

300 FOUR FALLS

WEST CONSHOHOCKEN, PA

Commissions
Paid 100%
Within 48 Hours
Of Lease
Execution

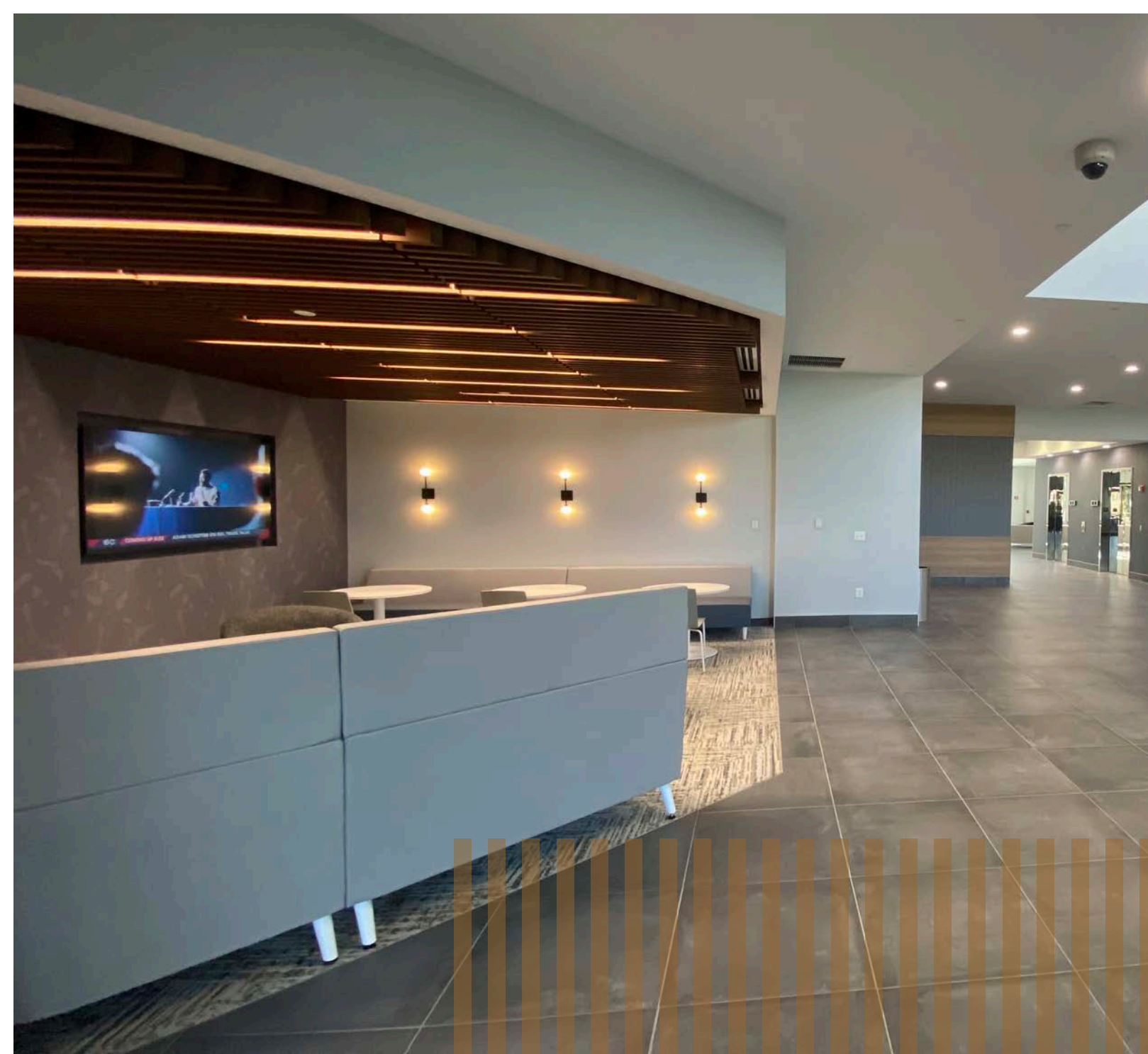
TROPHY OFFICE SPACE
Suites from 1,500 - 30,000 SF

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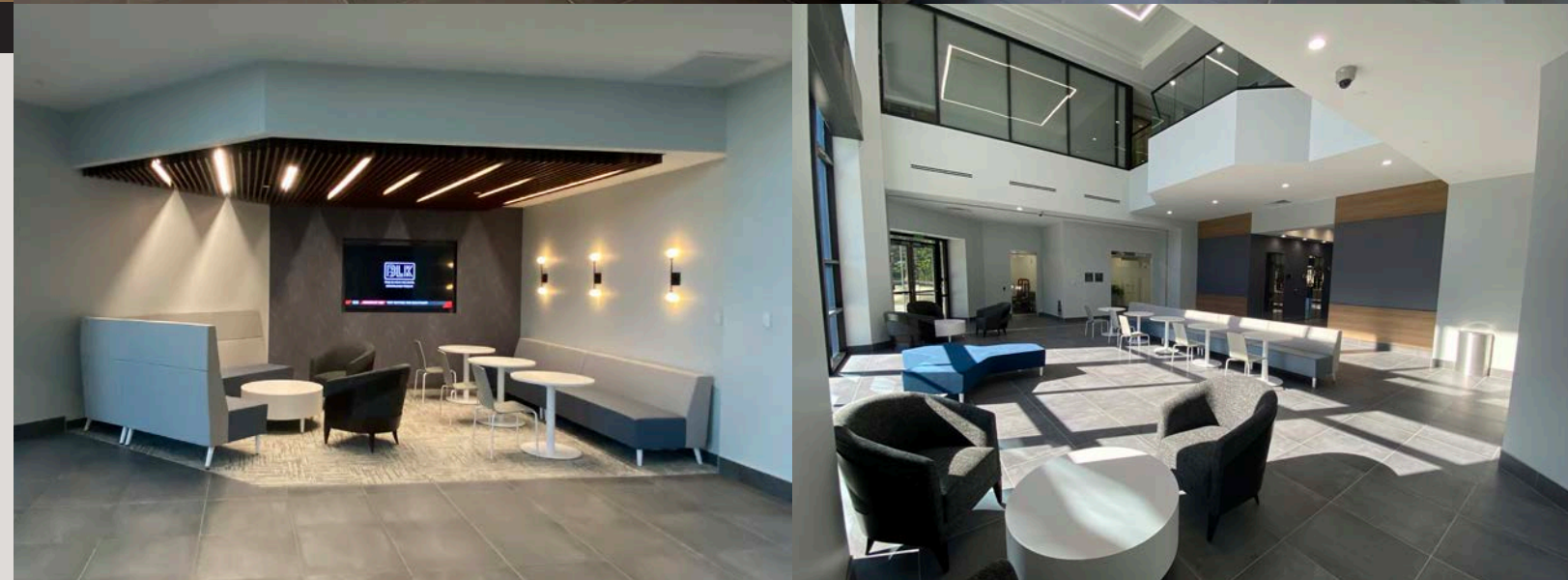
Renovations Complete

- New lobby finishes
- New cafe & restroom finishes
- New exterior patio furniture
- New exterior monument sign



PROPERTY HIGHLIGHTS

- Desirable West Conshohocken address — NO gross receipts tax
- On-site property manager, property engineer, and security guard during normal business hours
- Six levels of covered parking with car charging stations and a short walk from the Manayunk/Norristown SEPTA Regional Rail line
- Shared conference/training room on first level
- On-site fitness center — recently renovated locker rooms and showers in a professionally operated fitness center, offering numerous group classes and one-on-one training sessions
- On-site cafe with seating and wi-fi offering daily specials and catering for corporate events
- Walking distance to numerous restaurants, first-class hotels, specialty retail shopping, the Schuylkill River Trail, and more than 1,200 apartment rentals



Amenities



ALL NEW PATIO FURNITURE



ON-SITE FITNESS CENTER



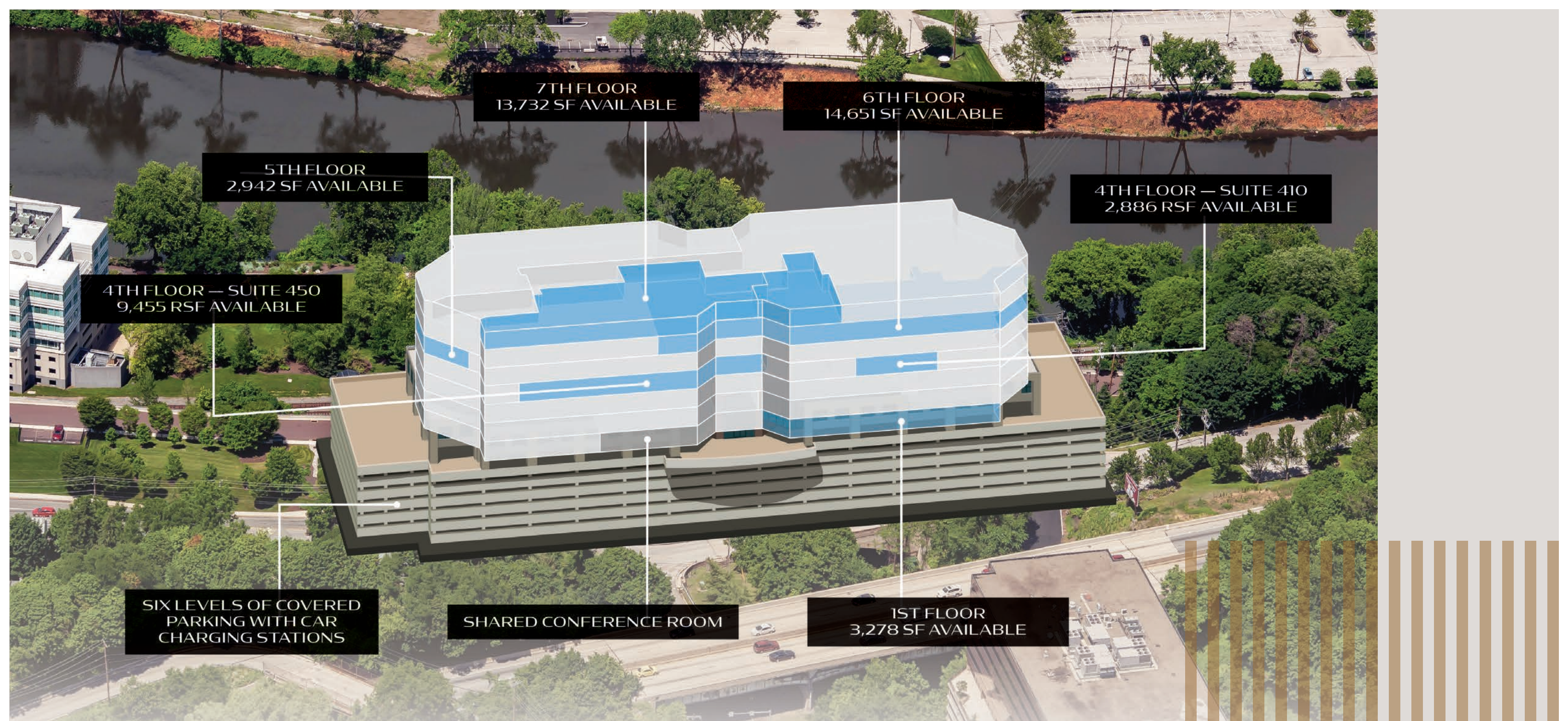
FULL-SERVICE CAFÉ



DRIVE TIMES

- 2 minute drive to I-76
- 2 minute drive to I-476
- 7 minute drive to I-276
- 7 minute drive to KOP
- 15 minute drive to Center City

Walk to numerous restaurants, first-class hotels, specialty retail shopping, the Schuylkill River Trail, and more than 1,200 apartment rentals

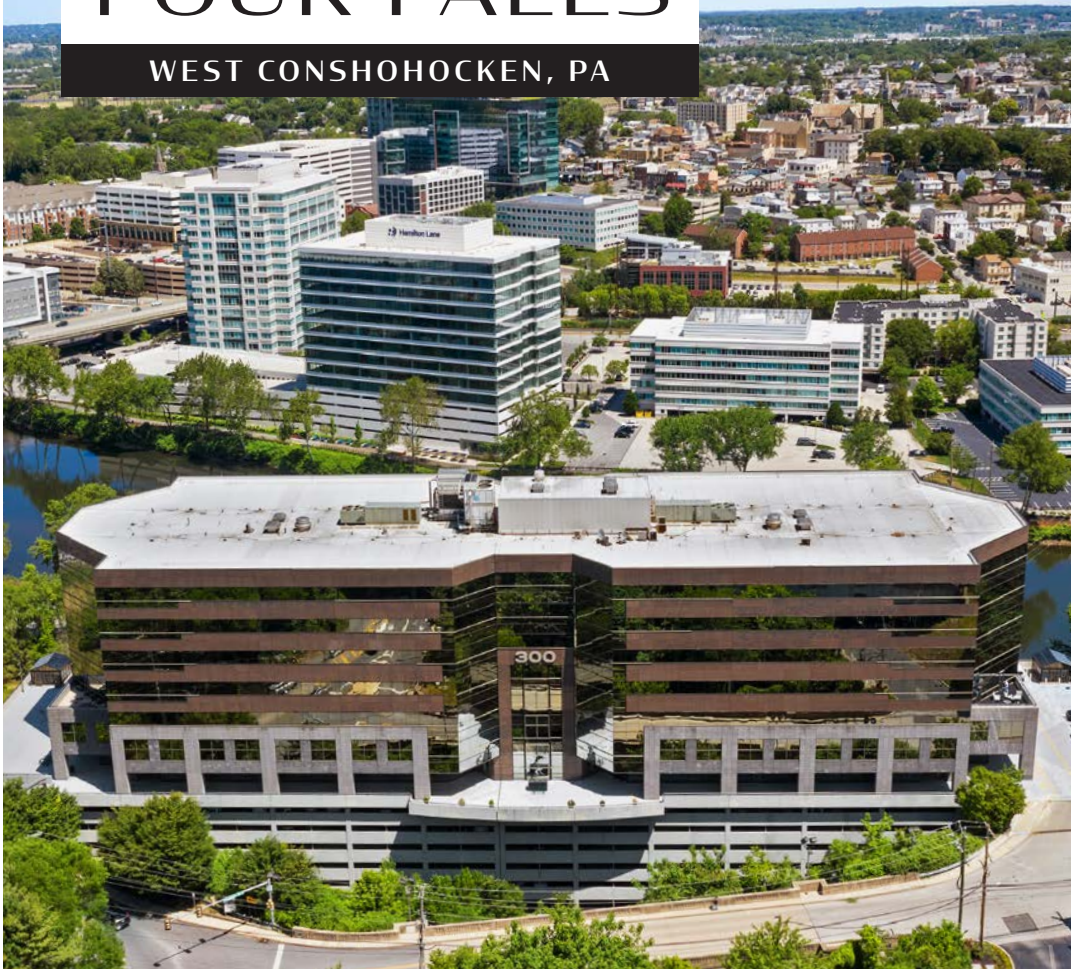


EXISTING CLASS A TENANT SPACE



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Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.

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