

# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



**1077 RYDAL ROAD  
SUITE 303  
RYDAL, PENNSYLVANIA 19046  
(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**ONE ABINGTON PLAZA  
JENKINTOWN , PA**

## **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**

## SUMMARY OF PROPERTY INFORMATION

**PROPERTY TYPE:** MULTI STORY OFFICE BUILDING

**LOCATION:** 1 ABINGTON PLAZA  
YORK ROAD AND TOWNSHIPLINE ROAD

**TOWNSHIP:** ABINGTON

**COUNTY:** MONTGOMERY

**STATE:** PENNSYLVANIA

**ZONING:** COMMERCIAL AND MEDICAL OFFICE SUITES

**PERMITTED  
PROPERTY USES:** Medical and General Offices

**SUITE SIZES AVAILABLE:**

Suite 200 - 851 RSF  
Suite 201 - 840 RSF  
Suite 204 - 2,655 RSF  
Suite 303 - 1,050 RSF  
Suite 402 - 1,200 RSF

**IMPROVEMENTS:** One (1) modern multi-story, masonry/stucco, elevator served office building with wrap around perimeter windows; well landscaped and macadam on site striped parking area; attractive canopy entrances. Corner property with good signage exposure.

**ROOF:** Flat built-up roof

**UTILITIES:** 200 amp. electric, ample gas services, public water/sewer

**HVAC:** Central heating & air-conditioning, electric/gas

**FRONTAGE:** +/- 306 feet along Township Line Road  
+/- 60 feet along York Road

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

**ACCESS:** Two (2) curb cut entrances and exits

**TRANSPORTATION:** Septa bus along York Road and Septa commuter rail service at the Jenkintown Train Station within one quarter mile of the Property.

**RENTAL RATE:** \$20.00/ rentable square foot of space occupied per year for Suite 201

\$18.00/rentable square foot of space occupied per year for Suite 201, Suite 204, Suite 303 and Suite 402.

**MISCELLANEOUS:** Well-located corner property at the lighted intersection of Old York Road and Township Line Road with good access to Philadelphia; local restaurants and shopping; and all points of Montgomery County. Individual office suites available from 600 square feet to 3,500 square feet. Please call for details.

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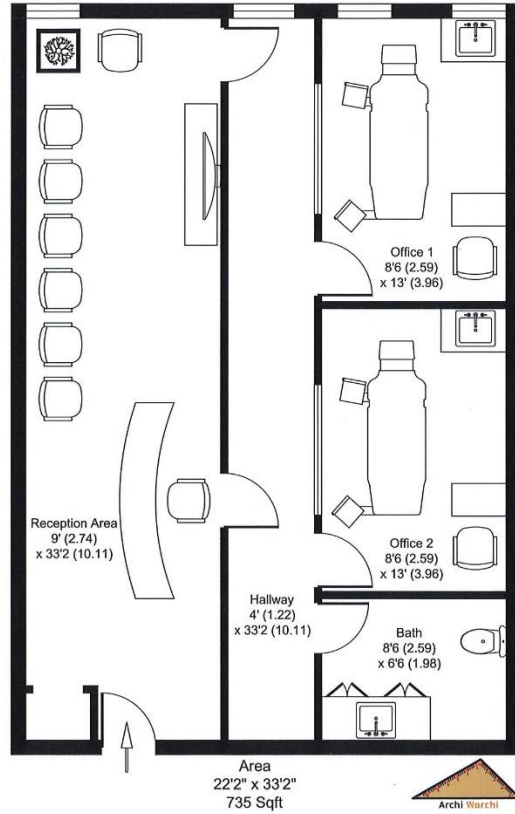
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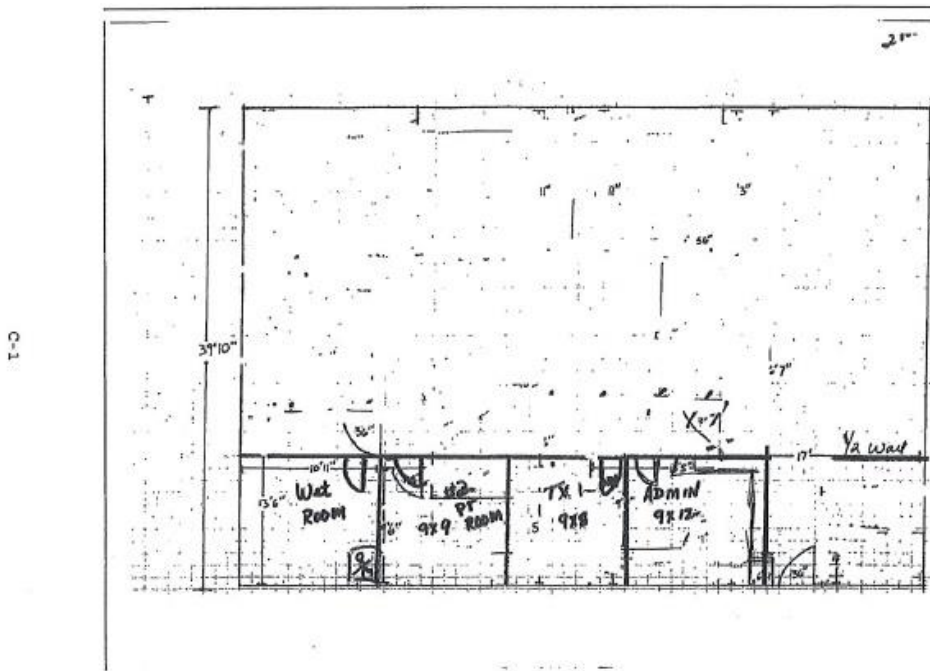
## AERIAL VIEW

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SKETCH PLAN FOR SUITE 201 (ONE ABINGTON PLAZA)



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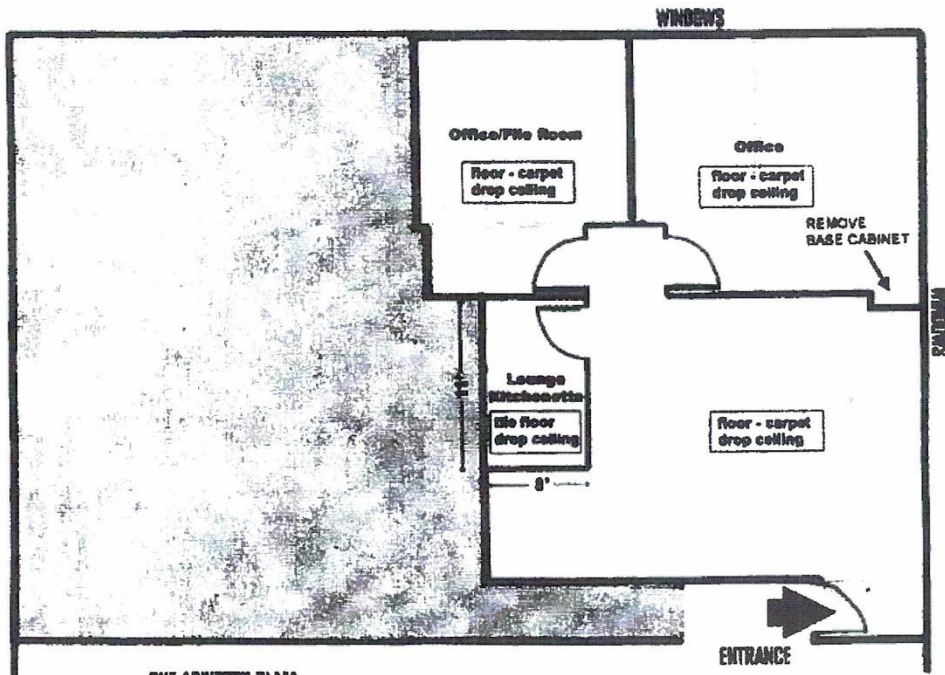
Suite 204 One Abington Plaza

## SUITE 204

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SUITE 402

Demised Premise in White

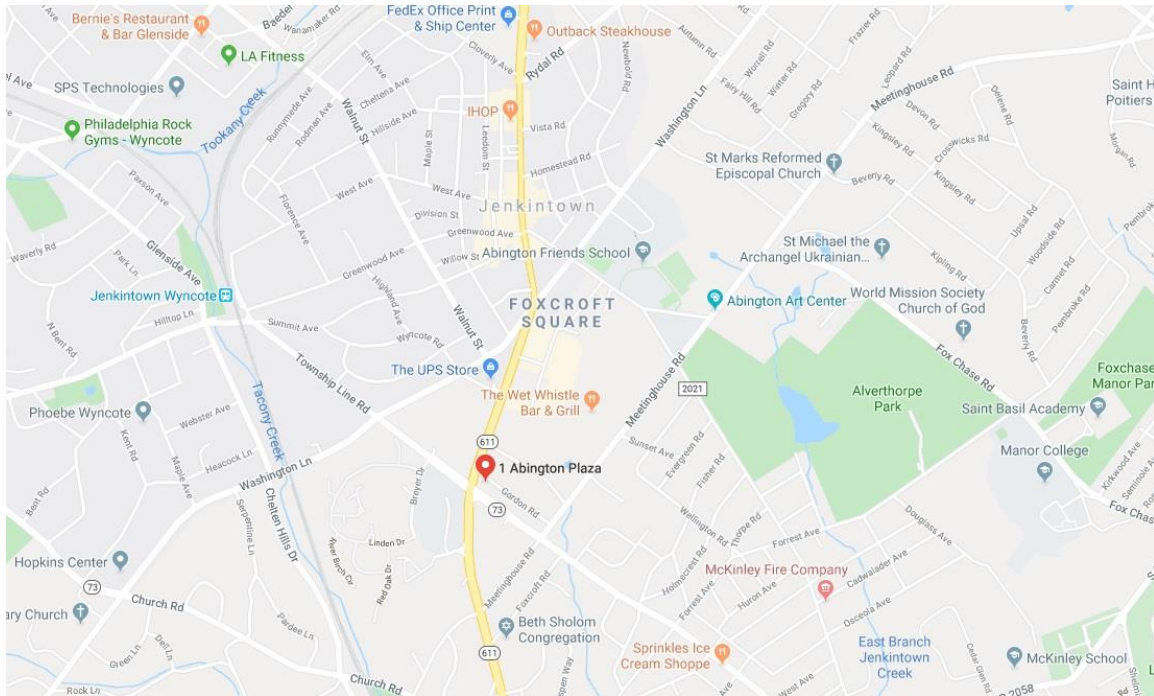


ONE ABINGTON PLAZA  
101 OLD YORK ROAD, JENKINTOWN PA 19046  
SUITE 402 - APPROX 1,200 RSF

Approved by:

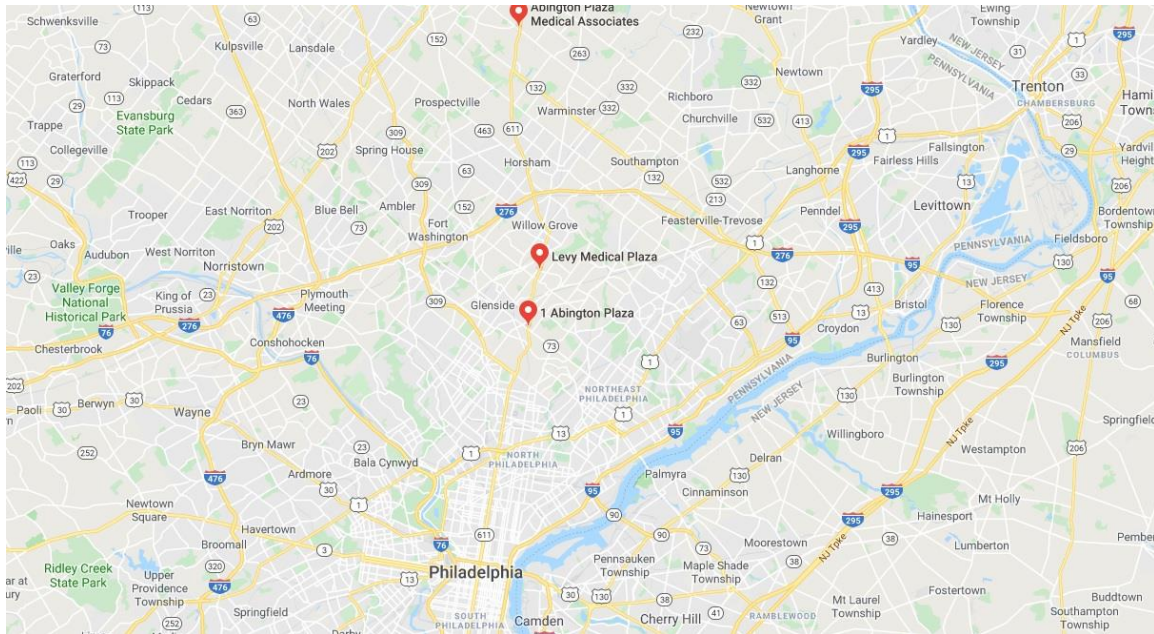
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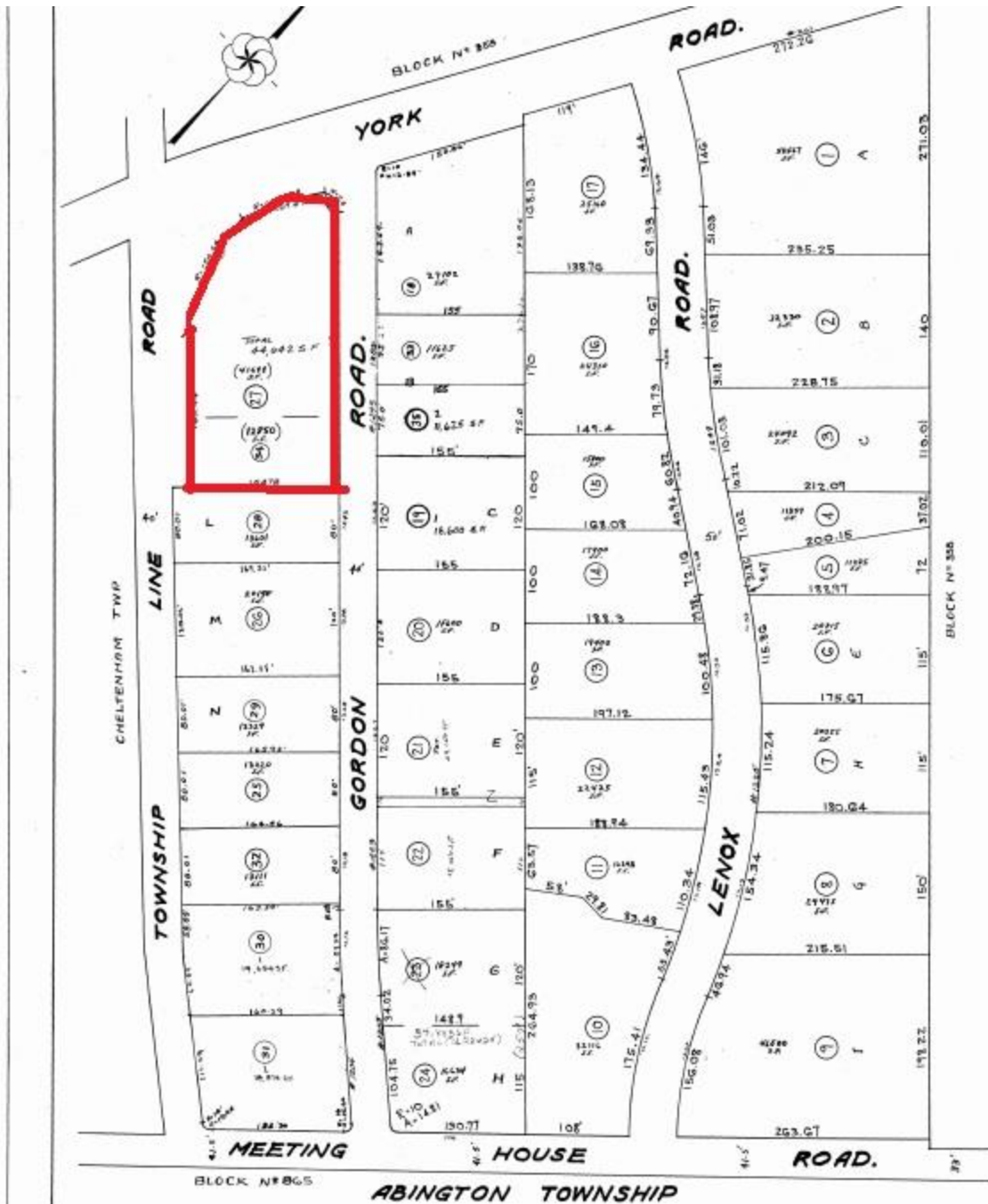
## LOCAL MAP

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## REGIONAL MAP

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## TAX MAP

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