



## PRIME OFFICE SPACE – FOR LEASE

- Ideally situated in the heart of suburban Philadelphia's burgeoning Montgomery County
- Convenient, accessible and highly professional environment
- Four-story office building containing over 100,000 square feet of prime office space
- Abundant parking
- Attractive entrance lobby accented with polished marble and flame-cut granite
- Newly renovated on-site café
- Local shopping, dining, overnight accommodations and other services including a new LA Fitness Center directly across Virginia Drive
- Accessible to PA Turnpike (adjacent to EZPass slip ramps), Route 309, commuter rail, bus and air service
- High bandwidth fiber optics
- Fully sprinklered
- Entrepreneurial ownership



## AVAILABILITIES

### FIRST FLOOR

5,938 RSF: Lobby Presence Will Divide

4,196 RSF: All new finishes, includes kitchen, move-in condition

1,436 RSF: All new finishes, includes kitchen, move-in condition

### SECOND FLOOR

1,570 RSF: Open plan, includes kitchen

### FOURTH FLOOR

10,719 RSF: Space includes a highly visible entrance, directly off elevator lobby, a large boardroom and an attractive mix of open area and offices.

See plan featured above for as-built conditions

## FOR MORE INFORMATION PLEASE CONTACT:

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