

# 1100 VIRGINIA DRIVE

FORT WASHINGTON, PA 19034

**NEW MANAGEMENT TEAM**  
**REIMAGINED. REPOSITIONED. READY.**



## AVAILABLE FOR LEASE

**EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY**

**KEVIN FLYNN JR**  
KFLYNNJR@FLYNNCO.COM  
215-561-6565 X 121

**MICHAEL GALLAGHER**  
MGALLAGHER@FLYNNCO.COM  
215-561-6565 X 151

**MICHAEL BORSKI JR., SIOR**  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

**The  
Flynn  
Company**

### PROPERTY DETAILS:



**Available:** 83,730 SF office/flex space (Divisible)



**Well Capitalized Landlord team committed to funding deals**



Class A office building with recently completed upgrades to common areas.



Tremendous location with immediate access to Route 309 & PA Turnpike (I-276)



15+ foot finished ceiling heights & skylights to provide additional natural light



Full time on-site staff including property management and administration, security, engineering, and day porter



**Power:** Dual-feed uninterruptable power - two (2) 5,000-amp, 3-phase, 480-volt feeders from the main substation



On-site amenities include a fitness center, outdoor basketball court, conference center and tech lounge. \*Deals pending for new onsite food amenities\*



**Full market commissions paid to cooperating brokers promptly**

**THE FLYNN COMPANY**

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

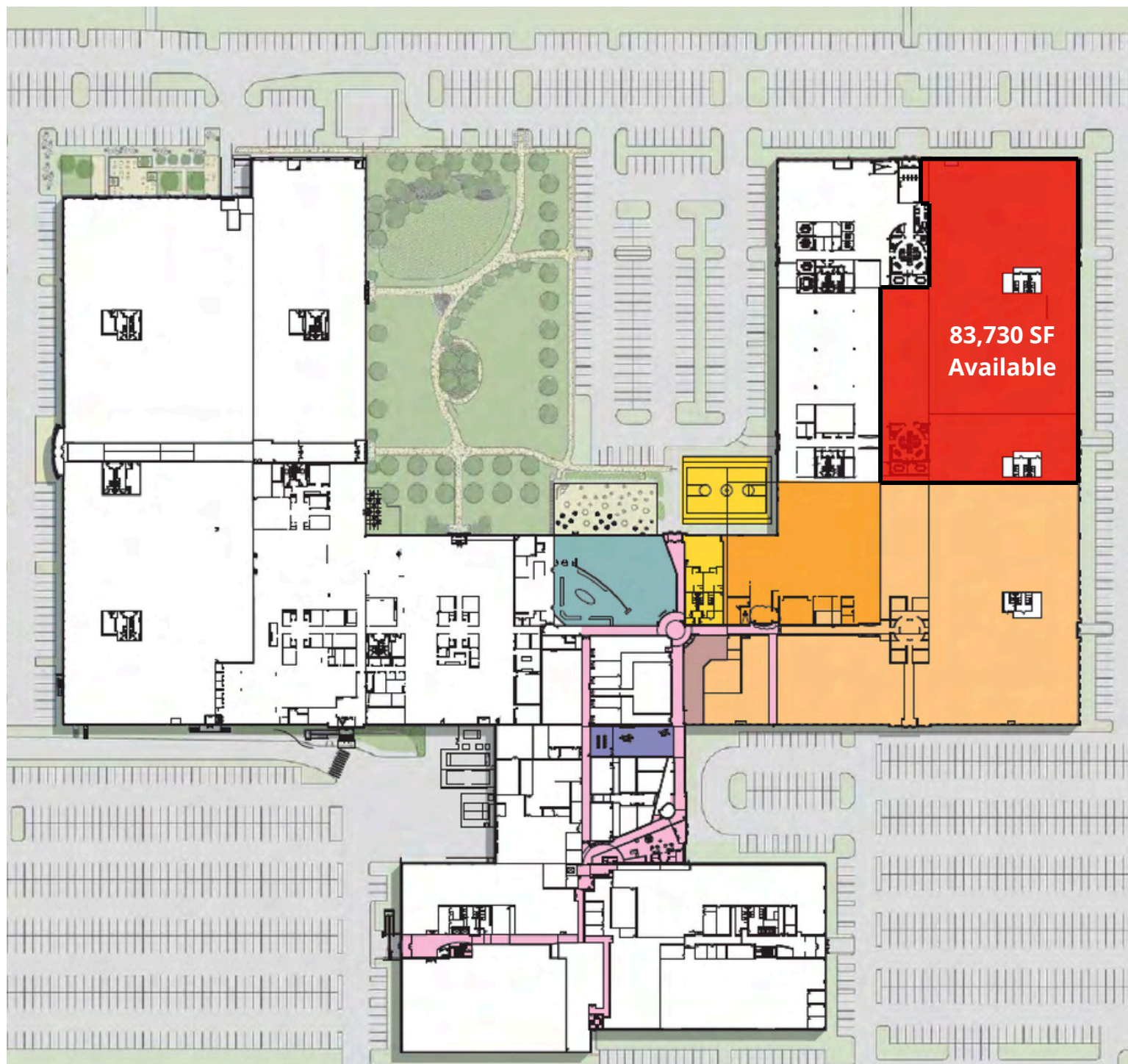


## PROPERTY PHOTOS





## SITE PLAN



**For More Information  
Please Contact:**

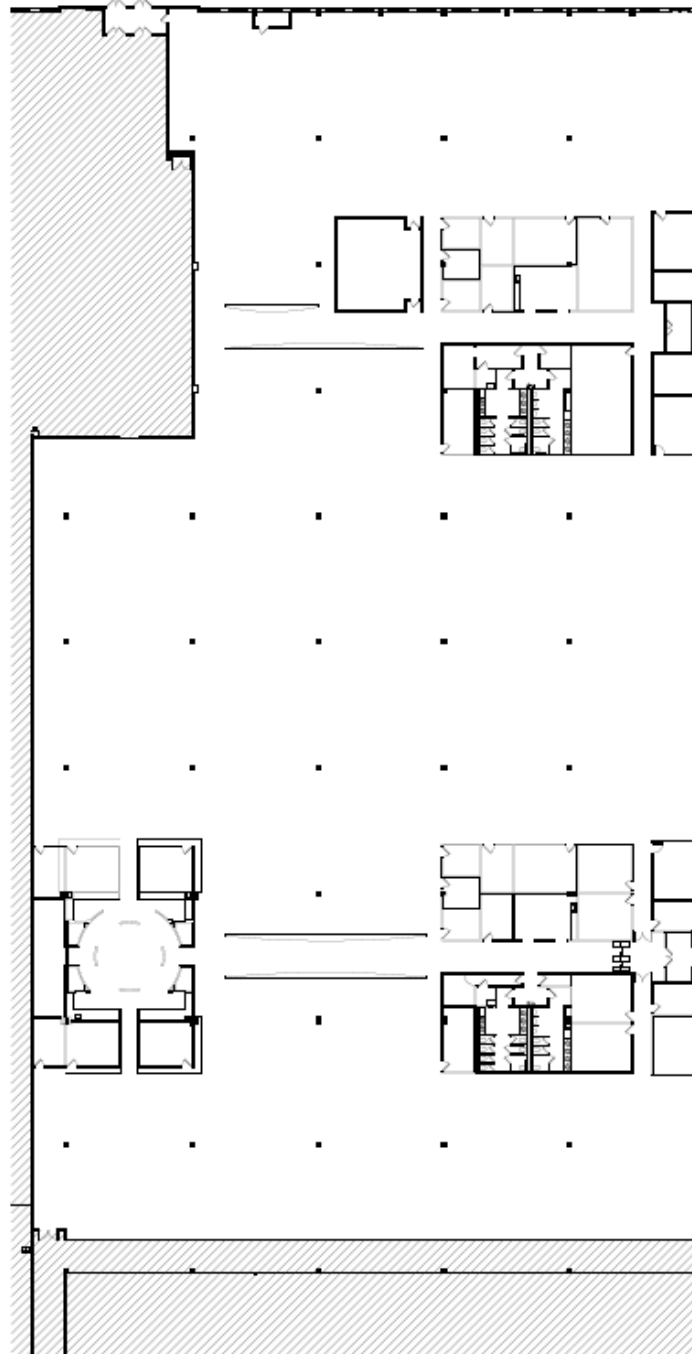
**KEVIN FLYNN JR**  
KFLYNNJR@FLYNNCO.COM  
215-561-6565 X 121

**MICHAEL GALLAGHER**  
MGALLAGHER@FLYNNCO.COM  
215-561-6565 X 151

**MICHAEL BORSKI JR., SIOR**  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.

## FLOOR PLAN



**For More Information  
Please Contact:**

**KEVIN FLYNN JR**  
KFLYNNJR@FLYNNCO.COM  
215-561-6565 X 121

**MICHAEL GALLAGHER**  
MGALLAGHER@FLYNNCO.COM  
215-561-6565 X 151

**MICHAEL BORSKI JR., SIOR**  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior sale, lease, financing, withdrawal without notice or other conditions.



## LOCATION







## CONTACT INFORMATION

**KEVIN FLYNN JR**

KFLYNNJR@FLYNNCO.COM

215-561-6565 X 121

**MICHAEL GALLAGHER**

MGALLAGHER@FLYNNCO.COM

215-561-6565 X 151

**MICHAEL BORSKI JR., SIOR**

MBORSKIJR@FLYNNCO.COM

215-561-6565 X 119

### THE FLYNN COMPANY

SALES & LEASING | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

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

All information furnished regarding property for lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is subject to errors, omissions, change of price, prior lease, financing, withdrawal without notice or other conditions.