

NEWMARK

200 Barr Harbor Drive Conshohocken, PA



Building Features

Spectacular Schuylkill riverfront views

Excellent parking
(300 spaces, 225 covered)

Front door lobby drop-off

State-of-the-art training facility

Convenient front door lobby drop off

Walking trail located directly
adjacent to the building

Building owner is on-site

New property upgrades –
HVAC, parking garage,
security system & elevators

Located near the intersection of
the Schuylkill Expressway (I-76)
and the Blue Route (I-476),
with a direct connection to the
Pennsylvania Turnpike (I-276)

Numerous dining & retail
amenities in Conshohocken

Prime exterior building
signage opportunities

Walking distance to
SEPTA Regional Rail –
Conshohocken Station

Adjacent to Marriott Philadelphia West

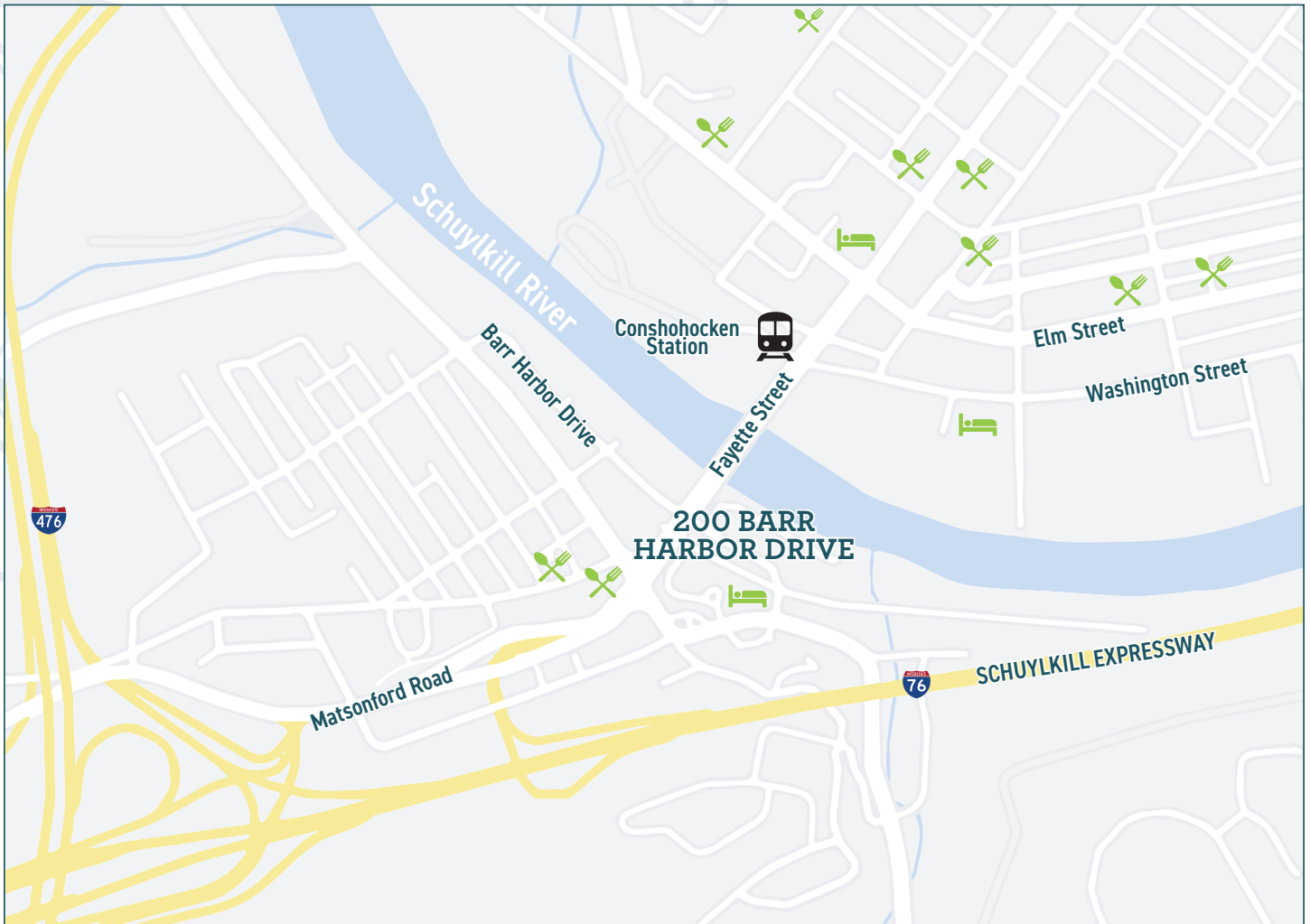
24/7 building access

West Conshohocken tax advantages
(no business gross receipts tax)

Back-up generator available



Key Location



LODGING

Hotel West & Main
Marriott Philadelphia West
Residence Inn by Marriot

DINING

Nudy's Café
The Great American Pub
Flanigan's Boathouse
Blackfish
Eat Greek
El Limon
Couch Tomato Café
Guppy's Good Times
The Gypsy Saloon
Bar Sera
Jasper's WestSide
Pepperoncini

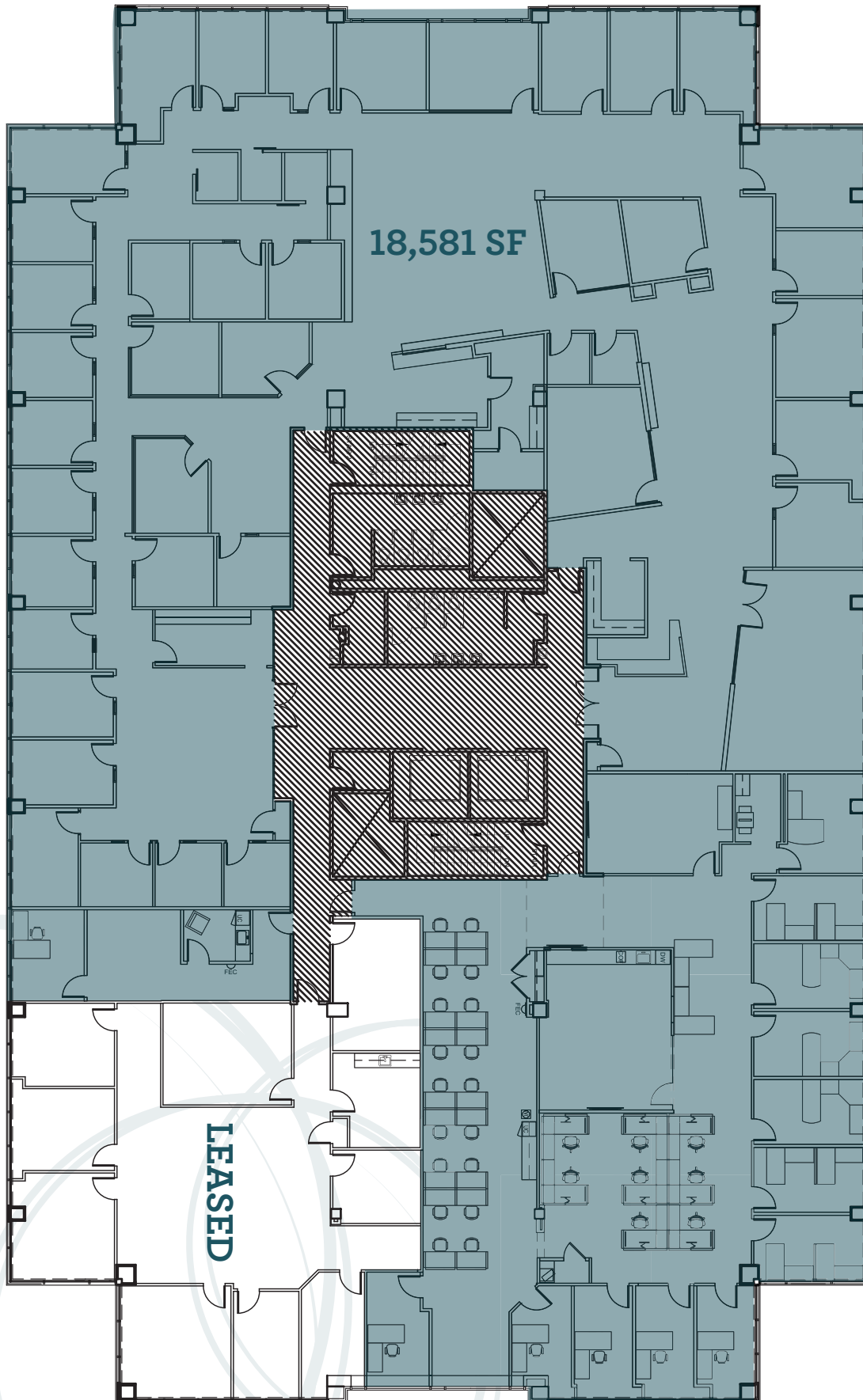




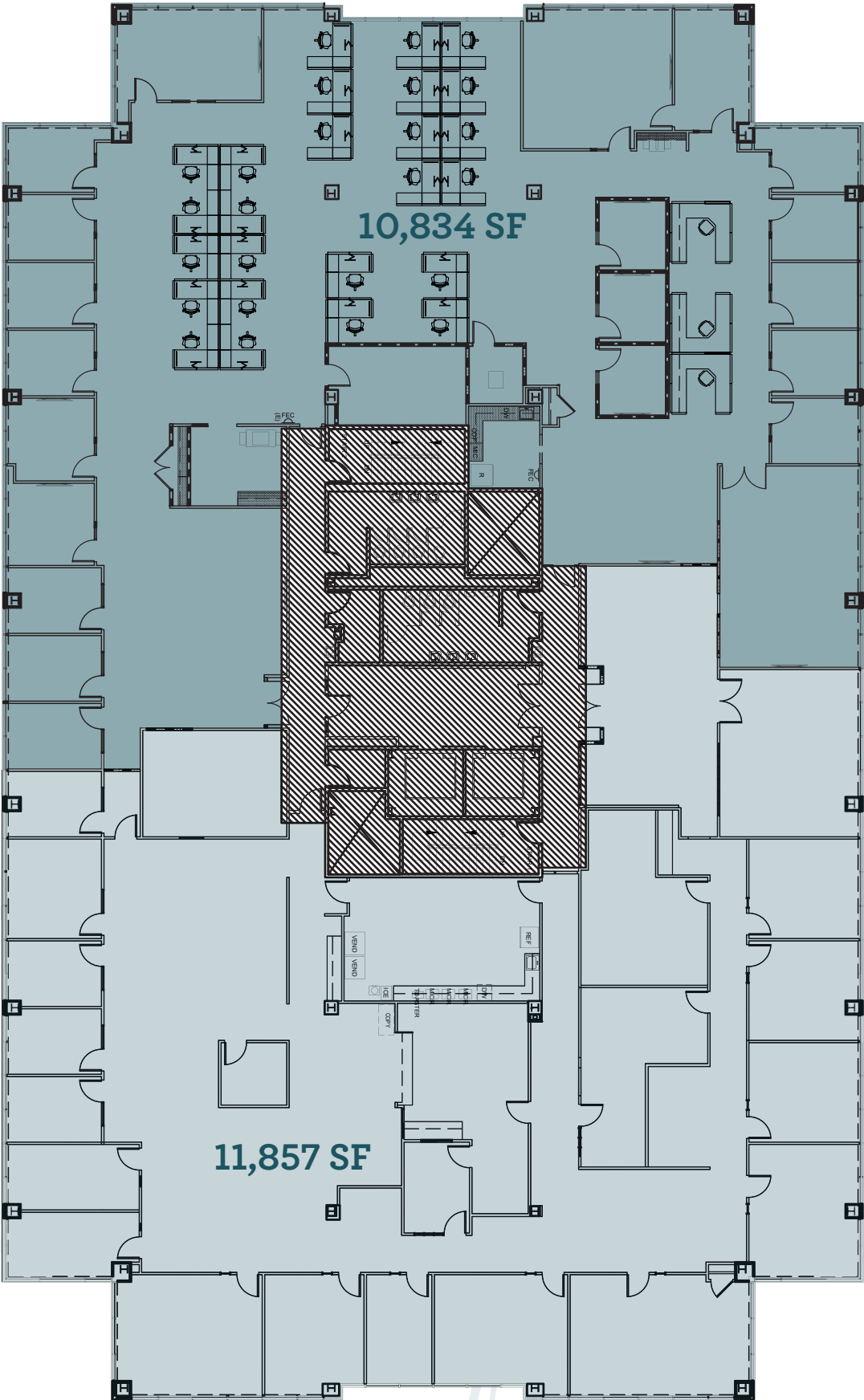


BOTH FLOORS CAN BE COMBINED INTO 41,272 SF

2nd Floor - 18,581 SF



3rd Floor - can be combined into 22,691 SF



NEWMARK

BOENNING SCATTERGOOD

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