

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1077 RYDAL ROAD
SUITE 303
JENKINTOWN, PENNSYLVANIA 19046
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**1077 RYDAL ROAD,
JENKINTOWN, PA 19046**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	Professional Office Suites
ADDRESS:	1077 Rydal Road
CITY:	Jenkintown
STATE:	Pennsylvania
ZONING:	AO (Commercial Office)
TAX PARCEL:	300061088001
TOTAL BUILDING SIZE:	20,277 square feet.
PROPERTY DESCRIPTION:	A three story elevator served modern medical/professional office building with ample onsite parking.
AVAILABLE SPACES:	Suite 103 – approximately 2,600 RSF Suite 307 – 680 RSF (expandable to 920 RSF)
ELEVATOR:	Passenger Elevator.
UTILITIES:	Public water and sewer, electric, natural gas, Verizon, Comcast
HVAC:	Electric – forced air
PARKING:	105 Outdoor Parking Spaces.
BUILDING AGE:	Circa 1985, updated 2022
MISCELLANEOUS:	Conveniently located with excellent frontage on Rydal Road with access to Fairway Boulevard and Route 611, walk to Rydal Train Station Commuter Rail Line (R-3 West Trenton/Phila.); tenant street signage; code access entry system w/intercom.
LEASE RATE:	\$18.50 per square foot, plus electric.

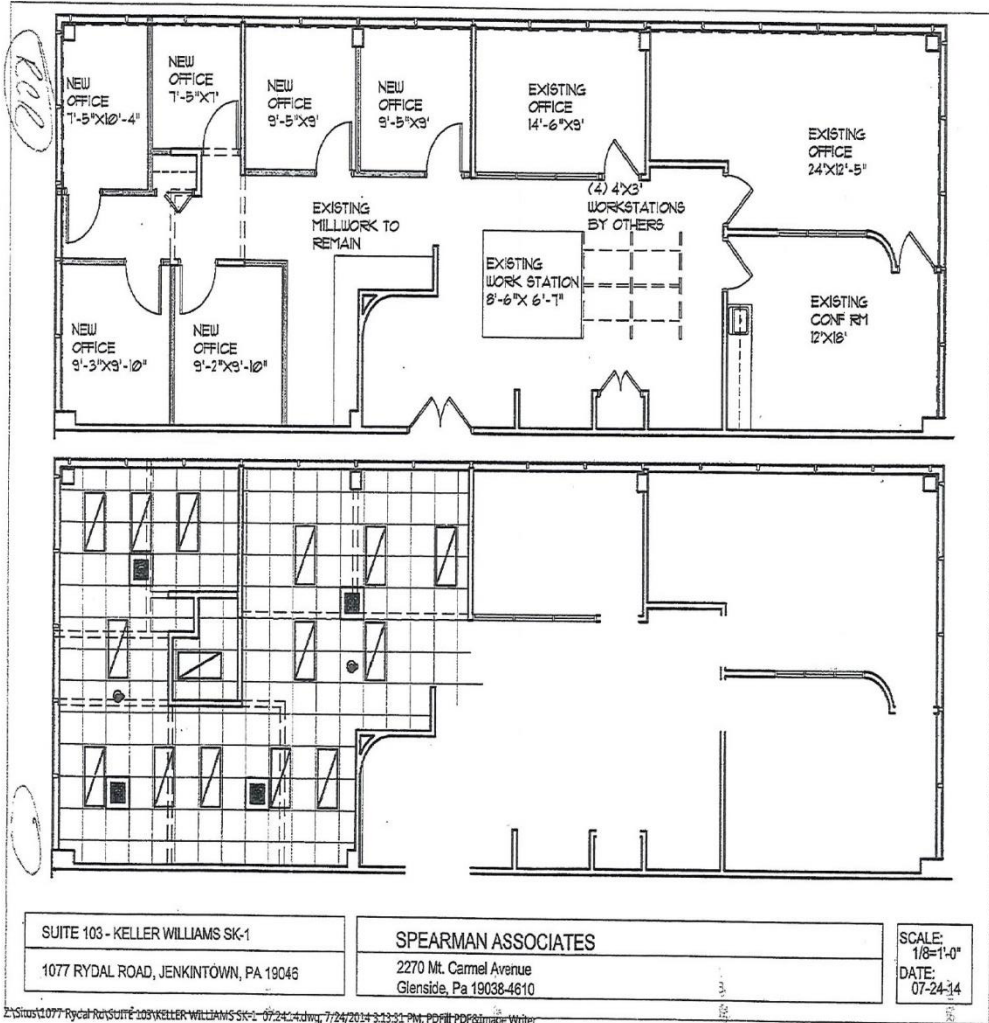
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

STREET VIEW OF PROPERTY



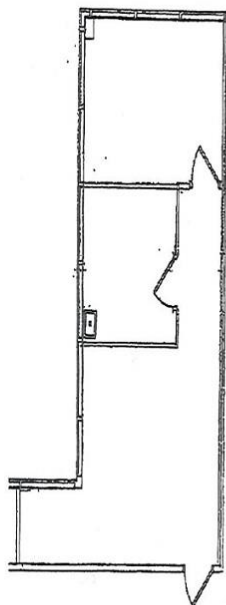
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

SUITE 103 PLAN



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

SUITE 307 PLAN



3RD FLOOR

680 RENTABLE SQ. FT.

SCALE
1/4" = 1'-0"

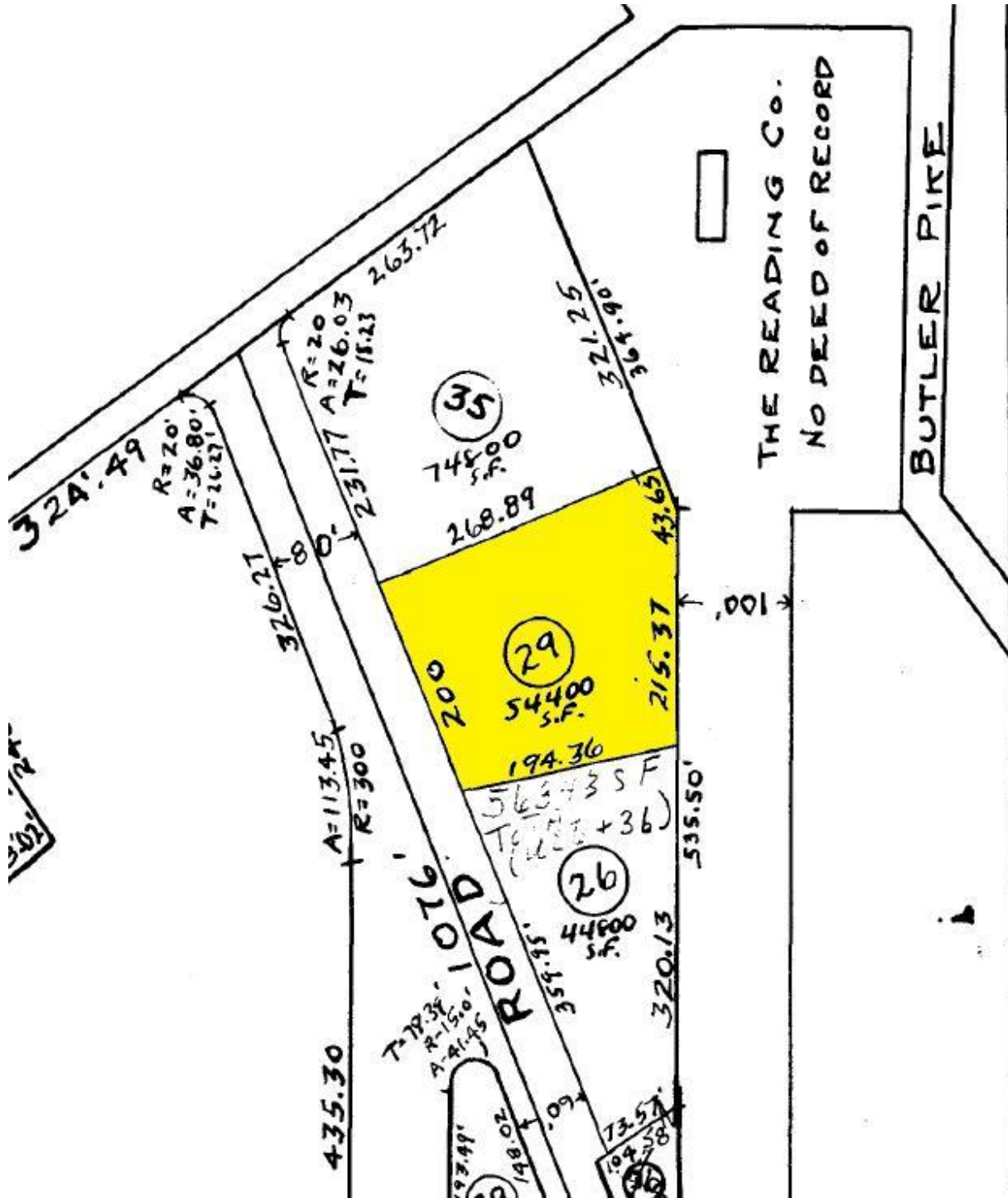
SPEARMAN ASSOCIATES
2270 Mt. Carmel Avenue
Gibbstide, Pa. 18038-4810

SUITE 303 - EXISTING BASE
1077 RYDAL ROAD, JENKINTOWN, PA 19048

DN

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

TAX MAP



AERIAL OVERVIEW

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



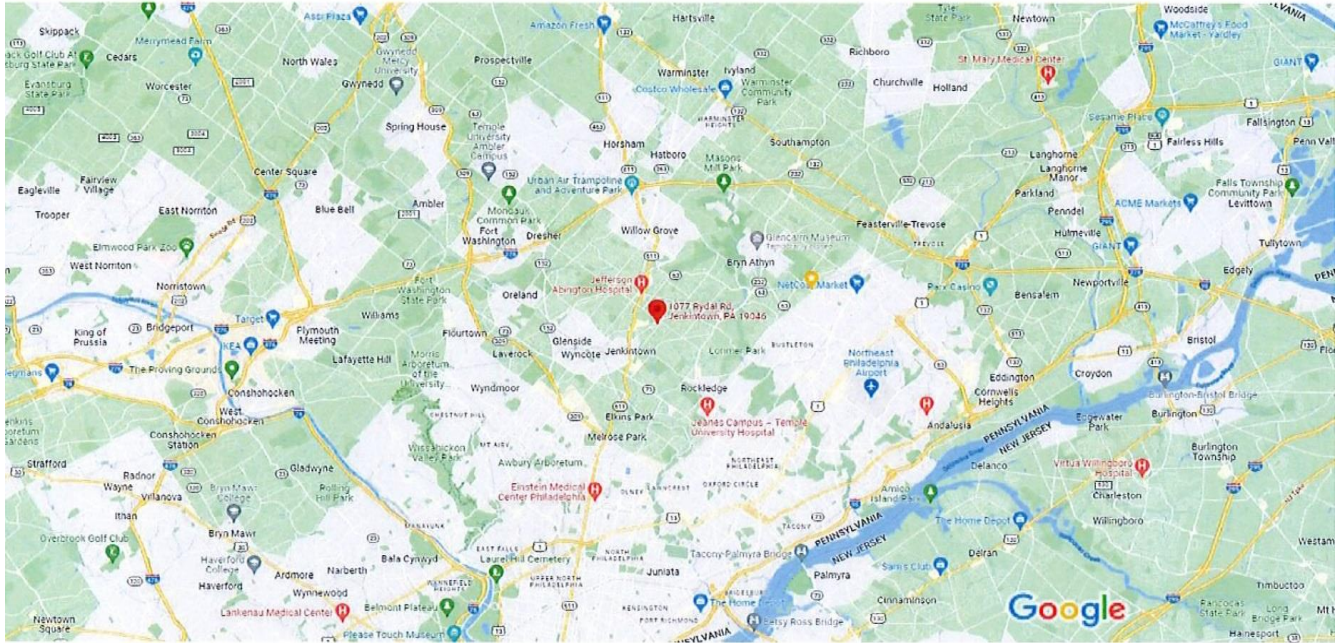
LOCAL OVERVIEW

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

REGIONAL OVERVIEW



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.