

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
- 1ST FLOOR UNITS
- ELEVATOR SERVED
- PARKING 4 PER 1000 SF
- WALKABLE TO SEPTA BUS STOP (ROUTES 107,110,111)



THE FLYNN COMPANY

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

PROPERTY PHOTOS



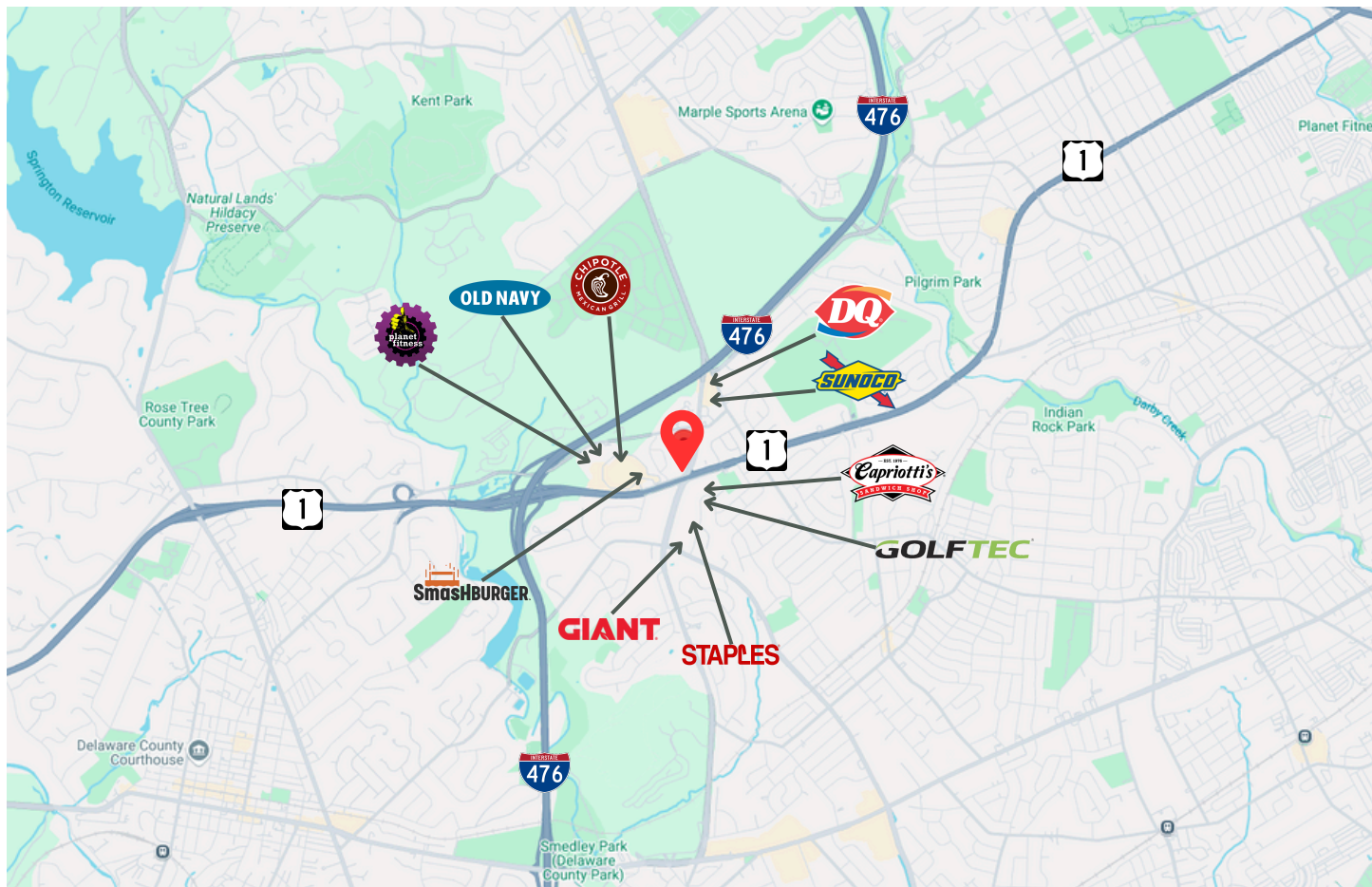
**For More Information
Please Contact:**

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

BEN CONWAY
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