

Moving
8 Blocks!
Saves an average of
20-25%

101 E 8th Ave Conshohocken, PA 19428

GRESSEN PROPERTIES, LLC

**THE WORLD IS CHANGING.
HIGH-PRICED COMMERCIAL REAL
ESTATE IS A THING OF THE PAST.**

**We Manage Our
Own Properties**

Our Team has
30 yrs
of experience
serving tenants

Call and Schedule a Visit!
(215) 482-2110
greszenproperties.com



4th Floor

- 7000 Sq.Ft.
- Large open workspace
- Vaulted ceiling with sky lights
- Conference room
- 8 offices
- Large eat in kitchen

Suite 301

- 1850 Sq.Ft.
- 4 offices
- Large open workspace
- Kitchenette area

Suite 302

- 1850 Sq.Ft.
- 3 offices
- Large open workspace
- Dry kitchenette

Suite 303

- 1850 Sq.Ft.
- 2 offices
- Large open workspace
- Dry kitchenette

2nd Floor

- 7000 Sq.Ft.
- Private entrance
- Elevator entrance
- Large reception area
- 2 conference rooms
- Large eat in kitchen
- Copier/storage room
- 7 offices
- Large open workspace area

About This Property

*101 East 8th Ave
Conshohocken, PA 19428*

The Property is a charming, historic building in the heart of Conshohocken, a borough on the Schuylkill River in suburban Philadelphia. It has been renovated and restored to accentuate its original use as a warehouse, emphasizing its character. The property boasts soaring 18- to 24-foot ceilings with exposed trusses, hardwood floors, and dome lighting. Many spaces are fully renovated with tech in mind, featuring modern tile floors, new carpeting, large kitchens, and audio/visual conference rooms. The fourth floor features a stunning glass atrium, accompanied by exposed ceilings and warm hardwood floors. Tenants can unwind on the deck, which includes patio seating and a grill. On-site management and cleaning services care for the property so tenants can focus on building their business.

Available Amenities

- Multi-use lounge areas
- Easy access to parking
- Outdoor space
- Elevator



Who We Are...

We have a niche of catering to small family owned and operated businesses, providing tenants with a great working environment at an affordable price. We specialize in purchasing old, distressed factory buildings and converting them into what we call flexible generic office space.

In this economy, lots of companies cannot afford the high end “A” grade office space. We have been able to fill that void by creating and developing very nice workspace at a competitive price. By doing so, we have built long lasting relationships with our tenants, some of which have been renting with us for over twenty years.

We work closely with all of our tenants, providing them with special outfitting and developing their space to suit their needs as a business. Our goal is to continue to purchase and develop commercial real estate and provide smaller companies with the opportunity for affordable rent so they can continue to grow their businesses as we expand our portfolio as well.

Scott Gressen *(Owner)*

Scott has been in the real estate development business since the early 1990's. He started out buying and flipping single-family homes, duplex's and multi family units with a goal of entering into the commercial development business to buy and hold real estate for long term investments.

John Olszewski *(Property Mgr.)*

John is an integral part of Gressen Properties. He oversees all of our construction-related projects from the beginning to the end. In addition, he is responsible for all of the ongoing tenant and building-related services.

Carrie Sanford *(Office Mgr.)*

Carrie is a critical part of the team here at Gressen Properties. She manages many of the day-to-day operations, maintains the office systems and oversees our tenant relations.

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