



WALKABLE TO LOCAL AMENITIES

OUTSTANDING I-276 ACCESS

ON-SITE PROPERTY MANAGEMENT

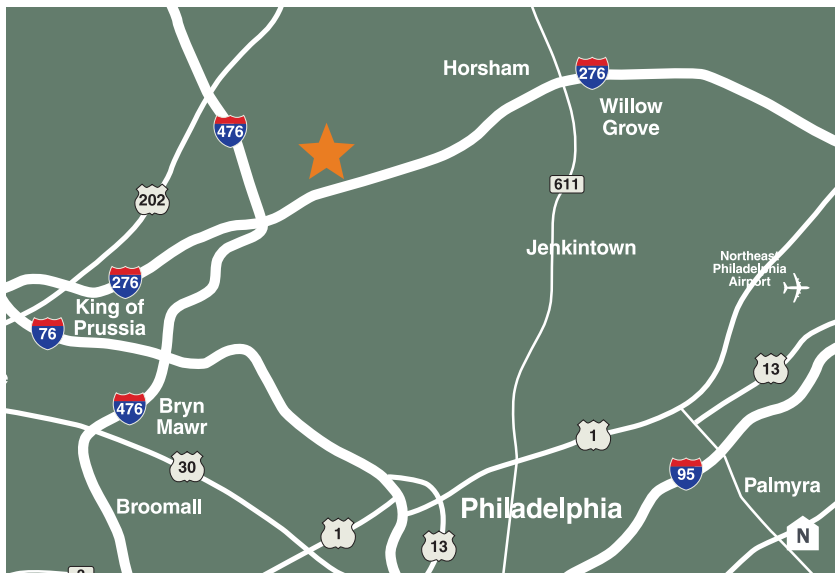
# Fort Washington Office Park

500 OFFICE CENTER DRIVE  
FORT WASHINGTON, PA



# Energy Star Awarded Premier Office Building

500 Office Center Drive is the preeminent multi-tenant office building in Fort Washington. Located at the base of Office Center Drive, the property is proximate to the westbound Slip Ramp of the PA Turnpike, less than 1.5 miles for the PA Turnpike Fort Washington full interchange and SEPTA Fort Washington Regional Rail stop. It is only a stone throw from local amenities that include eateries, banking, fitness facilities, pharmacies, hotels & lodging as well as shopping options. In addition to the nearly 5:1,000 SF parking ratio, 500 Office Center Drive provides unique access to a 40+ seat tenant-only conference facility, state-of-the-art Grab N Go Café and individually controlled water-source heat pumps with an energy management system.



## Key Features



Access to tenant only conference facility with 40+ seats



Access to Grab N' Go café



5/1,000 parking



Energy Star rated

## EXCEPTIONAL AMENITIES & ACCESS



### Travel Times



SEPTA Regional Rail  
Fort Washington  
5 MINUTES



PA-476  
8 MINUTES



Center City  
Philadelphia  
30 MINUTES



New Jersey  
30 MINUTES



Philadelphia  
International Airport  
35 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	4,325 SF-1st Floor 2,090-2nd Floor 6,109 SF-3rd Floor	TELECOM	Comcast Business Class & Verizon Fios
YEAR BUILT	1974	FLOORS	Four
SIZE	106,665 SF	TYPICAL FLOOR PLATE	26,666 SF
PARKING RATIO	5/1,000		
HVAC	VAV rooftop units		

### Amenities

- Access to Grab n' Go café
- Access to tenant only conference facility
- Walkable to local amenities

### Features

- Energy Management System
- Generous parking - 5/1,000
- Immediate access to major roadways

## Leasing Information



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