

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
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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 uninterrupted 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*



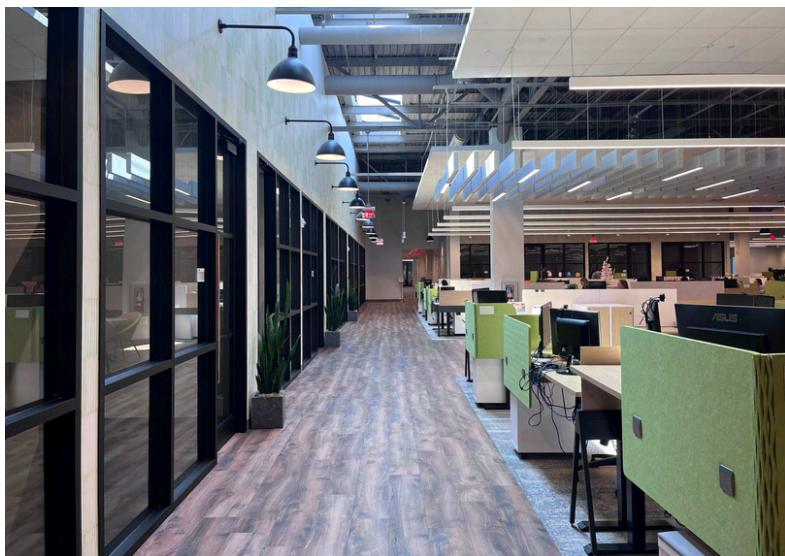
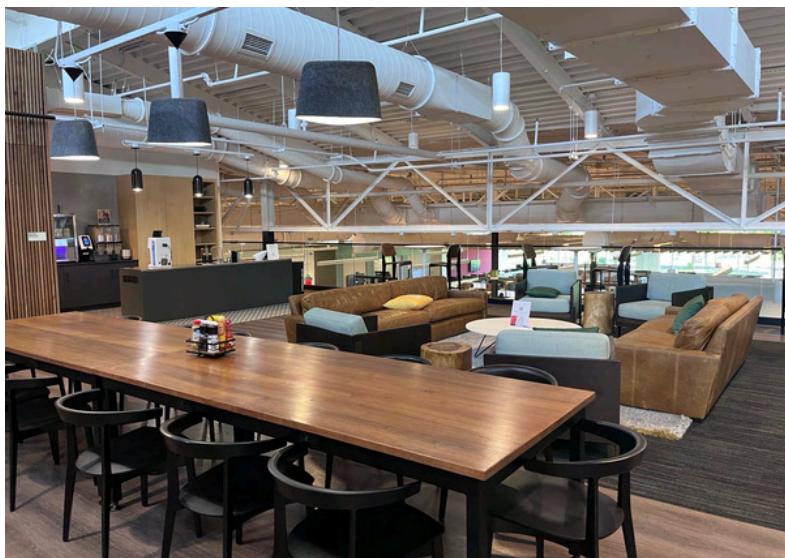
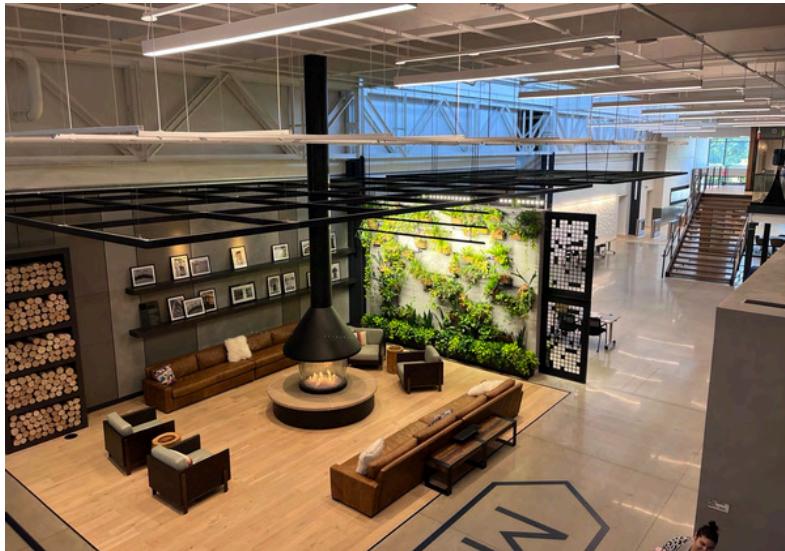
Full market commissions paid to cooperating brokers promptly

**The
Flynn
Company**

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PROPERTY PHOTOS



SITE PLAN



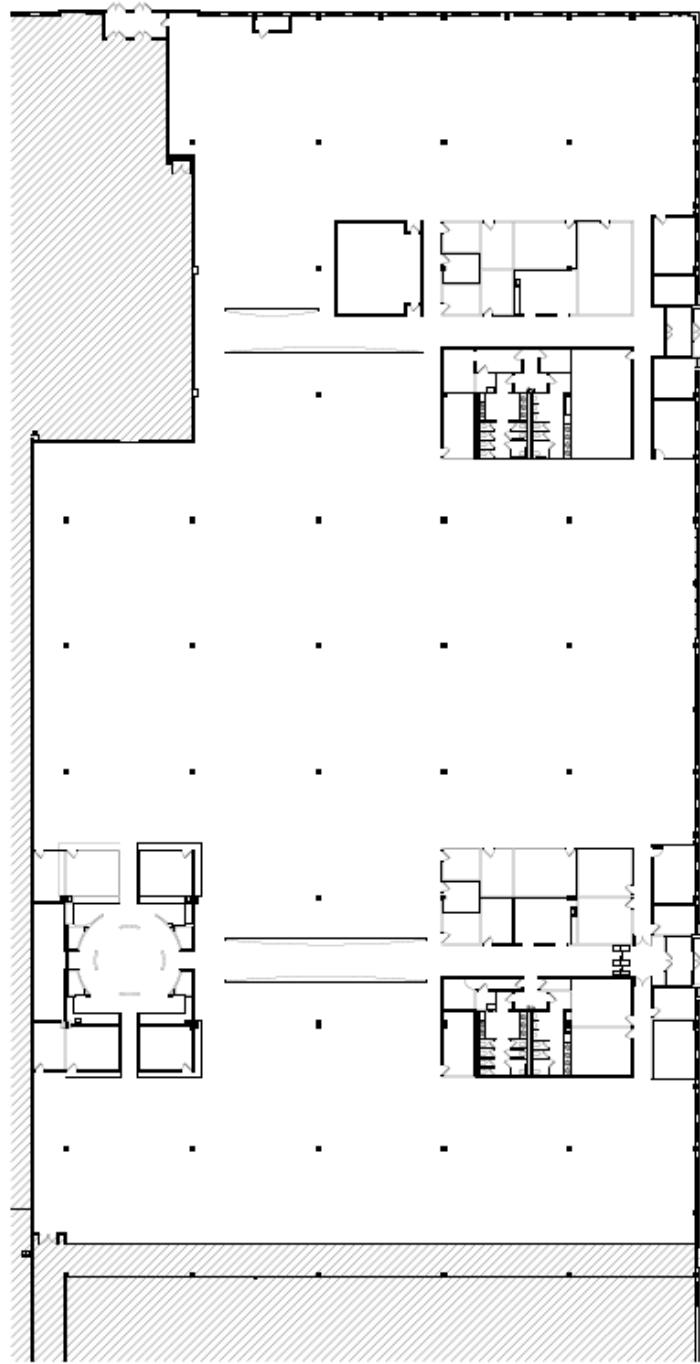
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FLOOR PLAN



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LOCATION





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