

**AVISON
YOUNG**

Sublease Opportunity

150 Monument Drive
Bala Cynwyd, PA



A **CLASS A**
& WELL-LOCATED
OFFICE BUILDING

8,374 sf
AVAILABLE FOR
SUBLEASE

DIRECT ACCESS TO



**Get more
information**

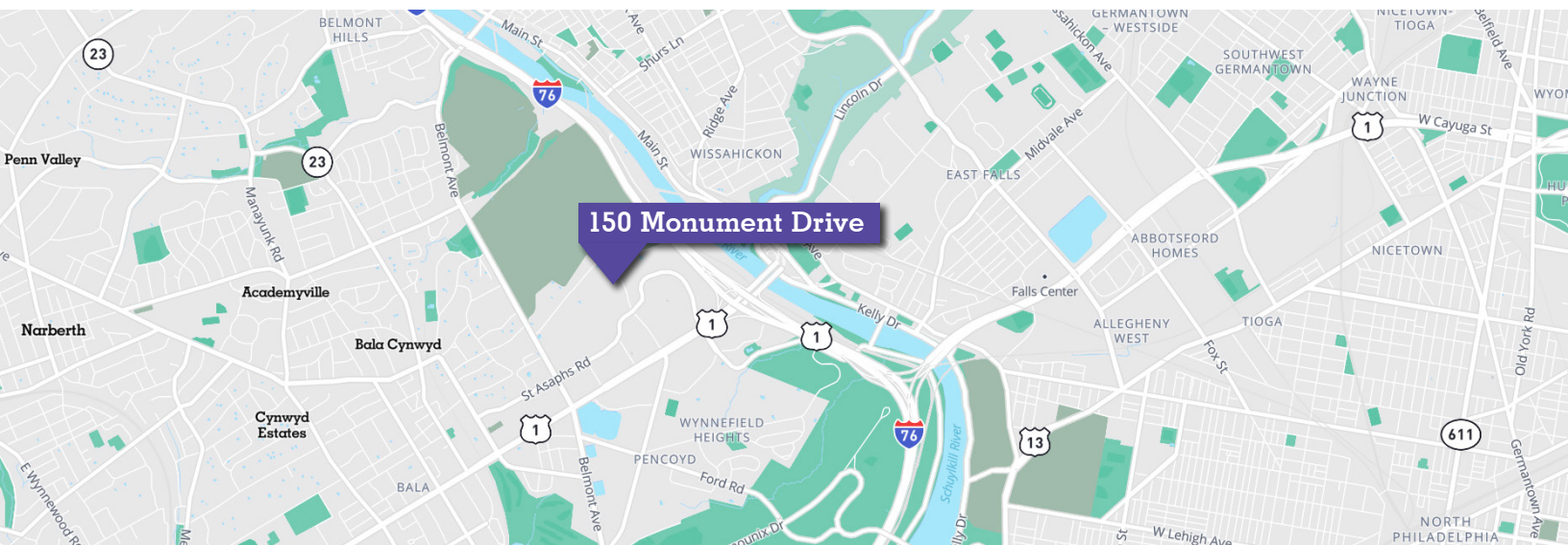
William Ciarlone
Associate
+1 484 889 8491
william.ciralone@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080



Space Highlights

- 8,374 square feet of class A office space at the intersection of Route 1 and the Schuylkill Expressway (I-76) in Bala Cynwyd
- The suite is fully furnished and offers a modern FF&E package
- Full-service café on-site
- Building has 24-hour security card access and on-site property management
- Upgraded building entry lobbies and elevator cabs (2020) and building corridors
- Located less than one mile to Bala Cynwyd Train Station (SEPTA), providing immediate rail access to and from Center City Philadelphia
- Two blocks from SEPTA bus routes 1, 44, and 65
- Only seven miles to Center City Philadelphia via I-76
- Surrounded by a wide variety of amenities including two major City Line Avenue shopping plazas: Bala Cynwyd Shopping Center and Target Shopping Center



**Get more
information**

William Ciarlone
Associate
+1 484 889 8491
william.ciarlone@avisonyoung.com

300 Barr Harbor Drive
Suite 150
West Conshohocken, PA 19428
+1 610 276 1080