

# 940 W. SPROUL ROAD

SPRINGFIELD, PA 19064



REPRESENTED BY  
THE FLYNN COMPANY

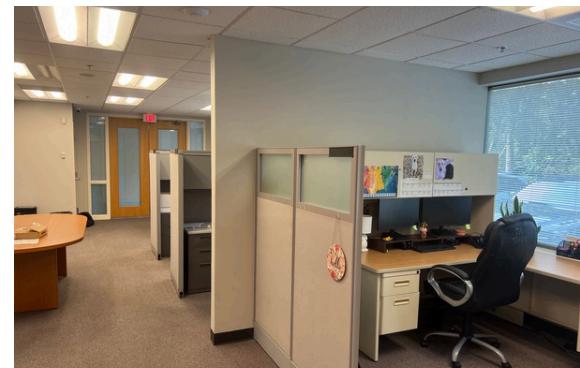
COLIN FLYNN, SIOR  
CFLYNN@FLYNNCO.COM  
215-561-6565 X 123

BEN CONWAY  
BCONWAY@FLYNNCO.COM  
215-561-6565 X 124

## OFFICE SPACE FOR LEASE | TWO SUITES AVAILABLE

### PROPERTY HIGHLIGHTS

- AVAILABLE UNITS:
  - SUITE 102: 1,276 SF
  - SUITE 103: 1,163 SF
- HARD TO FIND SMALL SUITES
- HIGHLY VISIBLE AT TRAFFIC LIGHT
- 1<sup>ST</sup> FLOOR UNITS
- ELEVATOR SERVED
- PARKING 4 PER 1000 SF
- WALKABLE TO SEPTA BUS STOP (ROUTES 107,110,111)



The  
Flynn  
Company

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## PROPERTY PHOTOS



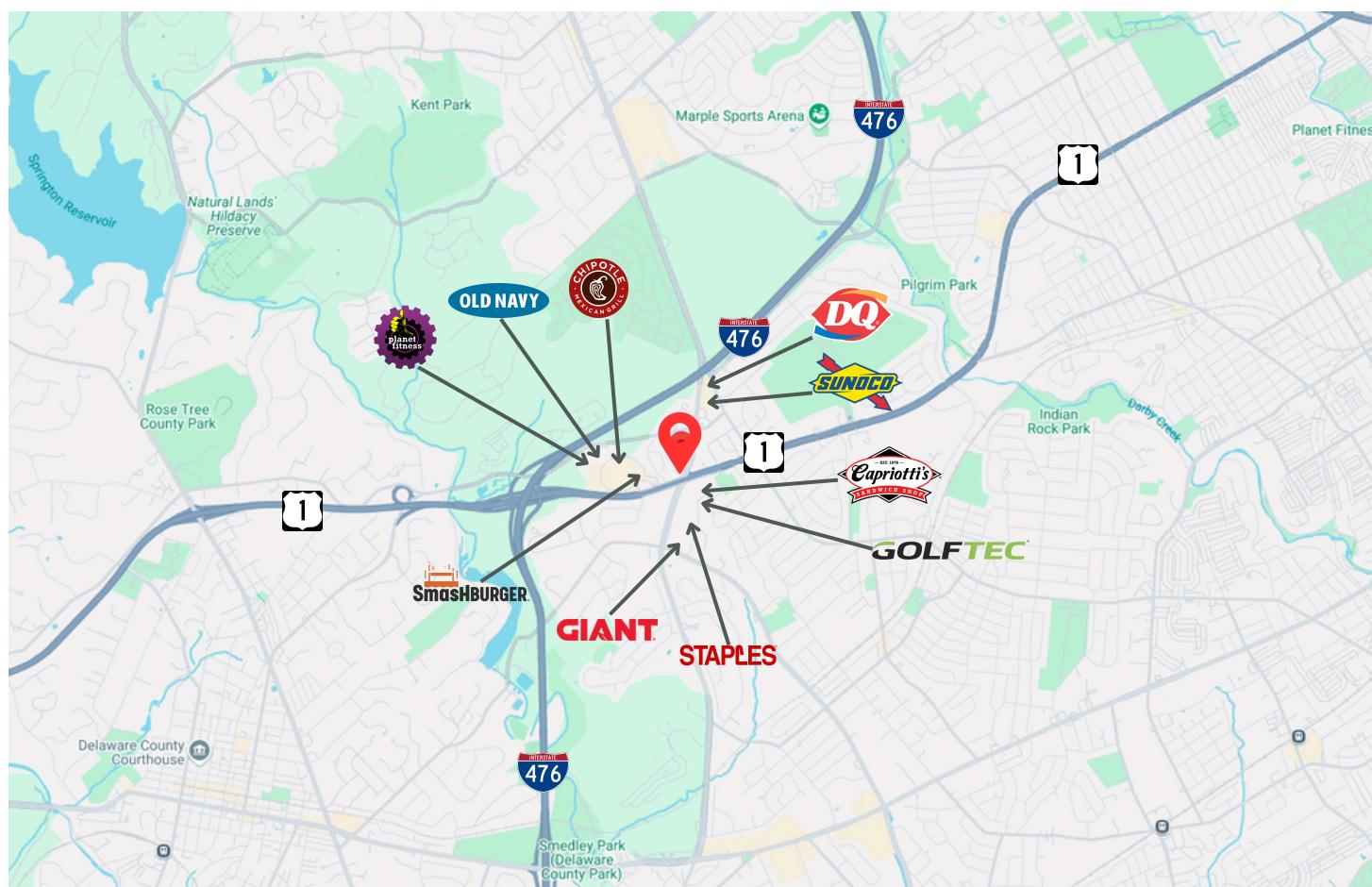
For More Information  
Please Contact:

**COLIN FLYNN, SIOR**  
[CFLYNN@FLYNNCO.COM](mailto:CFLYNN@FLYNNCO.COM)  
215-561-6565 X 123

**BEN CONWAY**  
[BCONWAY@FLYNNCO.COM](mailto:BCONWAY@FLYNNCO.COM)  
215-561-6565 X 124

## LOCATION

- Located at the Intersection at Rt. 1 & Rt. 320
- Immediate access to I-476 (Blue Route)
- Minutes to I-95 and I-276 (PA Turnpike)
- Strong, dense labor market
- Close proximity to several popular amenities including restaurants, shopping, banks, gyms and more



For More Information  
Please Contact:

**COLIN FLYNN, SIOR**  
CFLYNN@FLYNNCO.COM  
215-561-6565 X 123

**BEN CONWAY**  
BCONWAY@FLYNNCO.COM  
215-561-6565 X 124