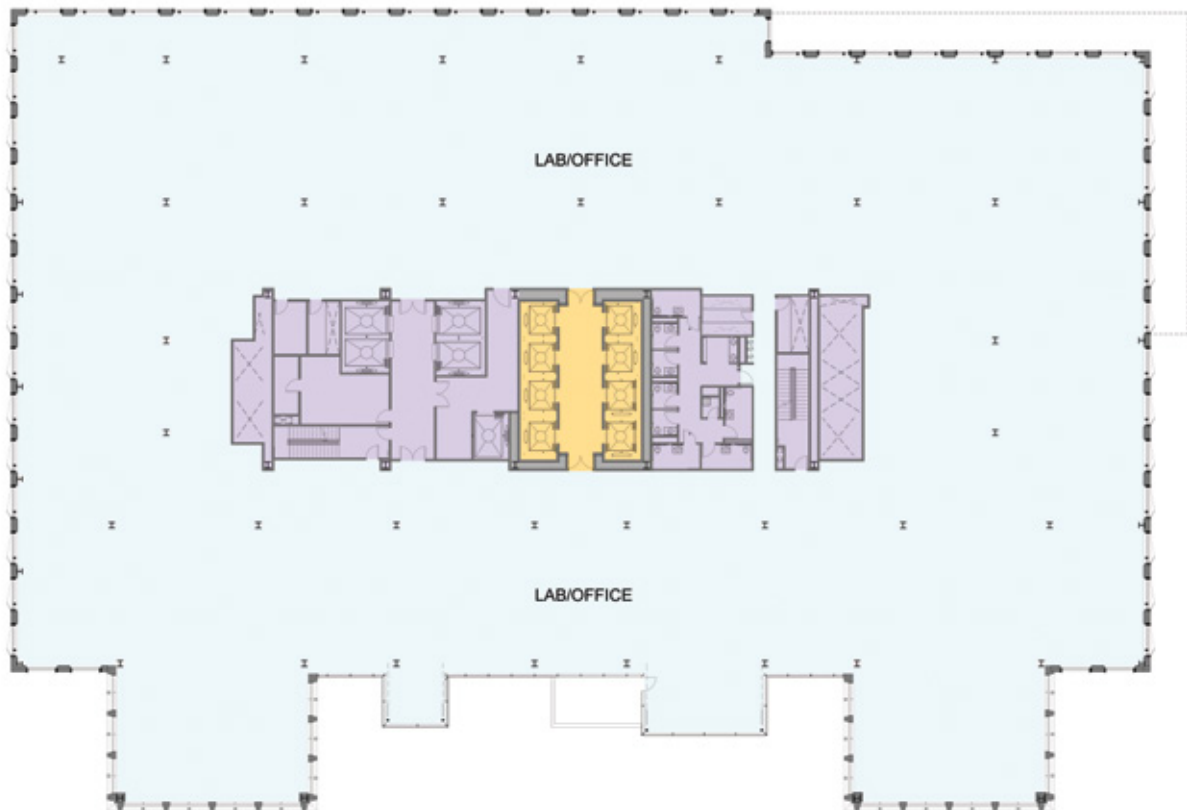
- 16 FT floor-to-floor height
- Ample service elevators
- Ample tenant shaft space

- 33 x 33 FT column grid, specifically designed for lab planning

3201
Cuthbert
Street

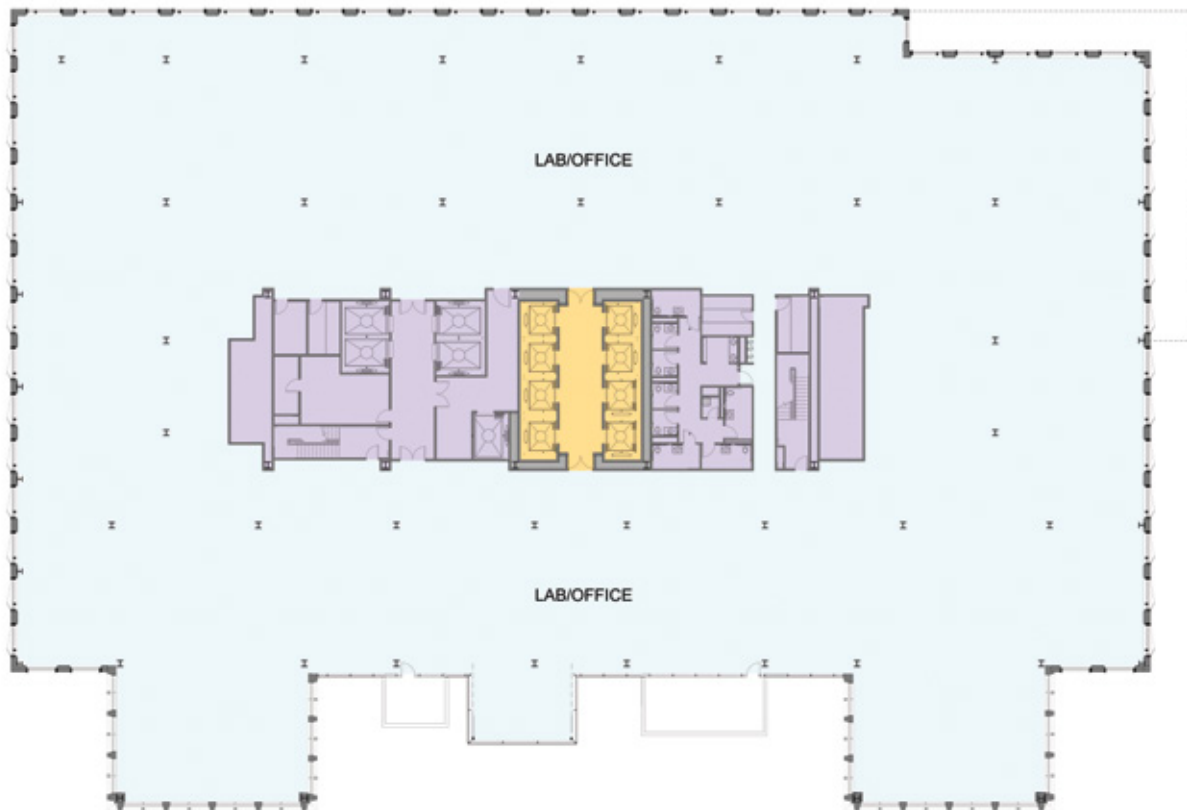
Level 6

Outdoor terrace
54,326 RSF



- 16 FT floor-to-floor height
- Ample service elevators
- Ample tenant shaft space

- 33 x 33 FT column grid, specifically designed for lab planning

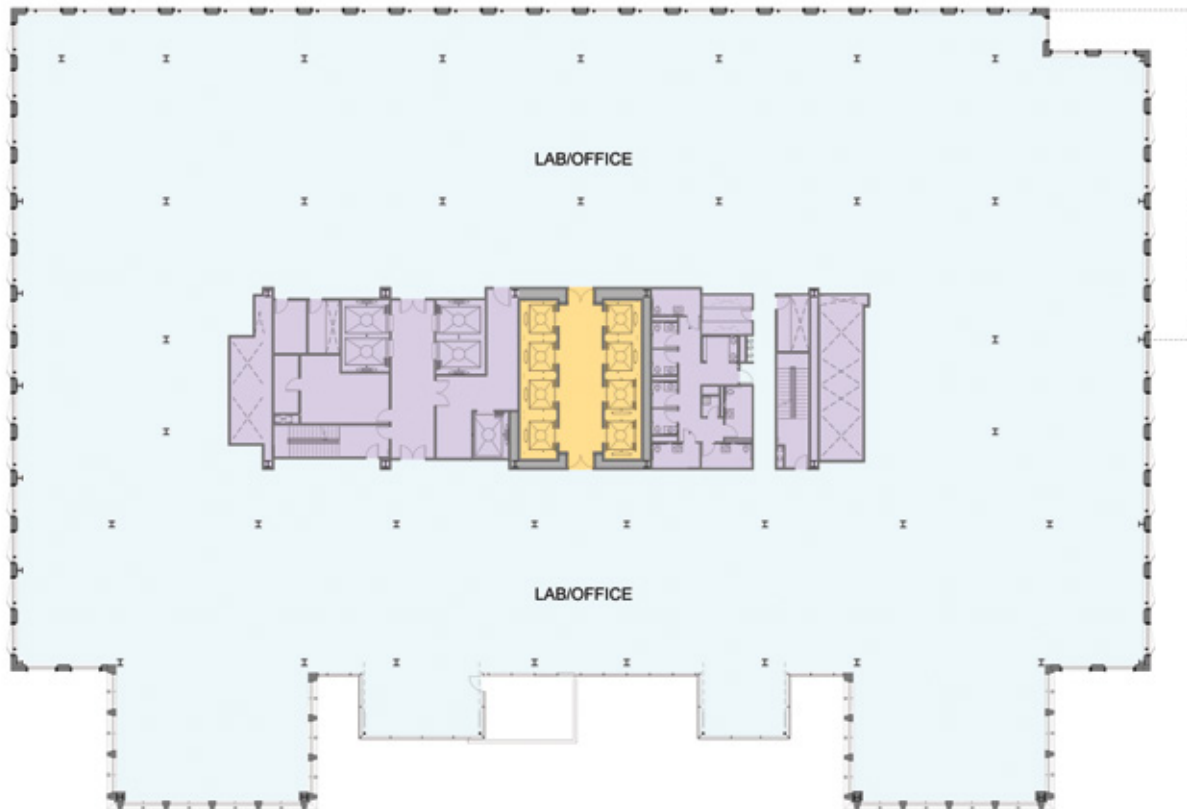


- 16 FT floor-to-floor height
- Ample service elevators
- Ample tenant shaft space
- 33 x 33 FT column grid, specifically designed for lab planning

3201
Cuthbert
Street

Level 8

Outdoor terrace
55,490 RSF



- 16 FT floor-to-floor height
- Ample service elevators
- Ample tenant shaft space
- 33 x 33 FT column grid, specifically designed for lab planning

3201
Cuthbert
Street

Level 9

Two outdoor terraces
56,198 RSF



- 24 FT floor-to-floor clear height
- Ample service elevators
- Ample tenant shaft space
- 33 x 33 FT column grid, specifically designed for lab planning

3201
Cuthbert
Street

Level 10
Mechanical floor



3201
Cuthbert
Street

Level 11
24,969 RSF

