

# Office Space for Lease: 2,000 SF - 22,000 SF

Fort Washington Plaza | Fort Washington, PA



**Walsh Commercial Real Estate, LLC**  
3 Village Road, Suite 200 | Horsham, PA 19044  
215-836-1340 | [walshcre.com](http://walshcre.com)



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Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions.  
This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.



# Office Space for Lease: 2,000 SF - 22,000 SF

515 Pennsylvania Avenue, Fort Washington, PA 19034



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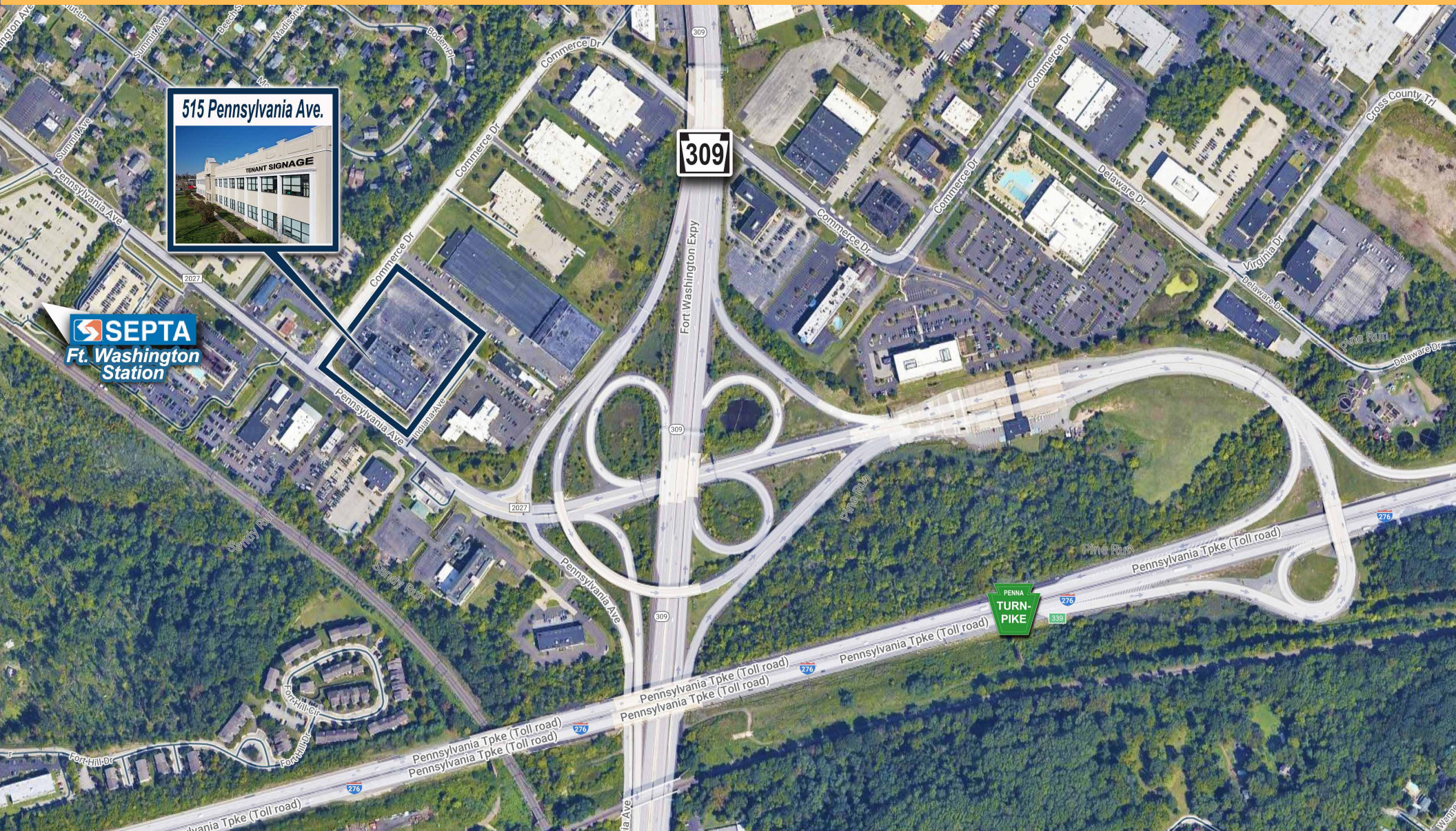
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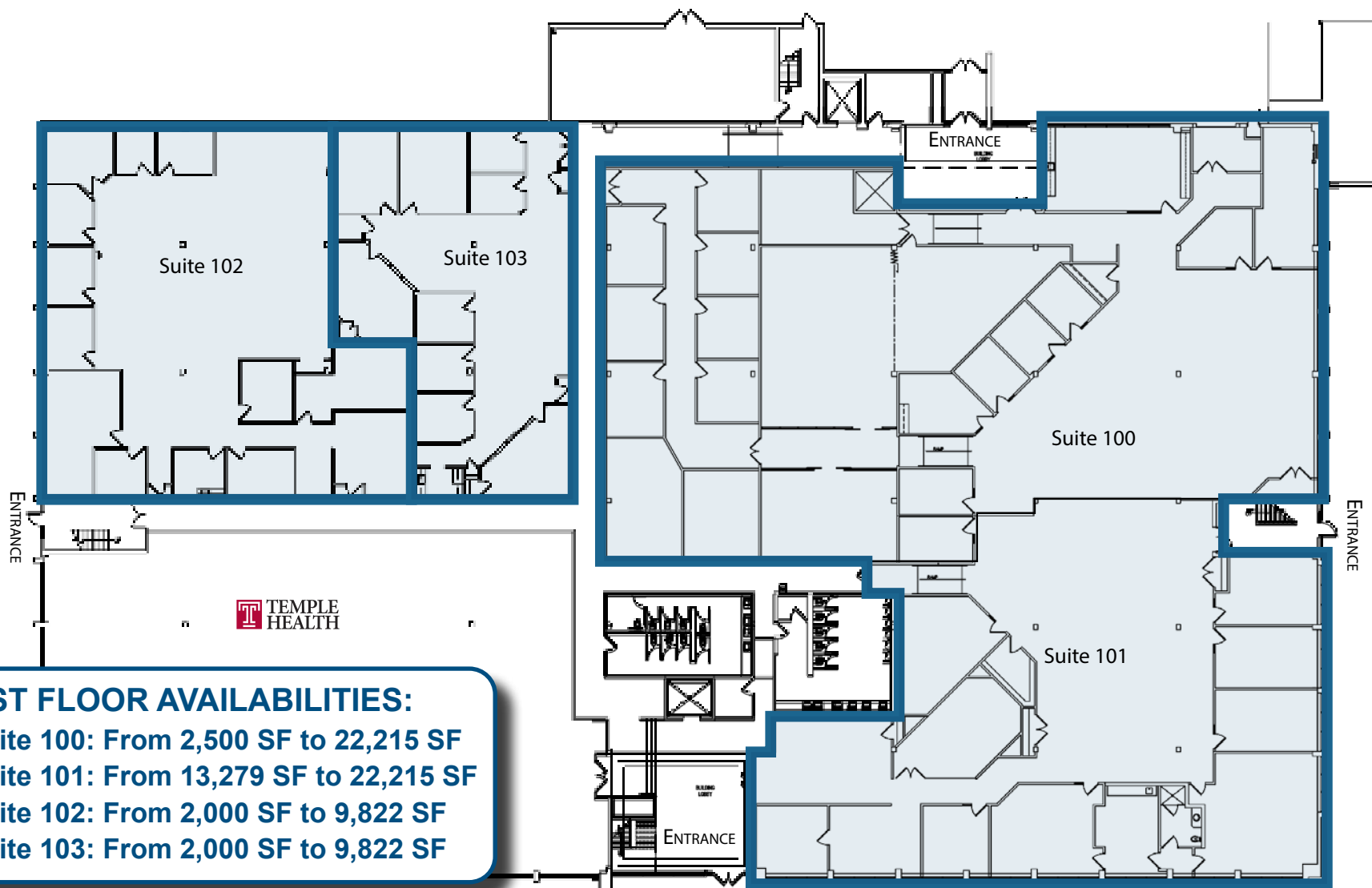
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## FIRST FLOOR AVAILABILITIES:

- Suite 100: From 2,500 SF to 22,215 SF
- Suite 101: From 13,279 SF to 22,215 SF
- Suite 102: From 2,000 SF to 9,822 SF
- Suite 103: From 2,000 SF to 9,822 SF

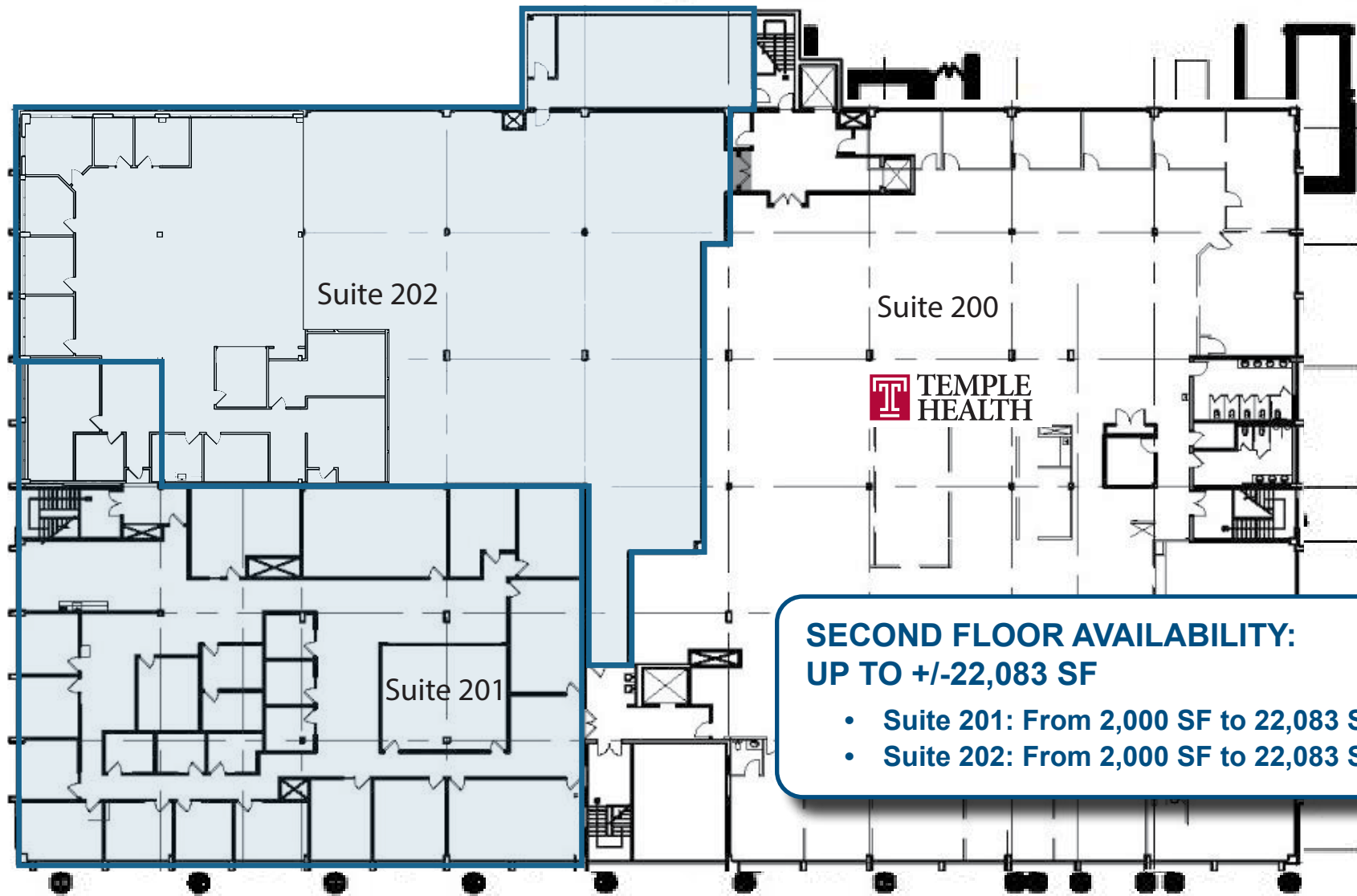
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## SECOND FLOOR AVAILABILITY: UP TO +/-22,083 SF

- Suite 201: From 2,000 SF to 22,083 SF
- Suite 202: From 2,000 SF to 22,083 SF

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## Welcome to 515 Pennsylvania Avenue

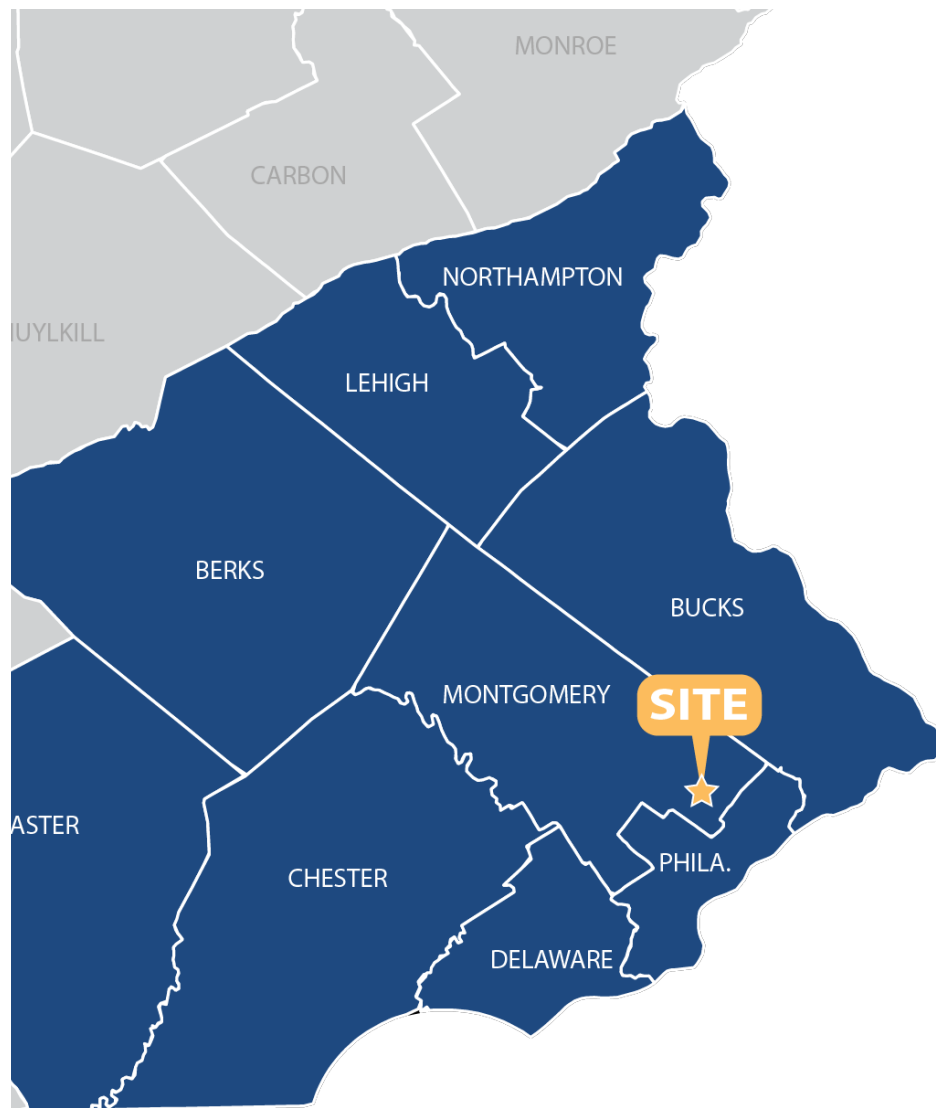
515 Pennsylvania Avenue is a multi-tenant, multi-elevator served, two-story professional office building comprised of 82,000 square feet of first-class professional office and medical space conveniently located within immediate proximity to the area's major roadways and regional commuter rail and bus services.

Situated at the gateway to the Fort Washington Office Park, the primary business center for Upper Dublin Township and the surrounding communities of eastern Montgomery County, 515 Pennsylvania Avenue benefits greatly from an abundance of convenient on-site parking, professional property management, and immediate proximity to the Fort Washington Interchange of the east-west Pennsylvania Turnpike (Route 276), the north-south Pennsylvania Route 309, and the area's other major roadways including Bethlehem Pike, Church Road (Rt. 73), Limekiln Pike (Rt. 152), and Welsh Road (Rt. 63). SEPTA's Fort Washington Commuter Train Station (R-5 Line) is just up the street, and SEPTA Bus Routes 94, 95, and 201 further enhance the property's accessibility. SEPTA Bus Route 201, which exclusively serves to connect the Fort Washington Train Station directly with the Fort Washington Office Park, has a regularly scheduled curbside stop at 515 Pennsylvania Avenue.

Professional office leasing opportunities start at 5,600 square feet.

To learn more about leasing opportunities, or to schedule a convenient tour of 515 Pennsylvania Avenue, please contact:

Brendan Walsh  
Walsh Commercial Real Estate  
Office: 215.836.1340  
Mobile: 215.603.1234  
bwalsh@walshcre.com



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