

FOR LEASE

# 540 PENNSYLVANIA AVENUE EXECUTIVE PLAZA

FORT WASHINGTON, PA



FLEXIBLE SUITE SIZES & GREAT ACCESS TO RT. 309 & PA TURNPIKE

## PROPERTY HIGHLIGHTS



Flexible suite sizes that can accommodate from 600 SF up to 6,500 SF



Individual HVAC Control



35,100 SF 3-story office building with 11,700 SF typical floor plates



4.16/1,000 SF parking ratio



Renovated in 2016



Walking distance to SEPTA R5 Ft. Washington Train Station



Competitive asking rent



Immediate access to Routes 309 and the PA Turnpike



On-site property management



Shopping, hotels, restaurants, banking, and other amenities nearby

FOR MORE INFORMATION, CONTACT:

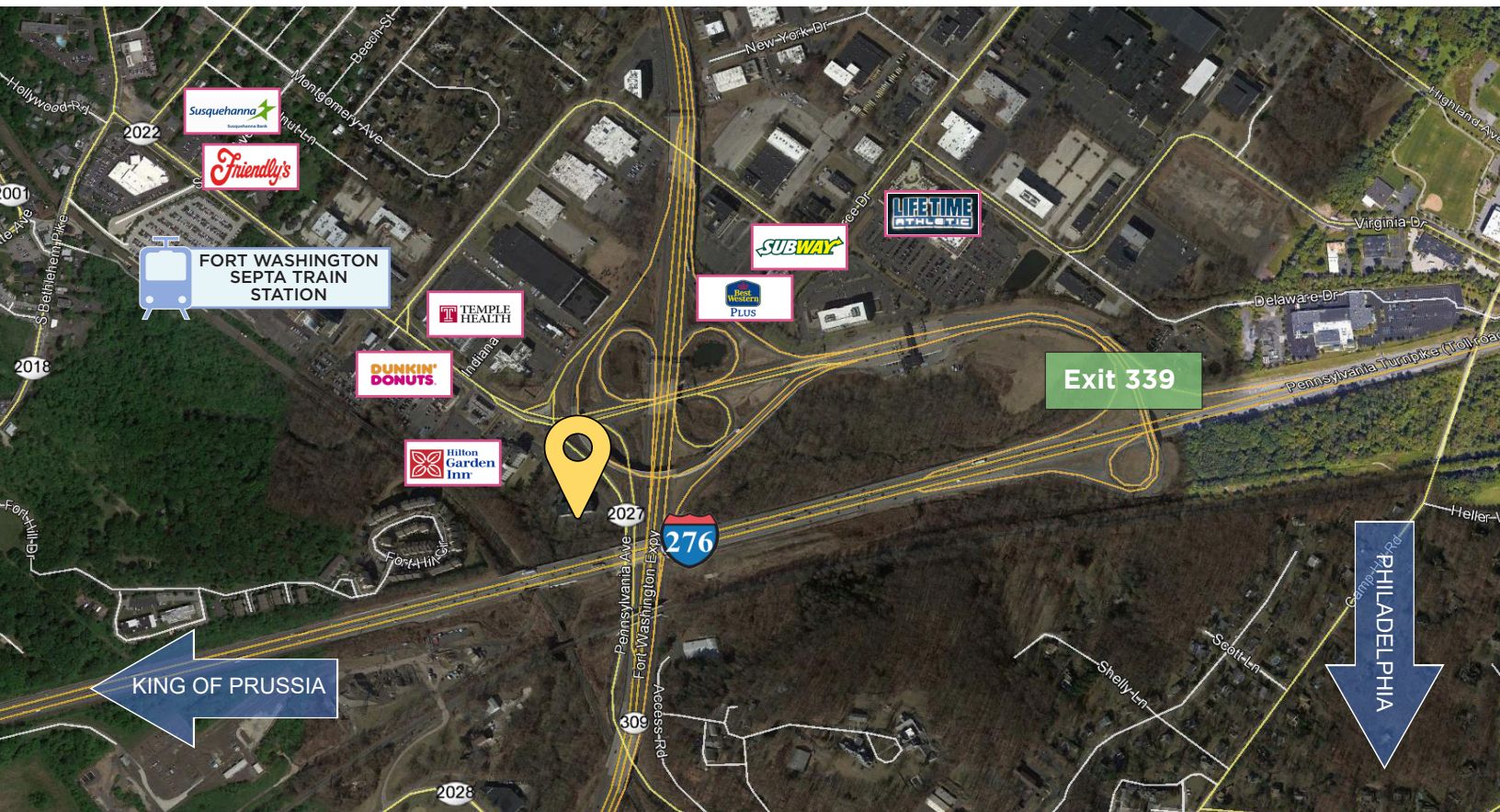
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## EXECUTIVE PLAZA

FORT WASHINGTON, PA



PERFECT

# LOCATION

- SEPTA Fort Washington Regional Rail only 1/2 mile from building
- SEPTA Bus Route 95 runs from train station to site
- 1/2 mile from Exit 339 of the Pennsylvania Turnpike
- Within 5 miles of Plymouth Meeting, Blue Bell, Ambler, Glenside, and Dresher
- Less than 9 miles to Philadelphia and King of Prussia
- 18 miles to the Philadelphia International Airport