



Investment or Owner/Occupant | Offering Memorandum

# 101 West Avenue

Jenkintown, Pennsylvania

**Jeff Algatt**

Senior Vice President  
Capital Markets | Investment Services  
+1 267 252 0191  
jeff.algatt@colliers.com

**Colliers**

161 Washington Street, Suite 1090  
Conshohocken, PA 194  
+1 610 684 1850  
colliers.com/philadelphia



# Offering Summary

[Download the Confidentiality Agreement](#) 

The subject is a class “B” suburban office building in an established office market with exceptional public transit access to Center City Philadelphia and the Montgomery County suburbs’ arterial and turnpike systems, executive and workforce housing, and abundant retail amenities. The current average in-place rents are healthy with solid tenants, the property is in good condition, and free covered parking is a definite plus.

Ownership has strategically leased up the 1st and 2nd floors, leaving the entire 29,000 SF second floor overlooking the three-story atrium lobby open for an owner/occupant.

The subject is located at 101 West Avenue, Jenkintown, PA in the Horsham/Willow Grove real estate submarket of Greater Philadelphia. Built in 1989 and renovated in 2019 and 2024, the building is a three-story, steel and concrete structure clad in concrete panels and colorful metal mansard roof coping containing approximately 84,210 rentable square feet (RSF). The Subject Property is on a 3.35-acre site and includes 287 covered and open-air parking spaces. This asset has an attractive, large courtyard entry and atrium lobby. It is just a three-minute walk from the Jenkintown Station stop on SEPTA’s commuter rail line between Philadelphia’s Center City and surrounding Montgomery County suburbs.

The Property caters to finance, insurance, accounting, healthcare and other service-type tenants.

## Vital Data

<b>Product Type:</b>	Office	<b>Construction:</b>	Steel and Concrete
<b>RBA:</b>	±84,210 SF	<b>Zoning:</b>	Gateway Commercial
<b>Land Area:</b>	3.35 Acres	<b>APN:</b>	10-00-04840-00-1
<b>Occupancy:</b>	60%	<b>Suites:</b>	12
<b>Year Built/Renovated:</b>	1990 / 2018 / 2024	<b># of Stories:</b>	3
<b>FAR/Parking per 1,000 SF:</b>	0.58 / 3.4:1000	<b>Pricing:</b>	\$8,400,000 / 7.4% cap rate

## Highlights



Prestigious Jenkintown address



Proximity to Old York Road shopping district



Desirable residential area



Adjacent to commuter rail station



3.4 parking spaces per 1,000 SF



Strong demographics



29,000 RSF single floor owner/occupant opportunity