

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

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NAI Mertz



NAI Mertz | 21 Roland Avenue
Mount Laurel, NJ 08054

856.234.9600 | naimertz.com



FLOOR PLANS

401 Commerce Drive, Fort Washington, PA 19034



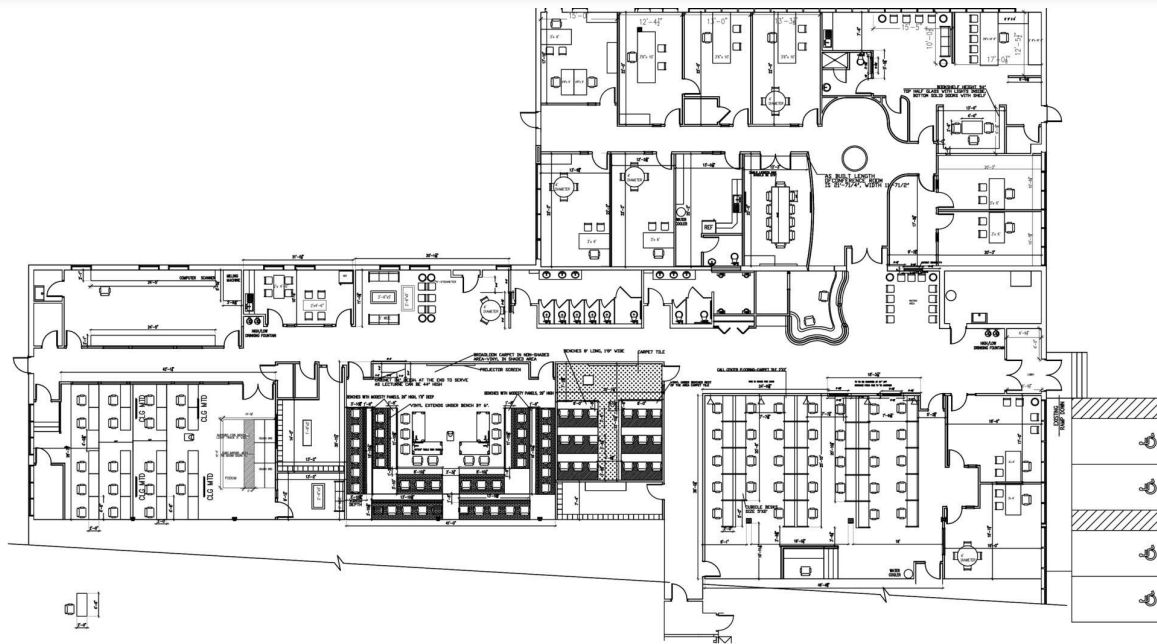
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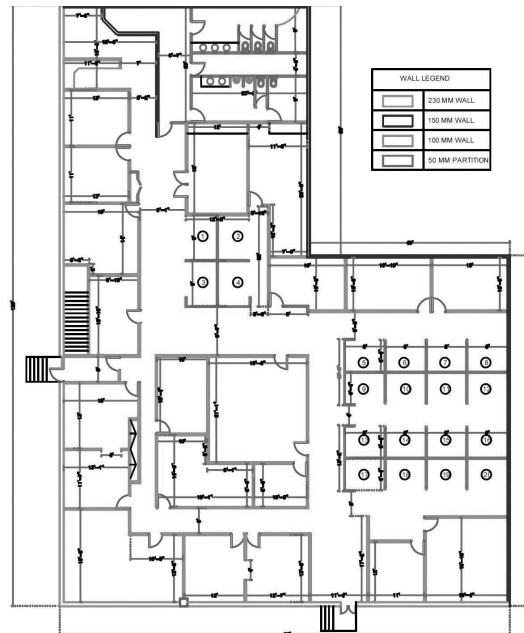
OFFICE



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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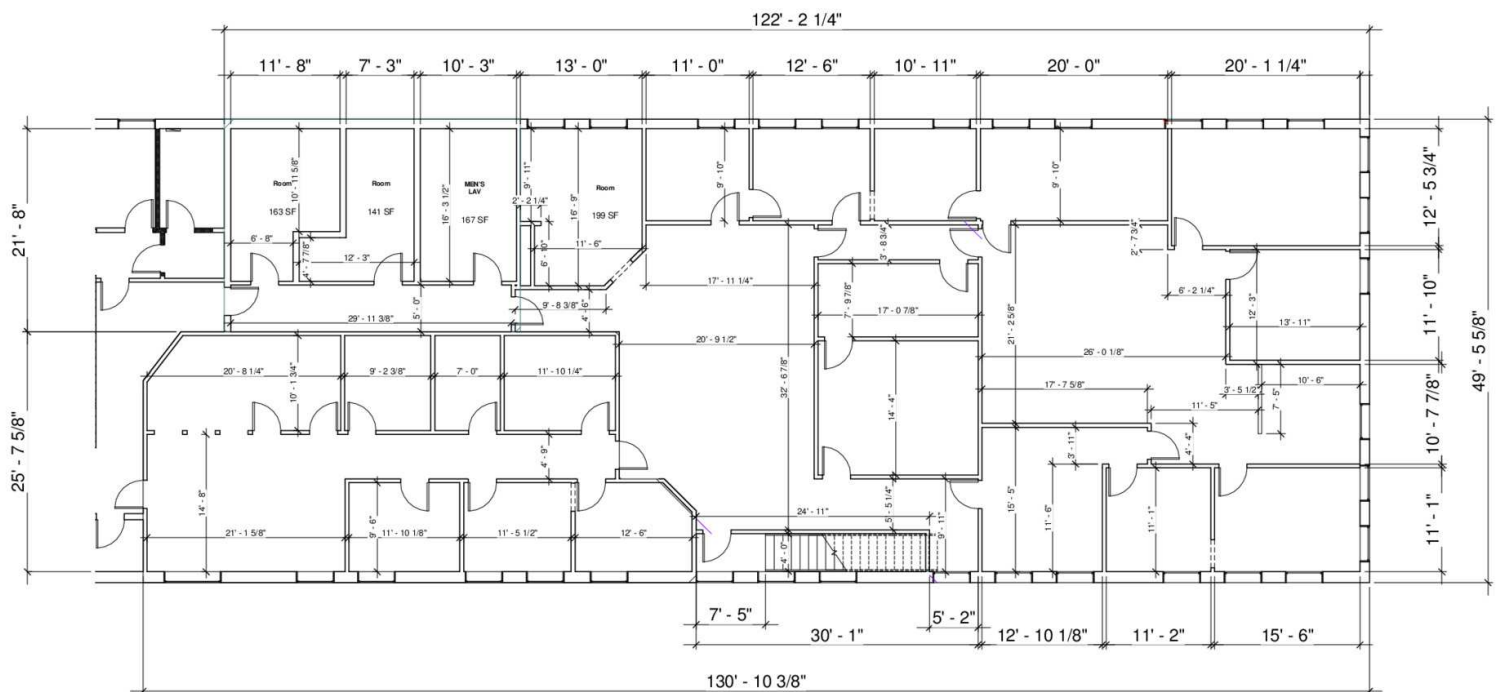
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FLOOR PLAN

401 Commerce Drive Fort Washington, PA 19034

 **FOR LEASE**
 **OFFICE**
 **6,000-32,000 SF**



TOTAL = 6136.34 SQFT

Second Floor - 6,136 SF | Numerous private offices

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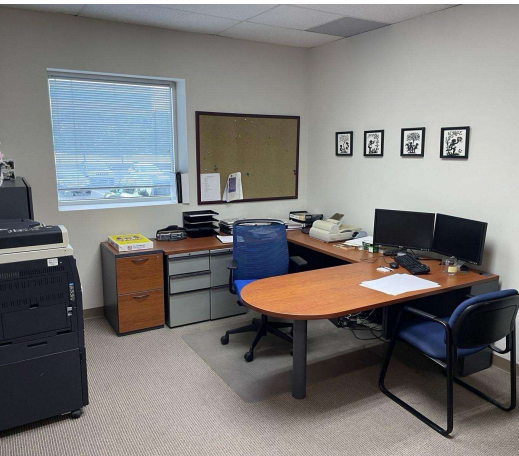
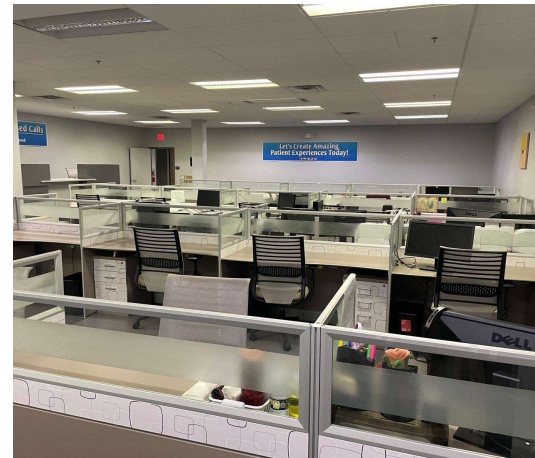
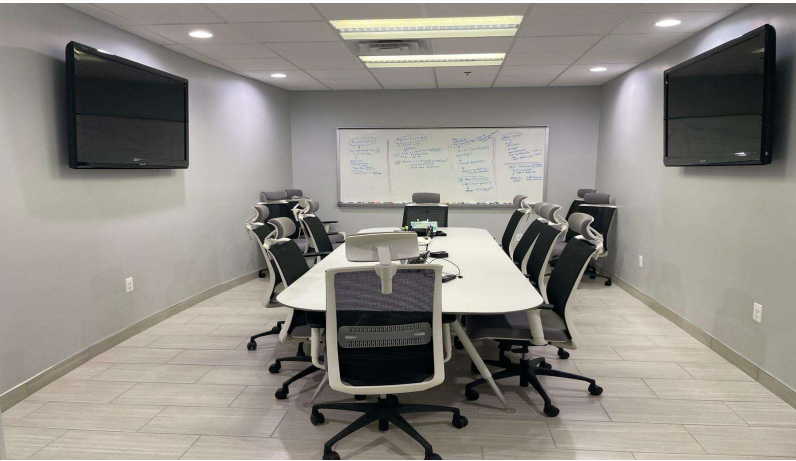
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OFFICE



6,000 - 32,000 SF



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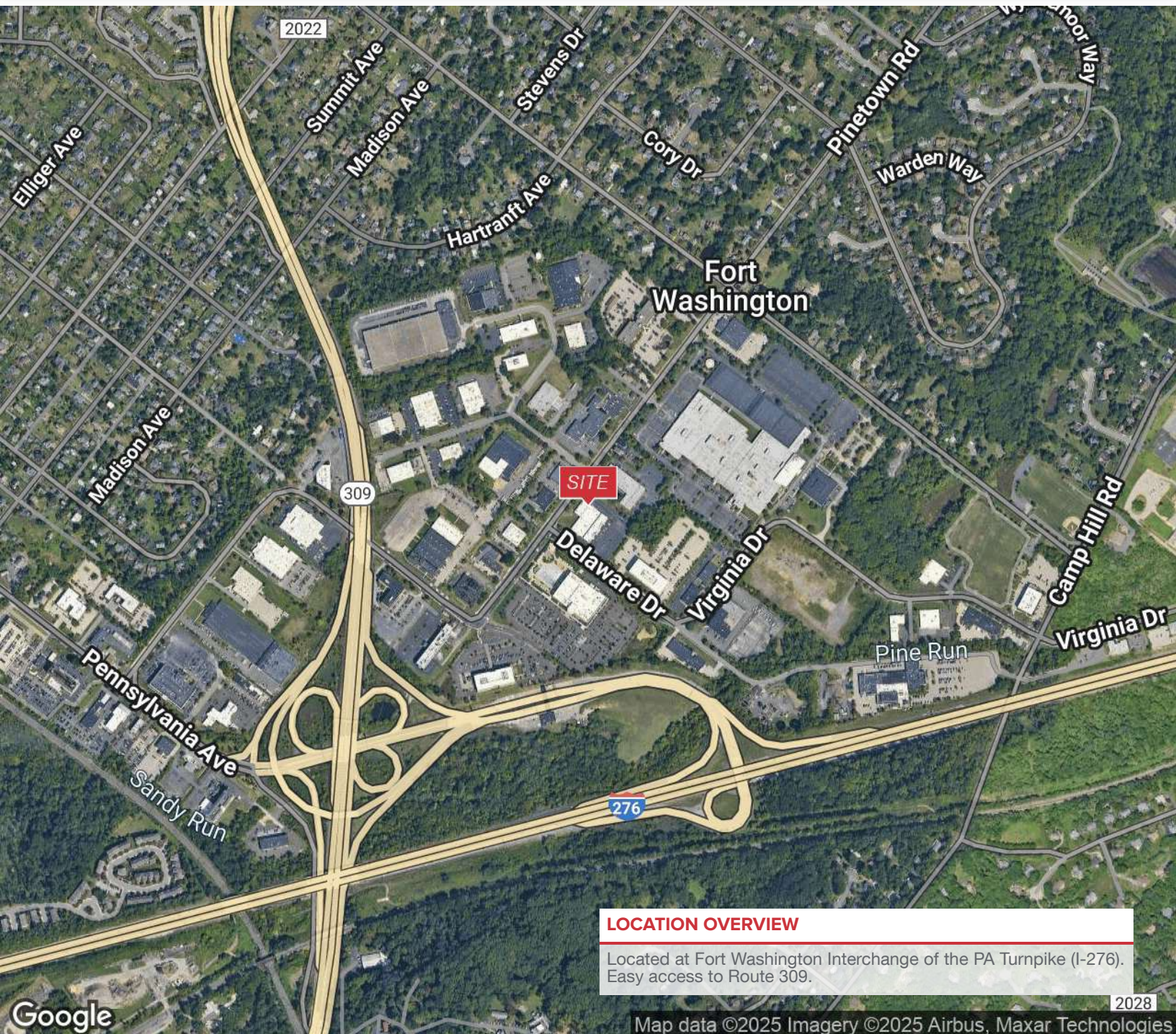
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OFFICE



6,000 - 32,000 SF



LOCATION OVERVIEW

Located at Fort Washington Interchange of the PA Turnpike (I-276). Easy access to Route 309.

2028

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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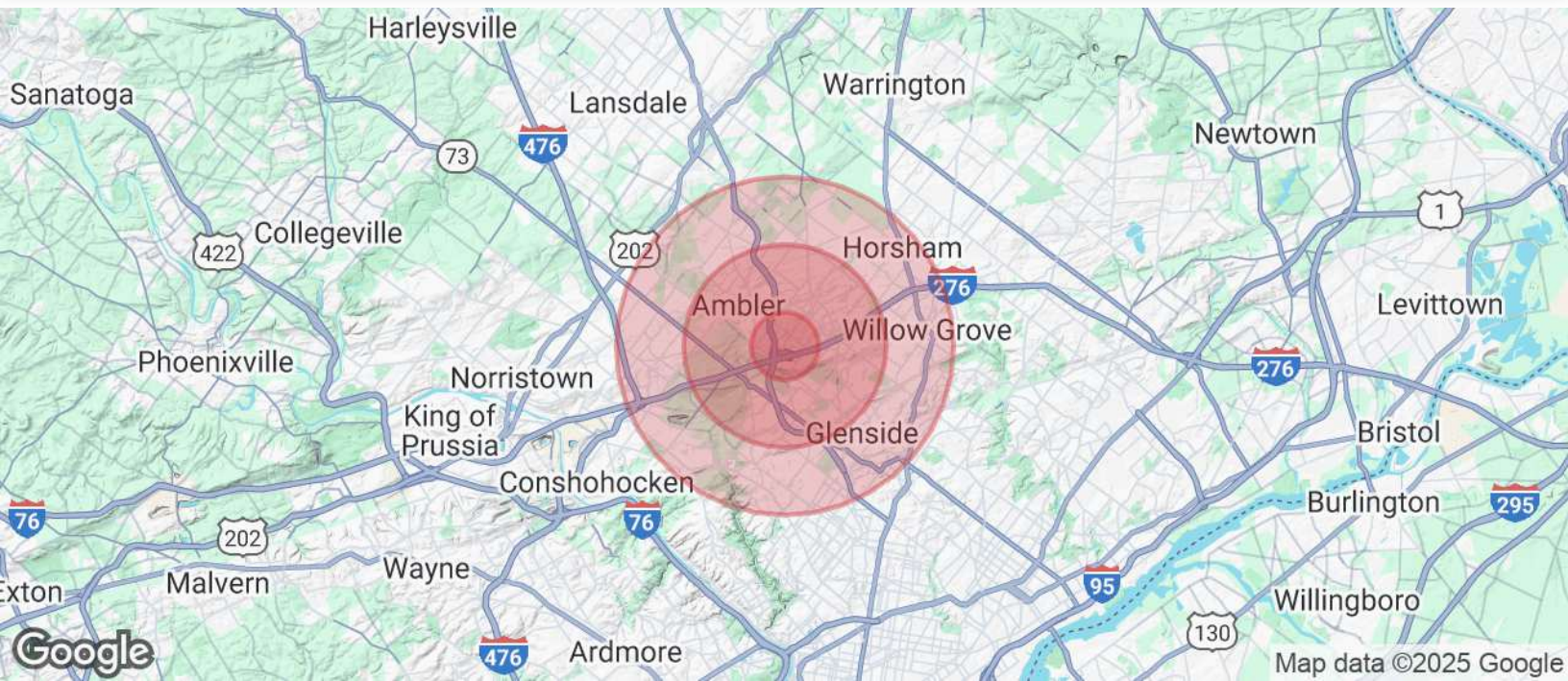
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OFFICE



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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