

# 401 COMMERCE DRIVE

Fort Washington, PA 19034



FOR LEASE



OFFICE



6,000 - 32,000 SF



## PROPERTY DESCRIPTION

45,000 SF office / medical building. Elevator served. Located at Fort Washington Interchange of the PA Turnpike (I-276). Surrounded by numerous dining, shopping, and lodging amenities.

Leasable Area Includes:

3 main training/seminar presentation rooms. 4 cafeterias. 3 ADA compliant men's bathrooms. 3 ADA compliant women's bathrooms.

LEASE RATE:

**NEGOTIABLE**

## FOR MORE INFORMATION

**Avin Savani**

267.971.2874

[avin.savani@naimertz.com](mailto:avin.savani@naimertz.com)

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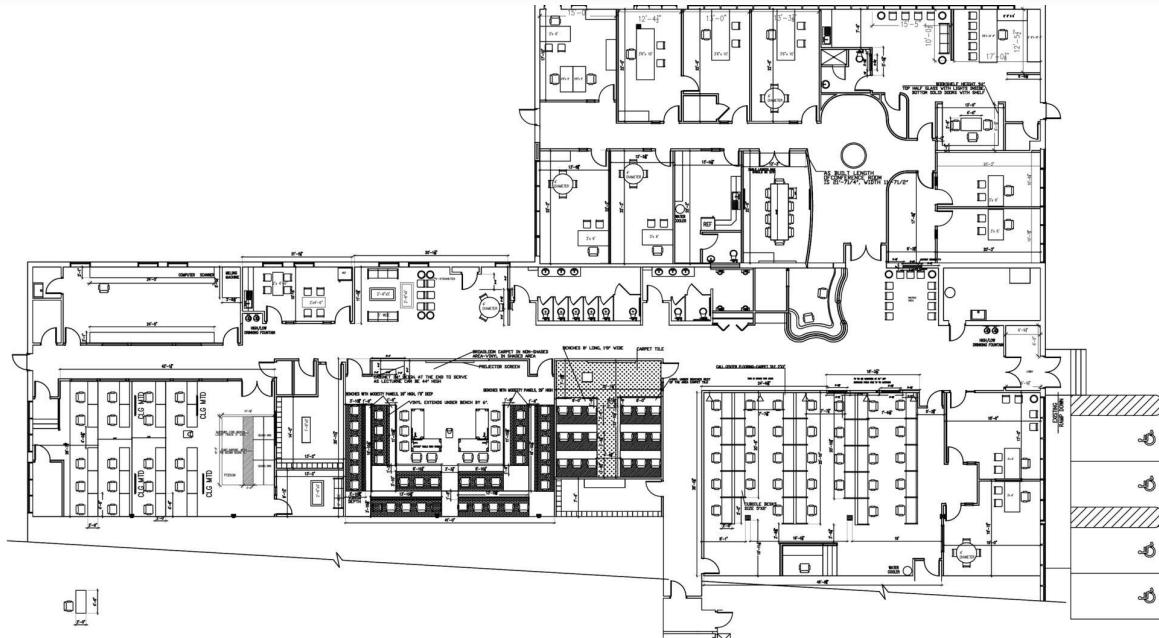
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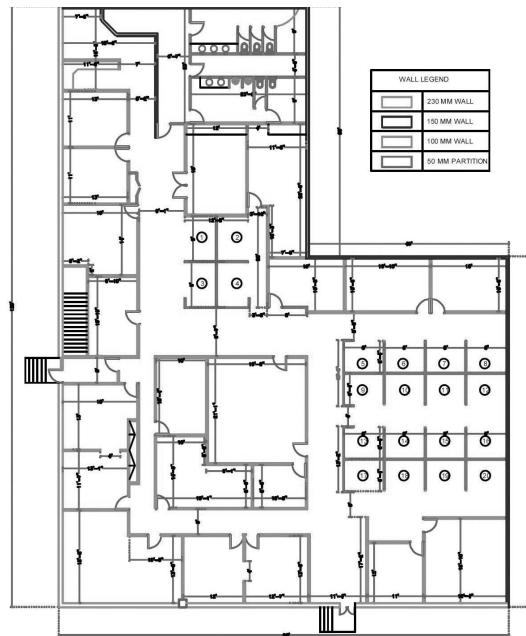
# FLOOR PLANS

401 Commerce Drive, Fort Washington, PA 19034

FOR LEASE  
OFFICE  
6,000 - 32,000 SF



First Floor - 16,000 SF - Numerous private offices, open bullpen areas, conference room, mens & womens restrooms



First Floor - 10,000 SF | Numerous private offices, bullpen area, mens & womens restrooms

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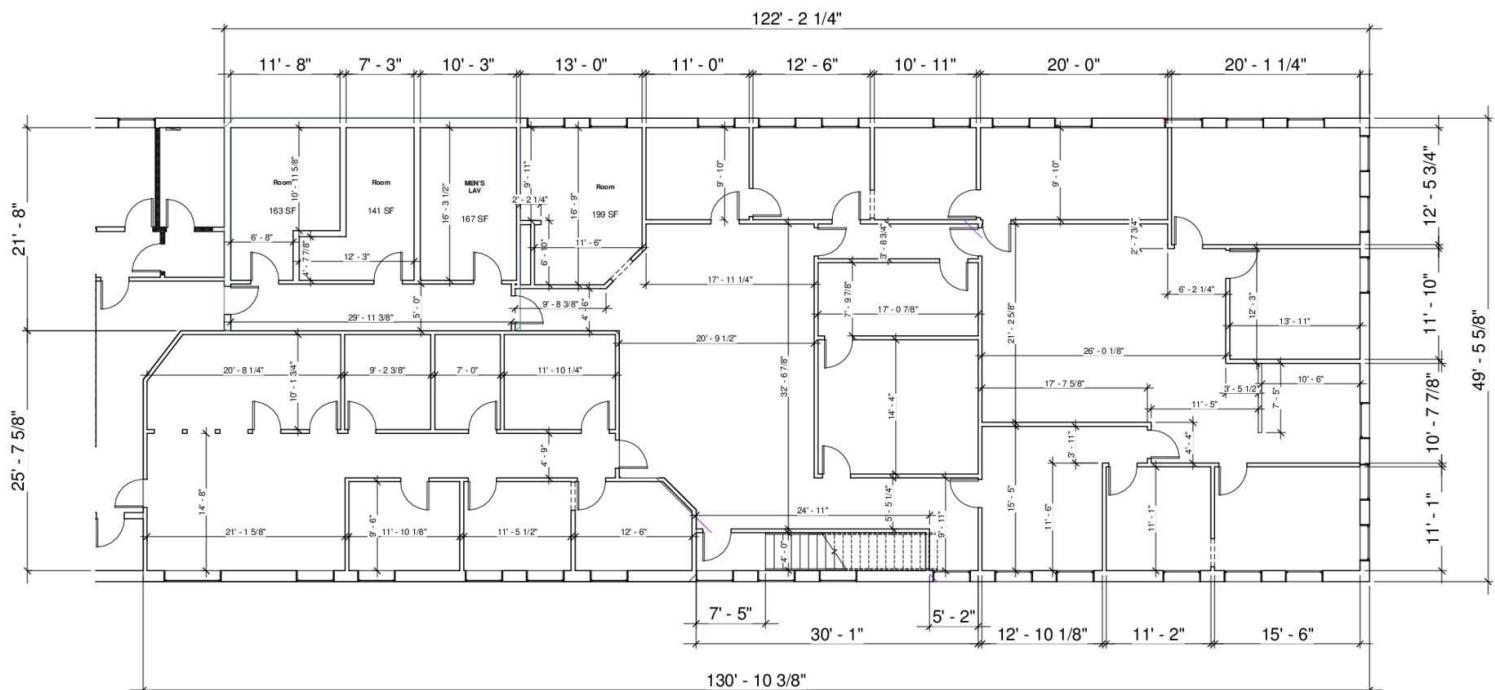
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# FLOOR PLAN

401 Commerce Drive Fort Washington, PA 19034

 FOR LEASE  
 OFFICE  
 6,000-32,000 SF



Second Floor - 6,136 SF | Numerous private offices

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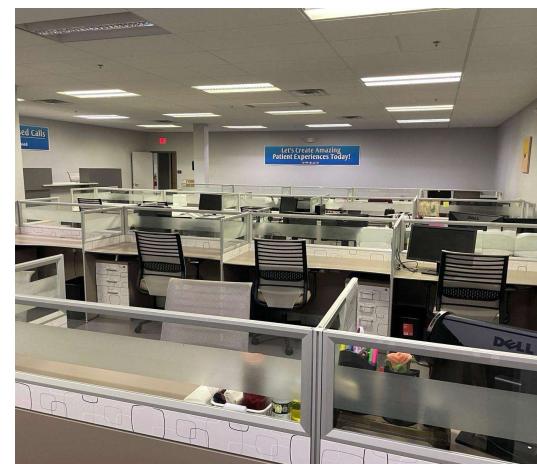
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OFFICE



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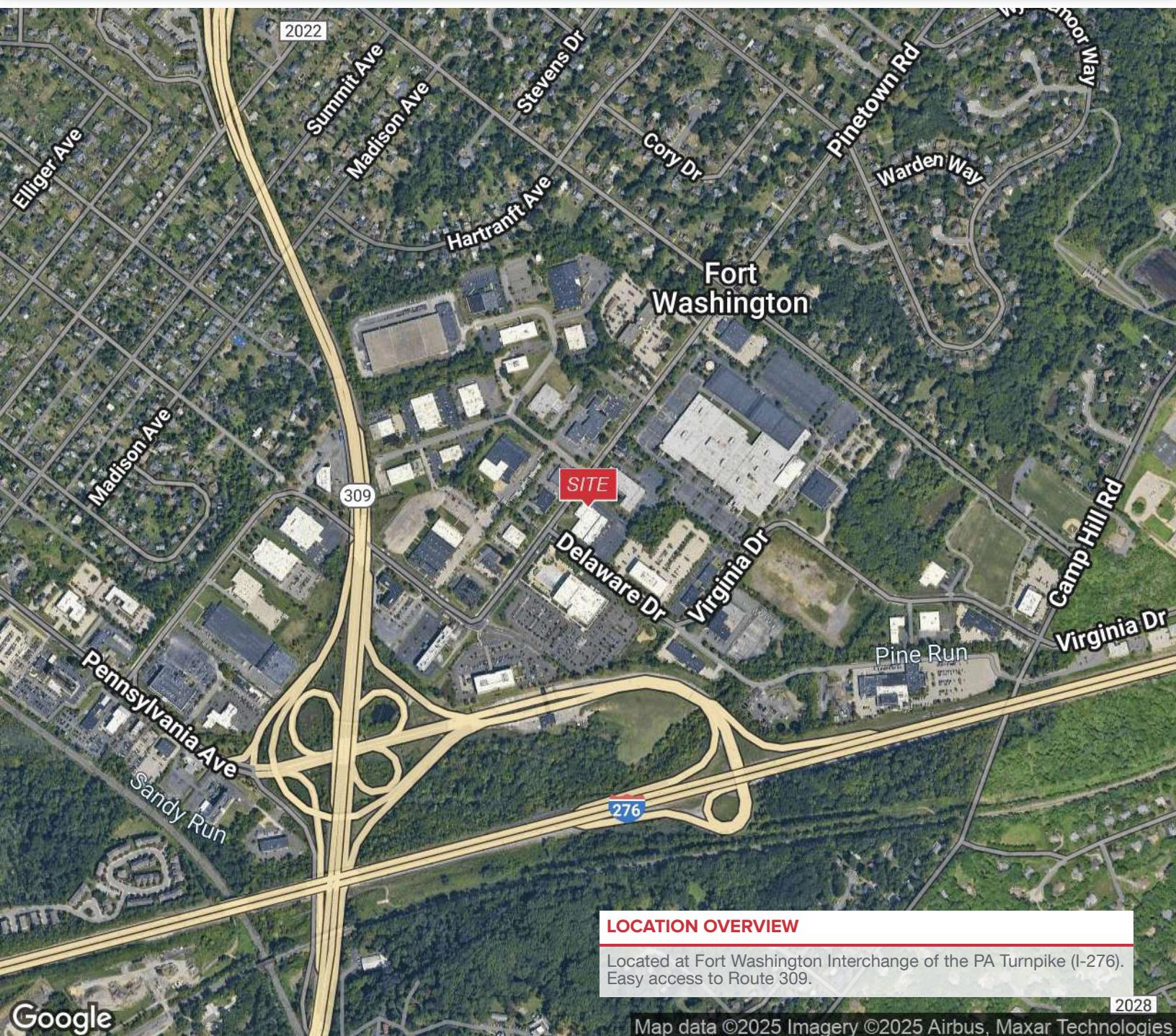
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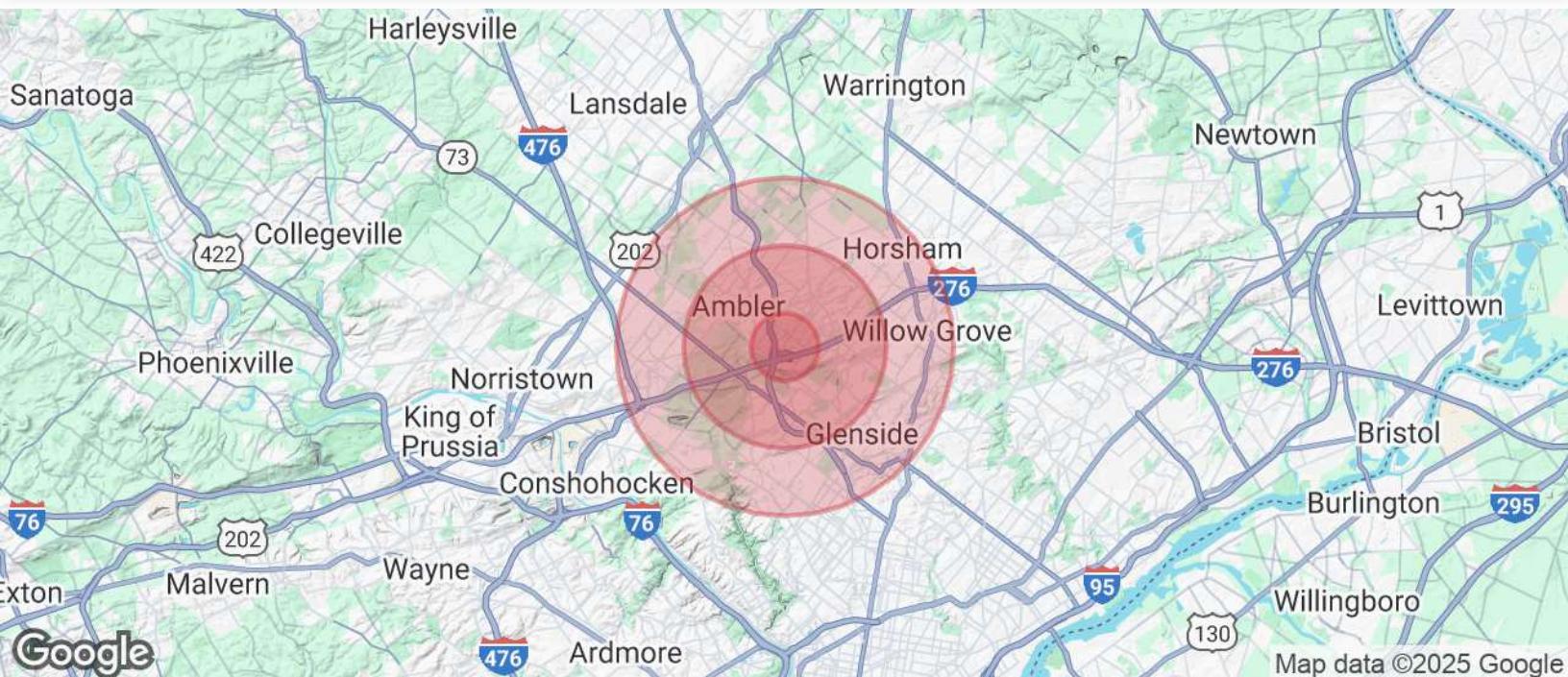
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 6,000 - 20,000 SF



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,777	66,018	221,506
Average Age	43	42	43
Average Age (Male)	42	41	42
Average Age (Female)	44	43	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,701	24,354	86,743
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$194,500	\$167,336	\$152,434
Average House Value	\$591,073	\$518,113	\$499,445

Demographics data derived from AlphaMap

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