

170,000 SF Class A Office Available

**1000
RIVER
ROAD**



Welcome to 1000 River Road

1000 River Road offers an unparalleled secluded riverfront setting while also giving employees direct access to all the amenities that Conshohocken and Philadelphia have to offer

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A photograph of the 1000 River Road building, a modern multi-story structure with a combination of red brick and white panels. Large windows are visible on the upper floors. A covered entrance is in the center, and a parking lot is in the foreground.

Property Summary

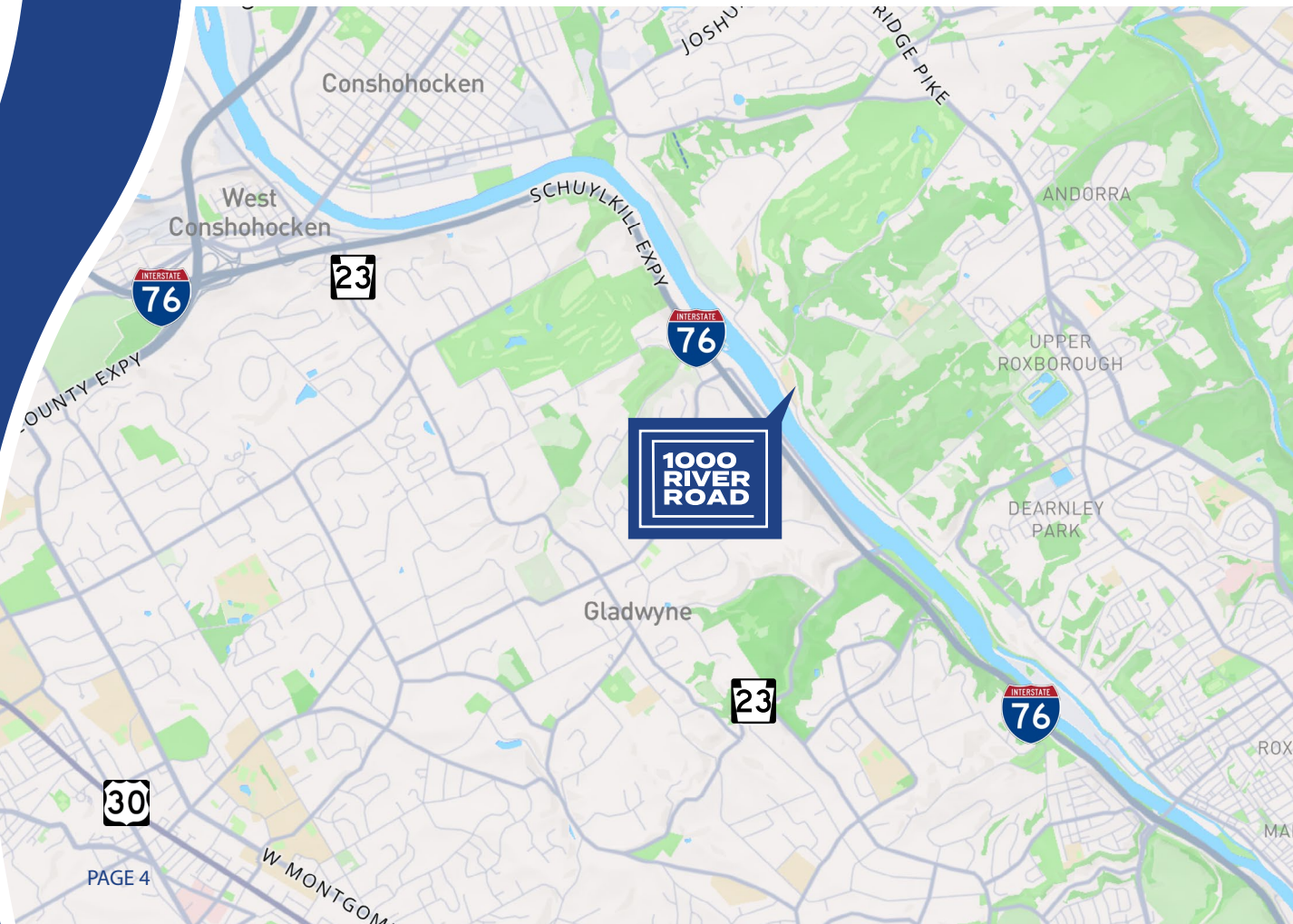
1000 River Road is situated in Conshohocken, PA, offering a convenient 15-minute commute into Philadelphia via the SEPTA R6 rail line, which is located adjacent to the site's prime location also provides easy access to major highways, including I-76, I-476, and the Pennsylvania Turnpike, ensuring seamless connectivity for commuters.

Address	1000 River Road, Conshohocken, PA, 19428
Building Size	165,327 SF
Year Built	Building fully redeveloped in 1999, full interior fit-out performed in 2017
Availability	Office: 104,585 SF four-story office tower Flex: 60,742 SF single-story flex space Space is 16 ft clear with loading
Parking Spaces	Abundant surface parking
Public Transportation	Miquon SEPTA Regional Rail Station directly on-site



Location

1000 River Road is strategically located in Conshohocken, PA, with immediate access to the region's major thoroughfares, including I-476, I-76 (Schuylkill Expressway), and PA-23, offering seamless connectivity to downtown Conshohocken and the greater Philadelphia area.



5 min

Downtown
Conshohocken

15 min

Center City

5 min

I-76 & I-476
access

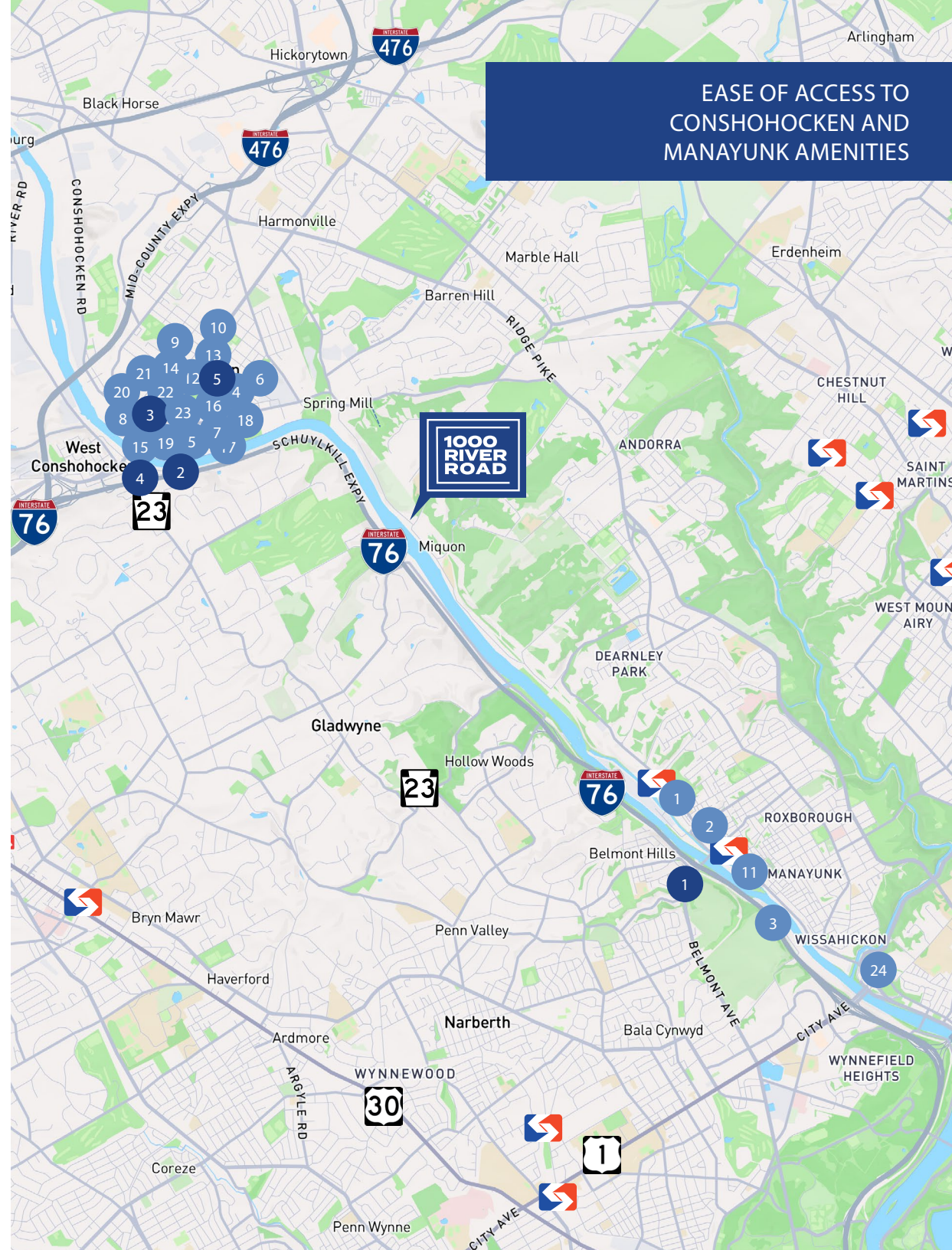
Amenities

DINING

1. The Union Tap House
2. Marchiano's Bakery, LLC
3. The Landing Kitchen
4. Bar Lucca
5. Bar Sera
6. Coyote Crossing
7. El Limon Conshohocken
8. The Great American Pub
9. Pizza Time Saloon
10. The StoneRose Restaurant
11. The Goat's Beard - Manayunk
12. Brunch
13. Jasper's Backyard
14. Deli on 4th
15. The Tomato Shack salad & pizza co.
16. Trattoria Totaro
17. Conshy Corner Tavern
18. Conshohocken Brewing Co
19. Pepperoncini Restaurant & Bar
20. Guppy's Good Times
21. Juicery on 4th
22. Flanigan's Boathouse
23. Southern Cross Kitchen
24. Wissahickon Brewing Company

HOTELS

1. Courtyard Philadelphia City Avenue
2. Residence Inn Philadelphia Conshohocken
3. Hotel West & Main Conshohocken
Philadelphia, Tapestry by Hilton
4. Marriott Philadelphia West
5. George Washington Wood Bed & Breakfast



EASE OF ACCESS TO
CONSHOHOCKEN AND
MANAYUNK AMENITIES

Site Plan



Stacking Plans

1000
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ROAD

Floor

4

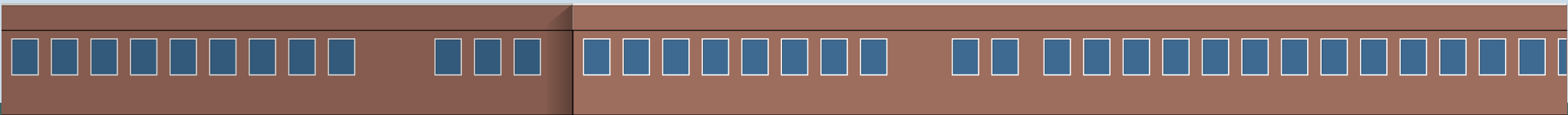
3

2

1

Average floor plan size on multi-story building is approximately 26,000 SF

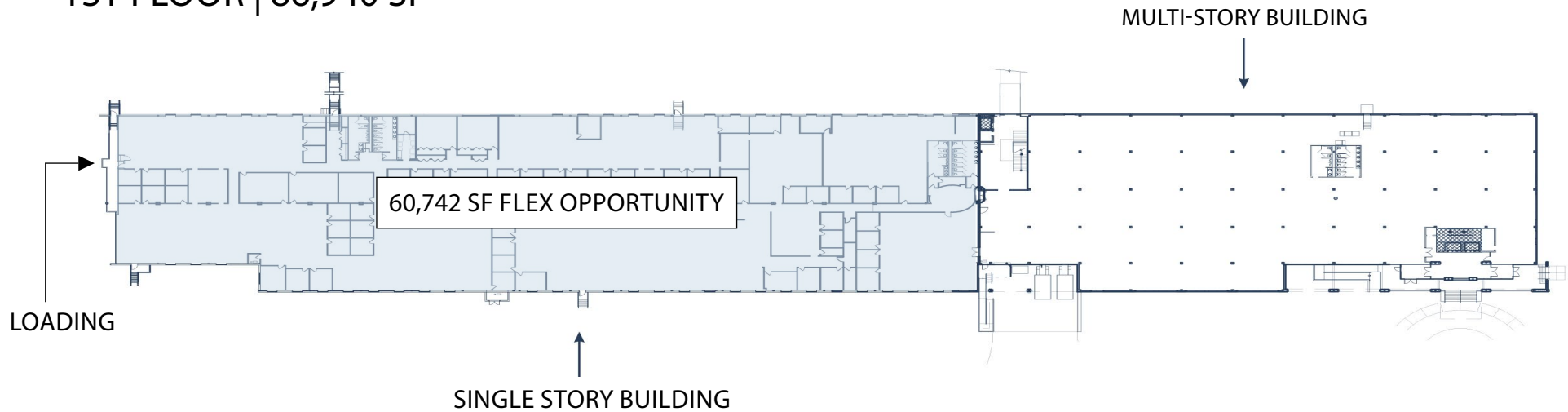
SINGLE STORY FLEX OPPORTUNITY



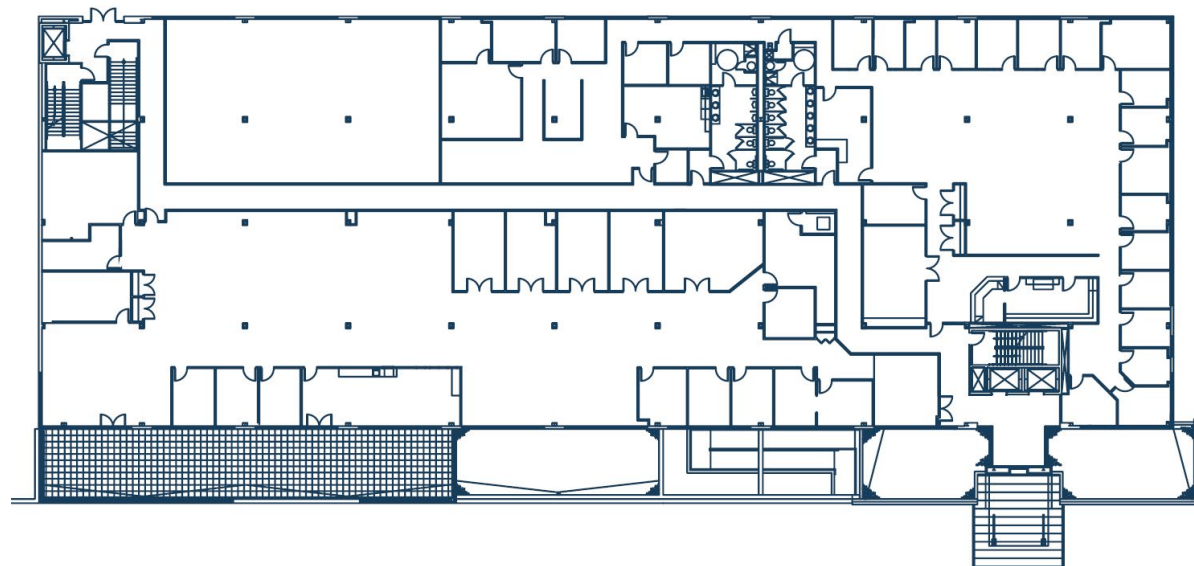
Floor Plan

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1ST FLOOR | 86,940 SF



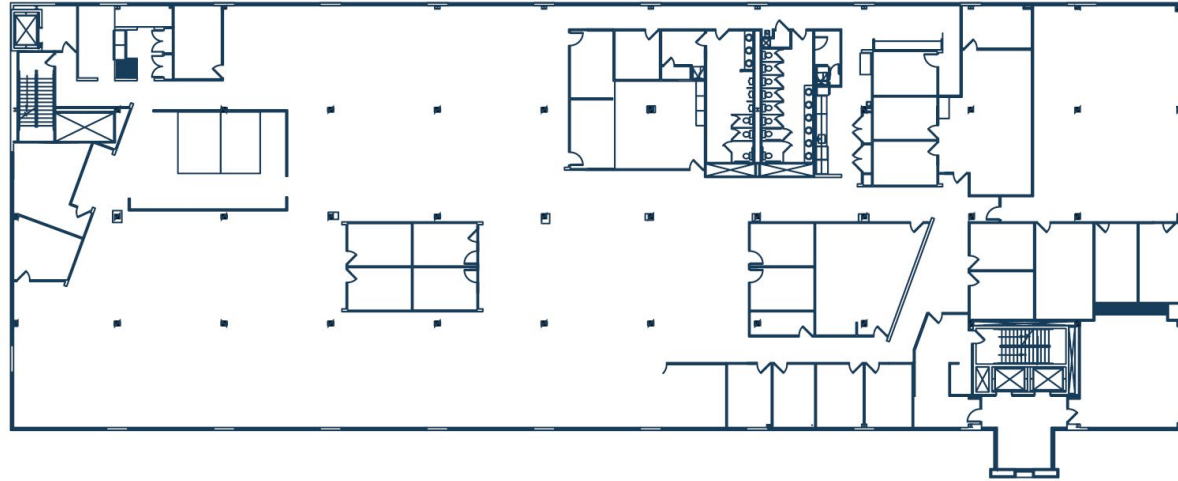
2ND FLOOR
26,198 SF



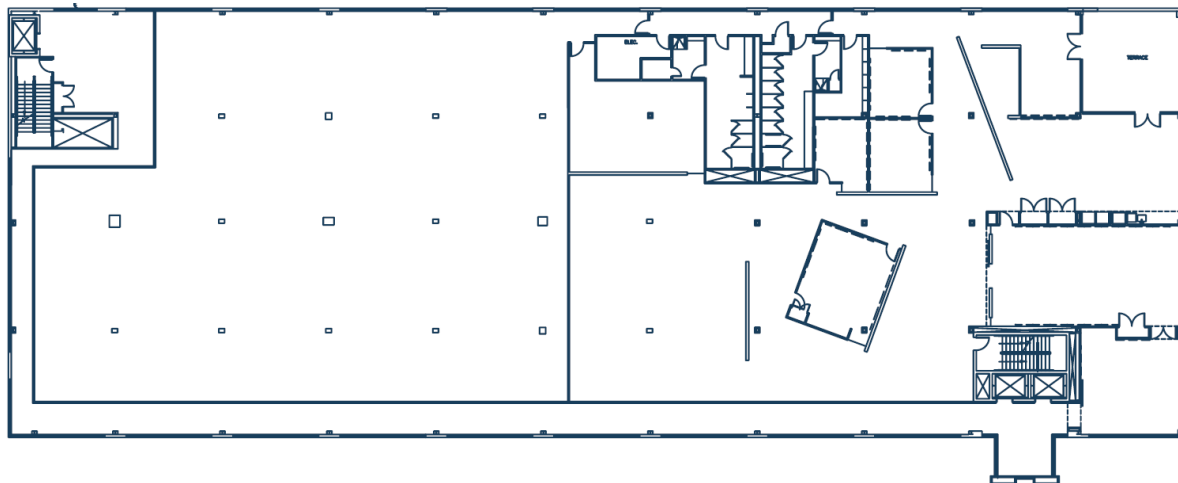
Floor Plan

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3RD FLOOR
26,383 SF



4TH FLOOR
25,804 SF

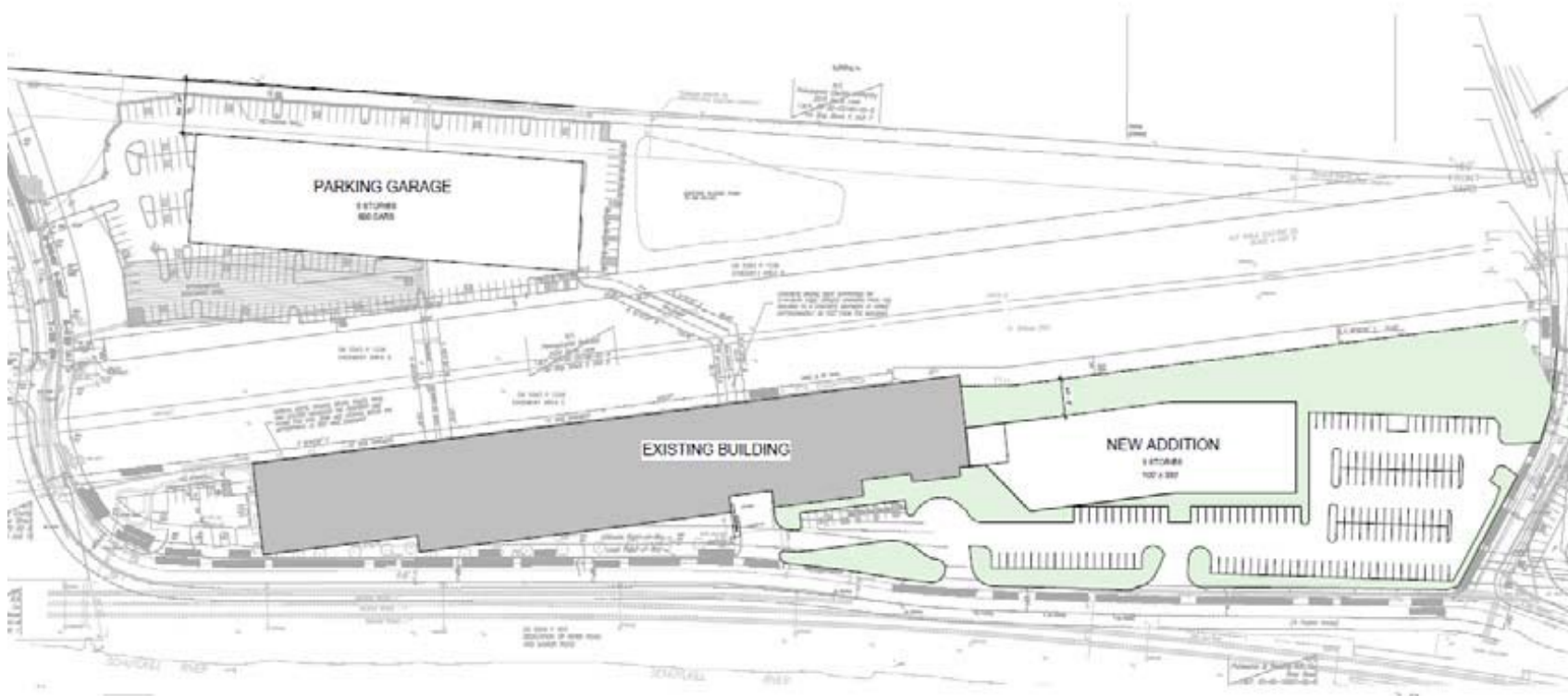


Expansion Capabilities

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PRELIMINARY EXPANSION SITE PLAN

- 3-Story Office
- 100,000 SF
- 5 Level Parking Garage
- 400 Car Parking





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