

**FOR LEASE**

FULLY AIR-CONDITIONED OFFICE/FLEX SPACE



# 220 WEST GERMANTOWN PIKE

Plymouth Meeting, PA 19462



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# PROJECT SPECIFICATIONS

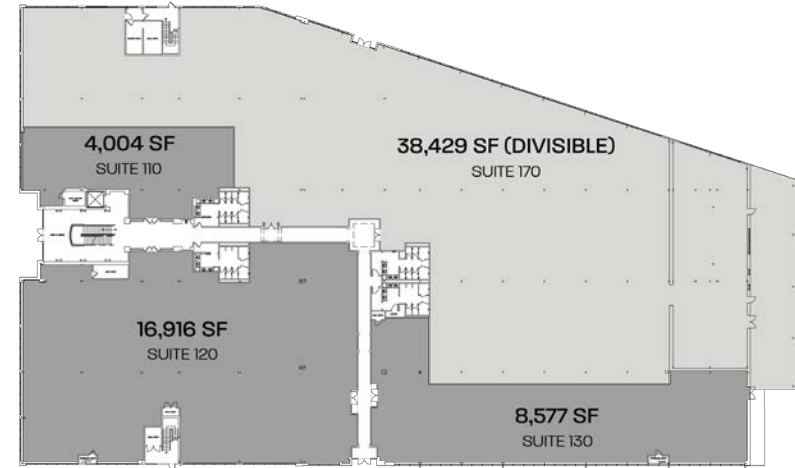


<b>Building SF</b>	96,600 SF	<b>Parking</b>	275+ auto parking spaces
<b>Clear Height</b>	17'- 22' To Deck	<b>Roof</b>	GAF TPO Membrane roof (Replaced in 2018)
<b>Column Spacing</b>	28'x 43' and 20'x 42'	<b>HVAC</b>	20 new HVAC rooftop units
<b>Power</b>	2,000 amps	<b>Zoning</b>	Limited Industrial (Plymouth Township)

## KEY HIGHLIGHTS

- Light-filled two-story entrance
- Large floorplate at ground level to accommodate single or multi-tenant scenarios
- Natural light in the rear section provided by a ring of clerestory windows
- Grade-level double doors in the rear, with potential to add loading docks
- Centrally located with immediate access to Blue Route, East West Turnpike, Northeast Turnpike Extension
- Close Proximity to Route 76, Route 202, Route 422 and 25 Minutes from I-95
- Minutes to Plymouth Meeting Mall amenities

## FLOOR 1 67,926 SF OFFICE/FLEX



## FLOOR 2 6,401 SF OFFICE





# LOCAL AMENITIES



## 0 TO 20 MILES TOTAL ATTRIBUTE

Hospital	78	Museum	109	School	1,632
Hotel	325	Restaurant	6,773	Shopping	155

MATT MACDONALD  
Senior Vice President  
610.238.8118  
matt.macdonald@lee-associates.com

MARGO S. MOCARSKI  
Senior Vice President  
215.880.5786  
mmocarSKI@lee-associates.com

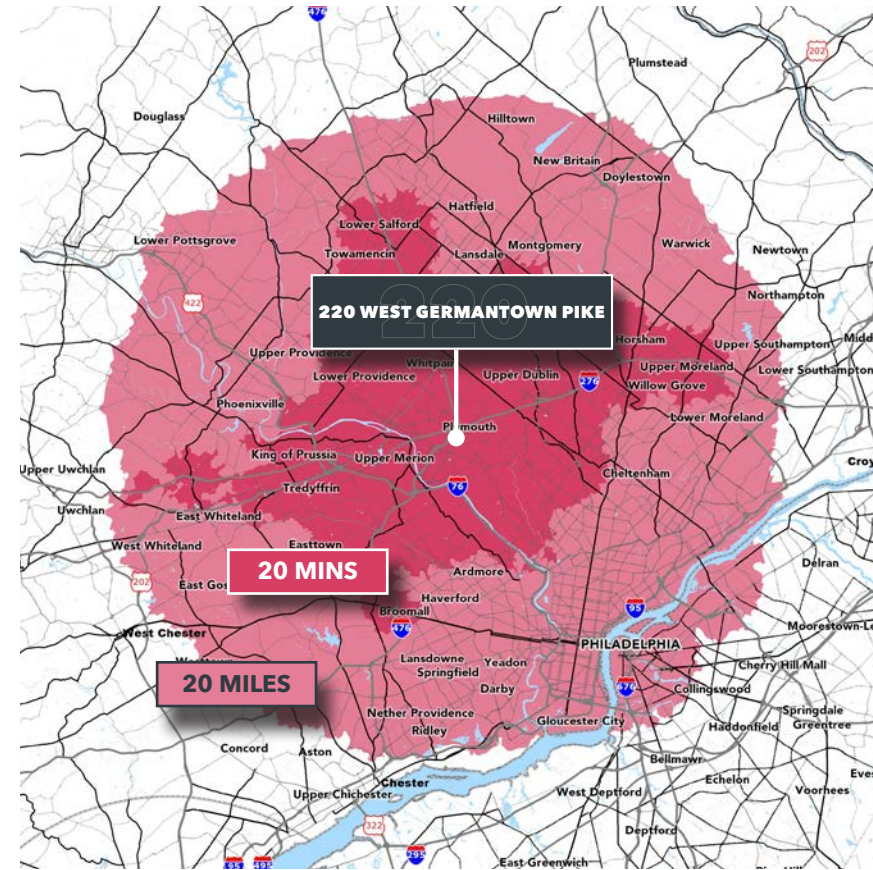


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# LOCATION & DEMOGRAPHICS

IMMEDIATE ACCESS TO BLUE ROUTE, EAST WEST TURNPIKE, NORTHEAST TURNPIKE EXTENSION



20 MINS	
Population	681,300
Workforce	682,120
Average Income	\$128,954

20 MILES	
Population	3,238,407
Workforce	2,808,460
Average Income	\$97,725

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# PROPERTY IMAGES

