



VELOCITY PARK



2750

MORRIS ROAD
LANSDALE, PA

OFFICE SPACE AVAILABLE FOR LEASE

The
Flynn
Company

THE FLYNN COMPANY
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- » SUITES FROM 5,000 SF TO 26,227 SF OF CONTIGUOUS SPACE
- » SUITE AVAILABLE:
 - » **SUITE B2:** 26,227 SF {DIVISIBLE TO 5,000 SF}
- » NEW OWNERSHIP, MANAGEMENT, & LEASING >> NEW REDUCED & EFFICIENT OPERATING EXPENSES
- » SECURE CORPORATE CAMPUS ON 87 ACRES WITHIN 5 MILES OF THE LANSDALE INTERCHANGE OF THE PENNSYLVANIA TURNPIKE
- » IDEAL FOR OPEN OFFICE PLAN
- » NEWLY RENOVATED LOBBY
- » +/- 1,340 PARKING SPACES (5 TO 1 PARKING RATIO)
- » ON-SITE AMENITIES INCLUDE:

CONFERENCE CENTER | TRAINING ROOM | GRAB-N-GO CAFÉ

- ★ REDUNDANT ELECTRICAL INFRASTRUCTURE PROVIDES FULL BACK UP FOR ENHANCED RELIABILITY

MAKE-READY IMPROVEMENTS

NEW INTERIOR & EXTERIOR PAINT • NEW LED LIGHTING THROUGHOUT ALL UNITS • DEMO PACKAGES TO REMOVE OBSOLETE OFFICES & INEFFICIENT ROOMS • NEW LANDSCAPING PACKAGE • NEW OPERATIONAL PROGRAM



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AVAILABLE SPACE



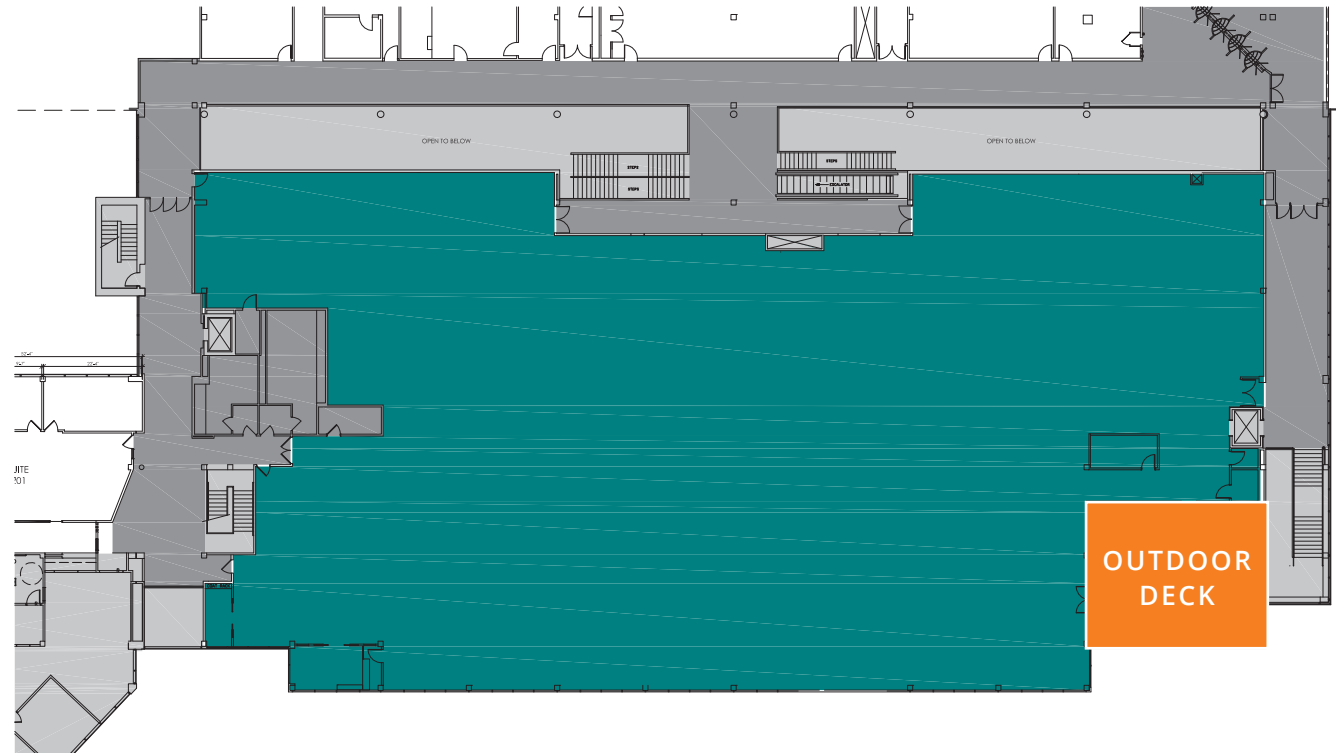
FLOOR PLANS



SUITE B2: SECOND FLOOR

26,227 SF AVAILABLE

{ SHELL BUILD-TO-SUIT SPACE. DIVISIBLE TO 5,000 SF }



VELOCITY PARK

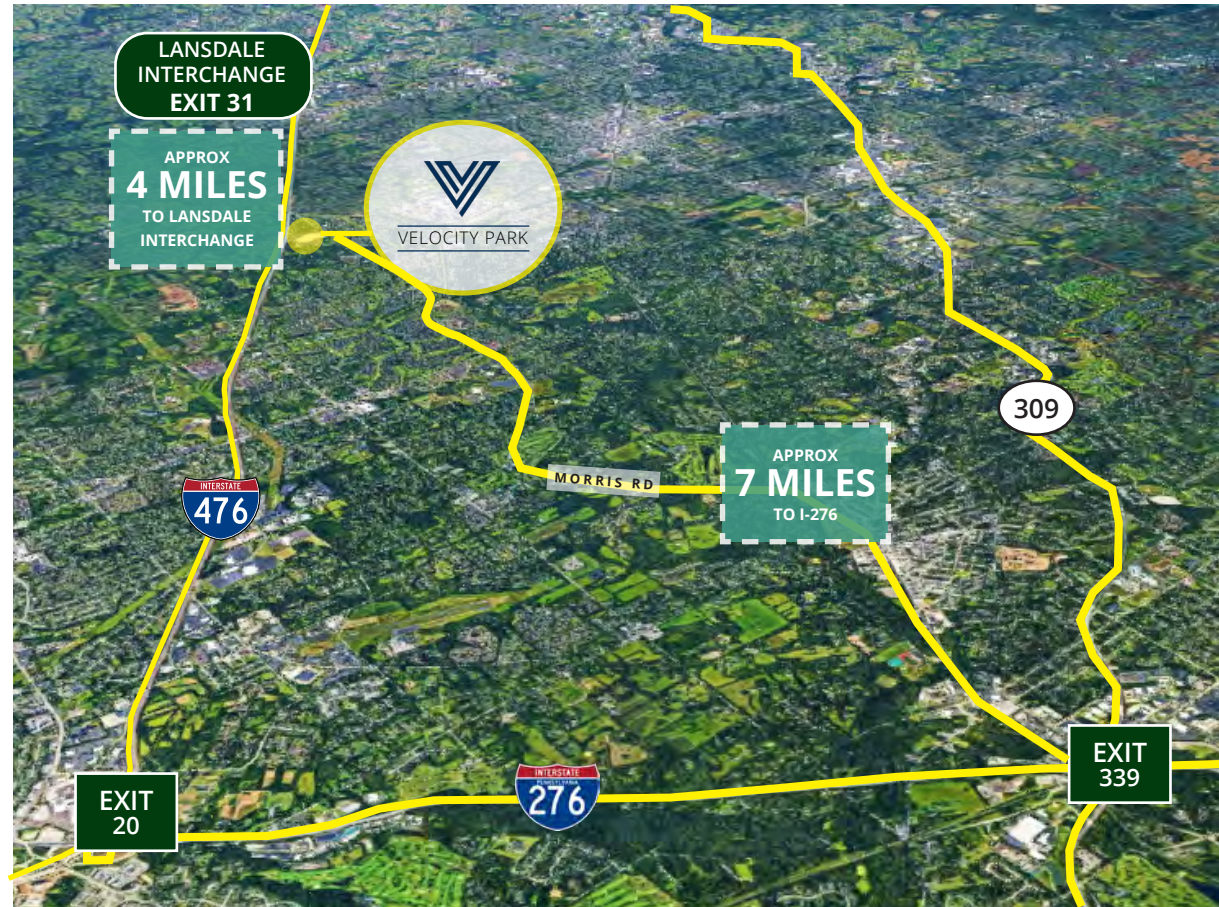
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LOCATION

- » APPROXIMATELY 4 MILES TO LANSDALE INTERCHANGE OF I-476 (VIA S VALLEY FORGE ROAD & SUMNEYTOWN PIKE)
- » APPROXIMATELY 7 MILES TO I-276 (VIA MORRIS ROAD)
- » SITUATED ON 84 BEAUTIFULLY LANDSCAPED ACRES WITH VISIBILITY ON ITS 1,725 FEET OF FRONTAGE OF THE PENNSYLVANIA TURNPIKE
- » IMMEDIATE ACCESS TO ROUTES 202, 363 & 309
- » THE PROPERTY IS LOCATED NEAR A VARIETY OF SHOPS, SERVICES, AND DINING OPTIONS
- » TOWN CENTERS:
 - » DOWNTOWN LANSDALE | 3.3 MILES
 - » PLYMOUTH MEETING AREA | 9.6 MILES
 - » DOWNTOWN PHILADELPHIA | 27 MILES



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PROPERTY PHOTOS



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LEASING & INVESTMENT | PROPERTY MANAGEMENT | CONSTRUCTION SERVICES | PROPERTY MAINTENANCE

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