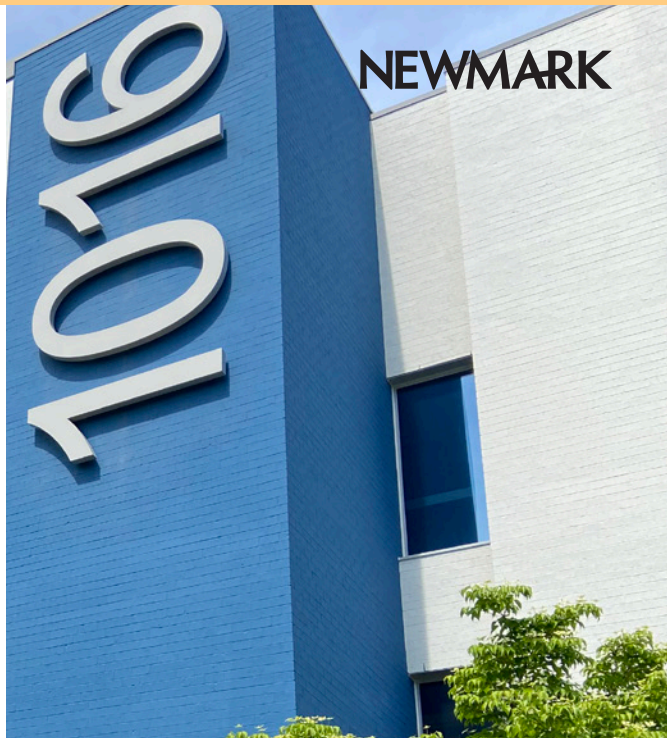
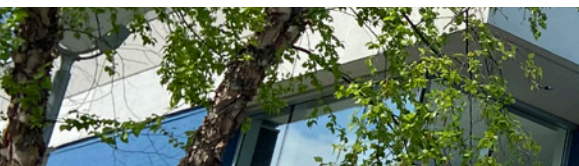
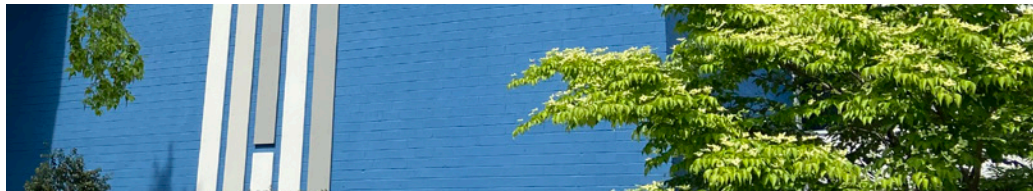


The FORGE



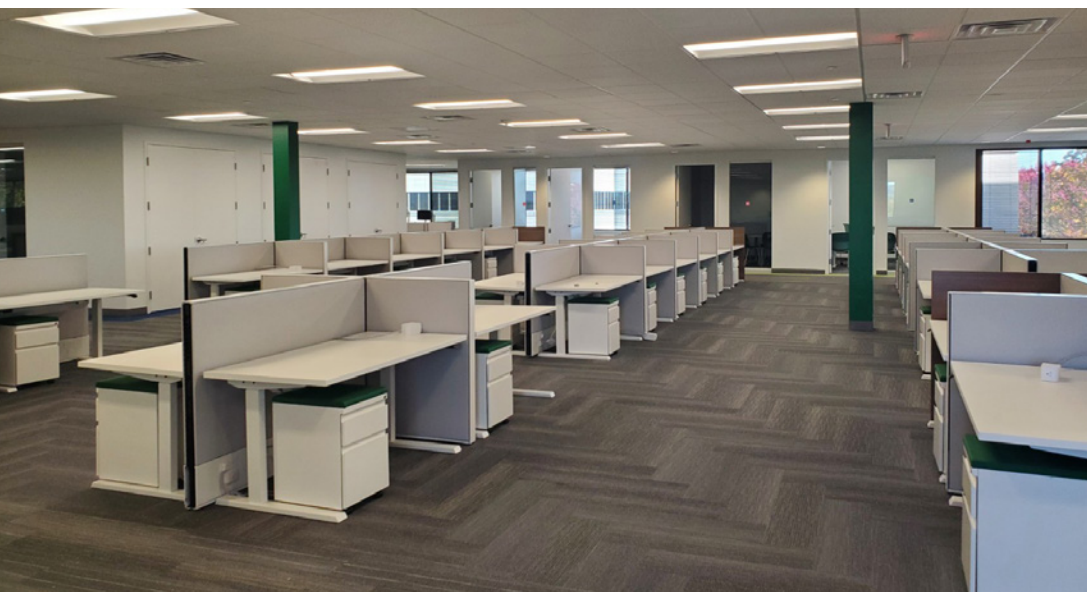
1016-1018
W. 9th Avenue



19,495 RSF
Available

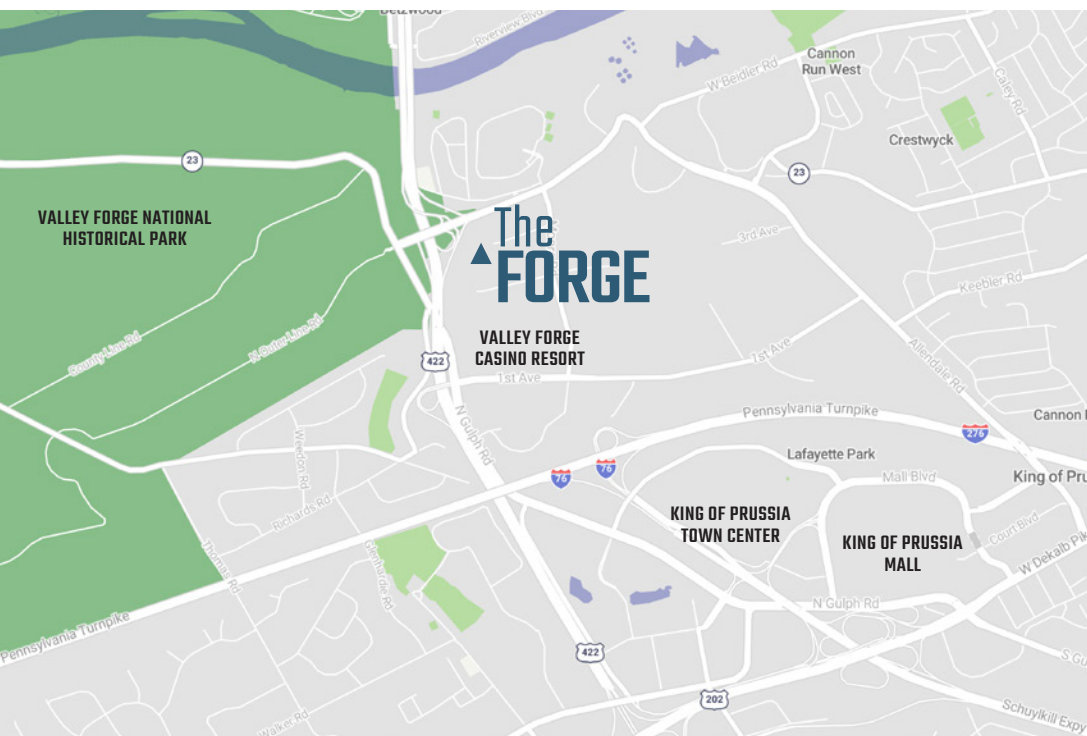


FULLY FURNISHED
Plug & Play



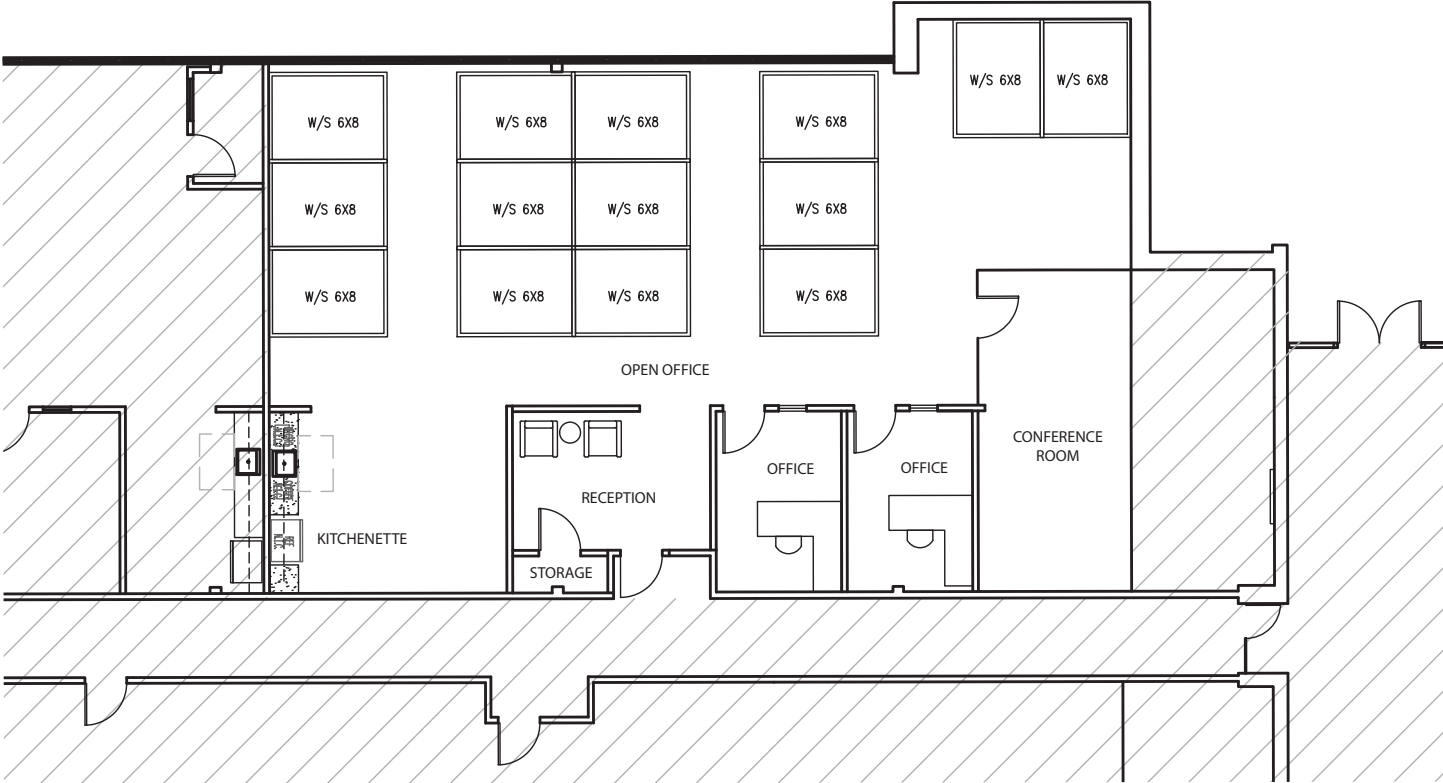
PROPERTY *Highlights*

- New, well capitalized ownership
- Aggressive rental rates with flexible floor plans
- Freshly renovated interiors
- Meticulously maintained grounds
- Grab & Go/mini market
- Conference center
- Nearby stops for SEPTA routes 99, 125 & 139
- Door-to-door service from Norristown Train Station via The Connector
- Within minutes of King of Prussia Mall and King of Prussia Town Center
- Abundant hotels, retail, restaurants, and banking options
- Access to Routes 422, 202, I-76 and I-276



THE FORGE I [1016 W. 9th Avenue]

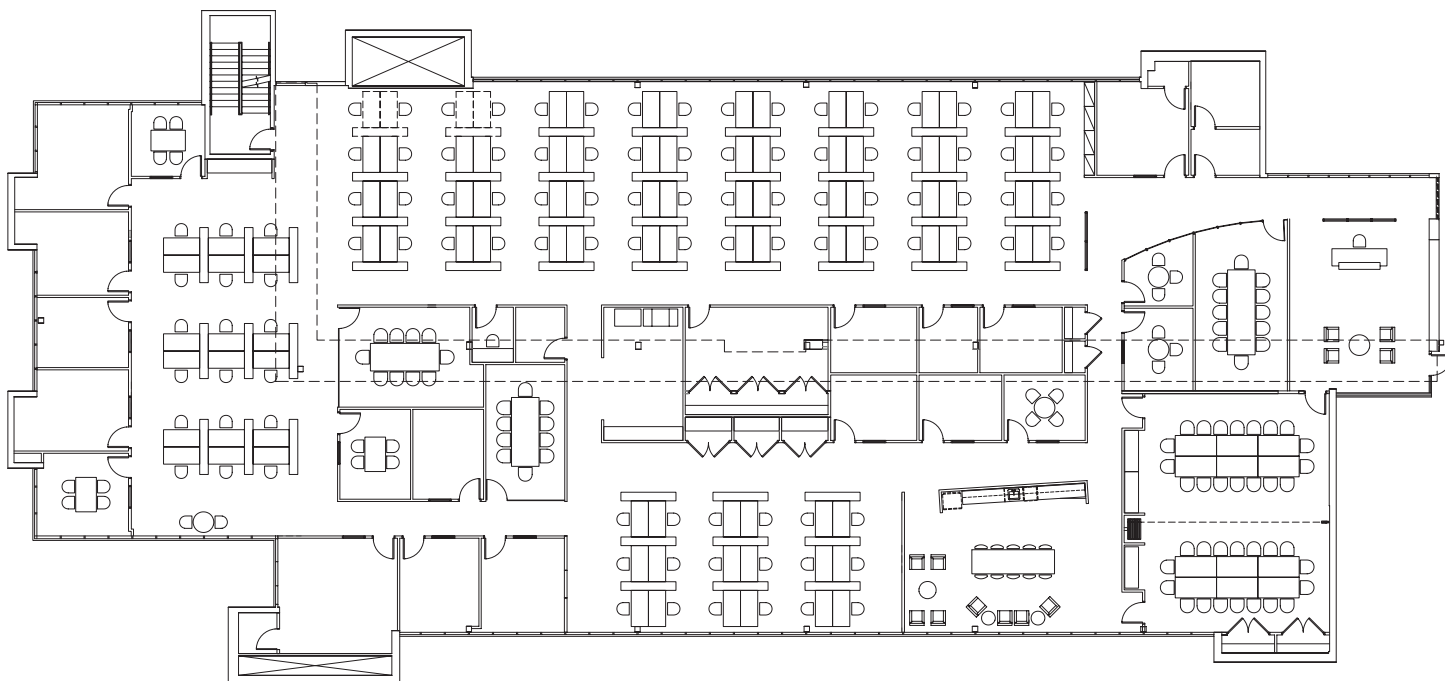
1st Floor
3,140 RSF
Spec Suite



THE FORGE II [1018 W. 9th Avenue]

2nd Floor

±16,355 RSF



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