



ATLAS
REALTY ADVISORS

FOR SUB-LEASE



AVAILABLE SPACE: 4,271 +/- RSF

1 BELMONT AVE | BALA CYNWYD, PA 19004

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Prominent ground floor suite in a landmark building in Bala Cynwyd
- Immediately adjacent to the main entrance, with signage available
- Former bank space with excellent exposure ideal for bank, or consumer oriented services
- Expansive window line

LOCATION HIGHLIGHTS

- Close proximity to the PA Turnpike, I-95, the Blue Route and New Jersey.
- Five miles to Center City Philadelphia and ten miles to the Philadelphia International Airport.
- SEPTA's Overbrook and Cynwyd commuter rail station are also nearby.
- Surrounded by retail amenities, hotels, healthcare, colleges, and more

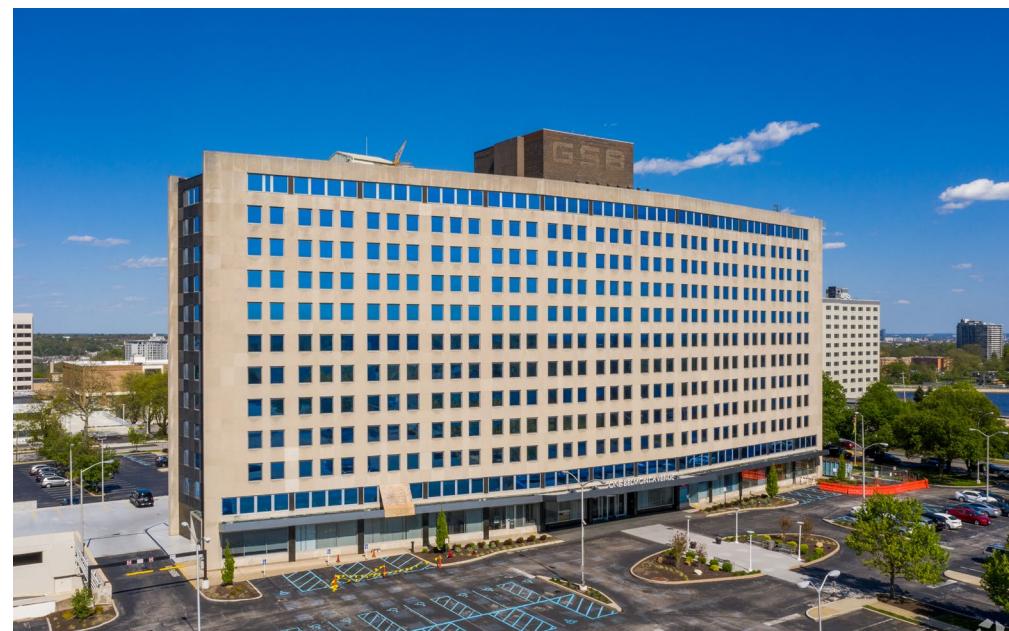
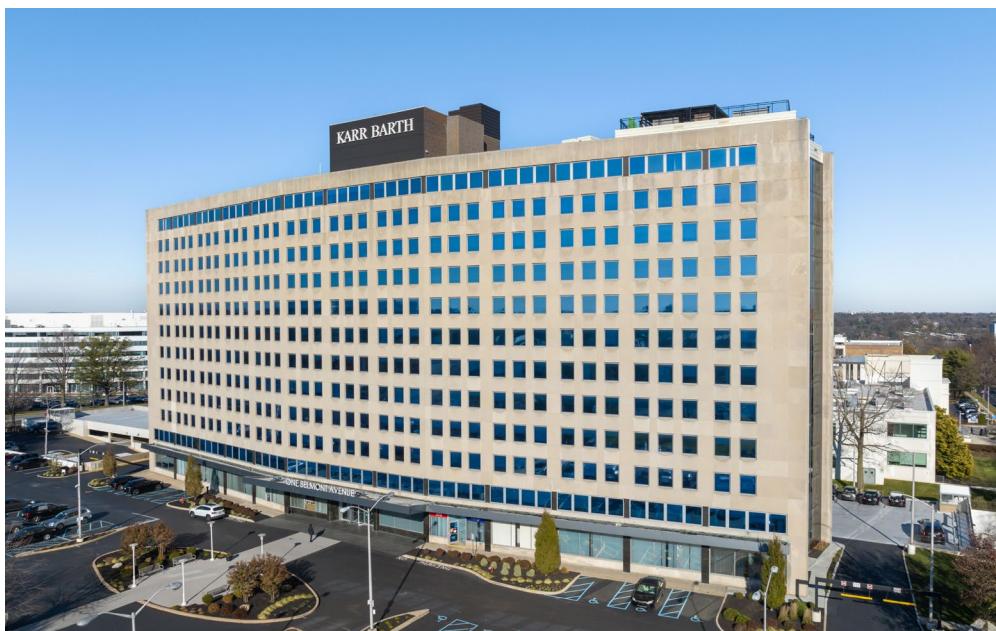
LEASE AVAILABILITY:

Space Available:	4,271 +/- RSF
Rate:	TBD + Electric
Term:	Negotiable

BUILDING INFORMATION:

Total Building Area:	245,000 SF
Stories:	12
Typical Floor:	19,691 SF
Class:	A
Construction:	Masonry
Year Built:	1959
Year renovated:	2017
Elevators:	5 Standard 1 Freight
Sprinklers:	Wet
Parking:	350 Surface Spaces

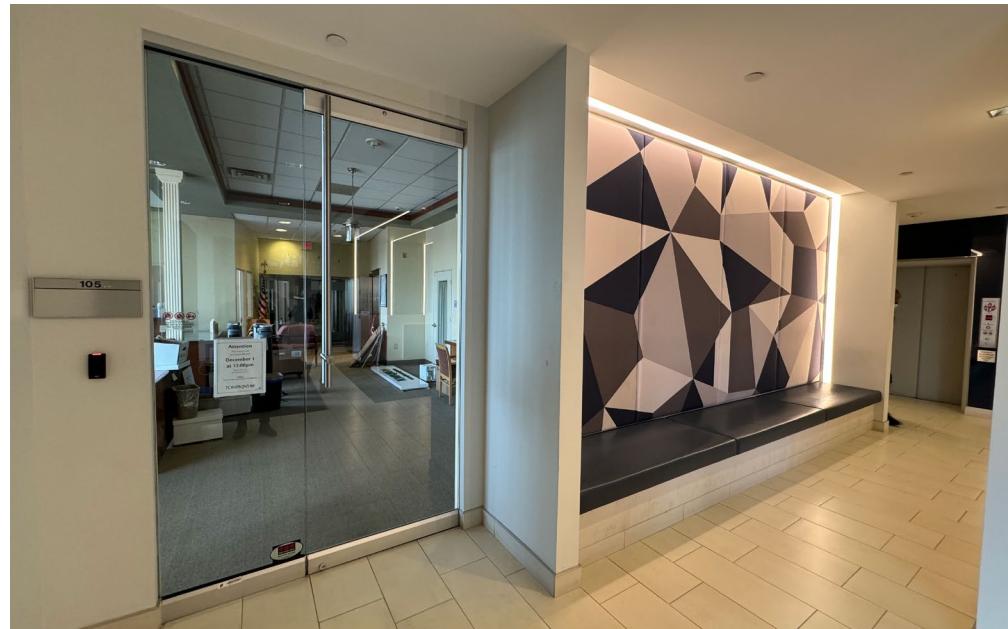
PROPERTY PHOTOS



PROPERTY PHOTOS



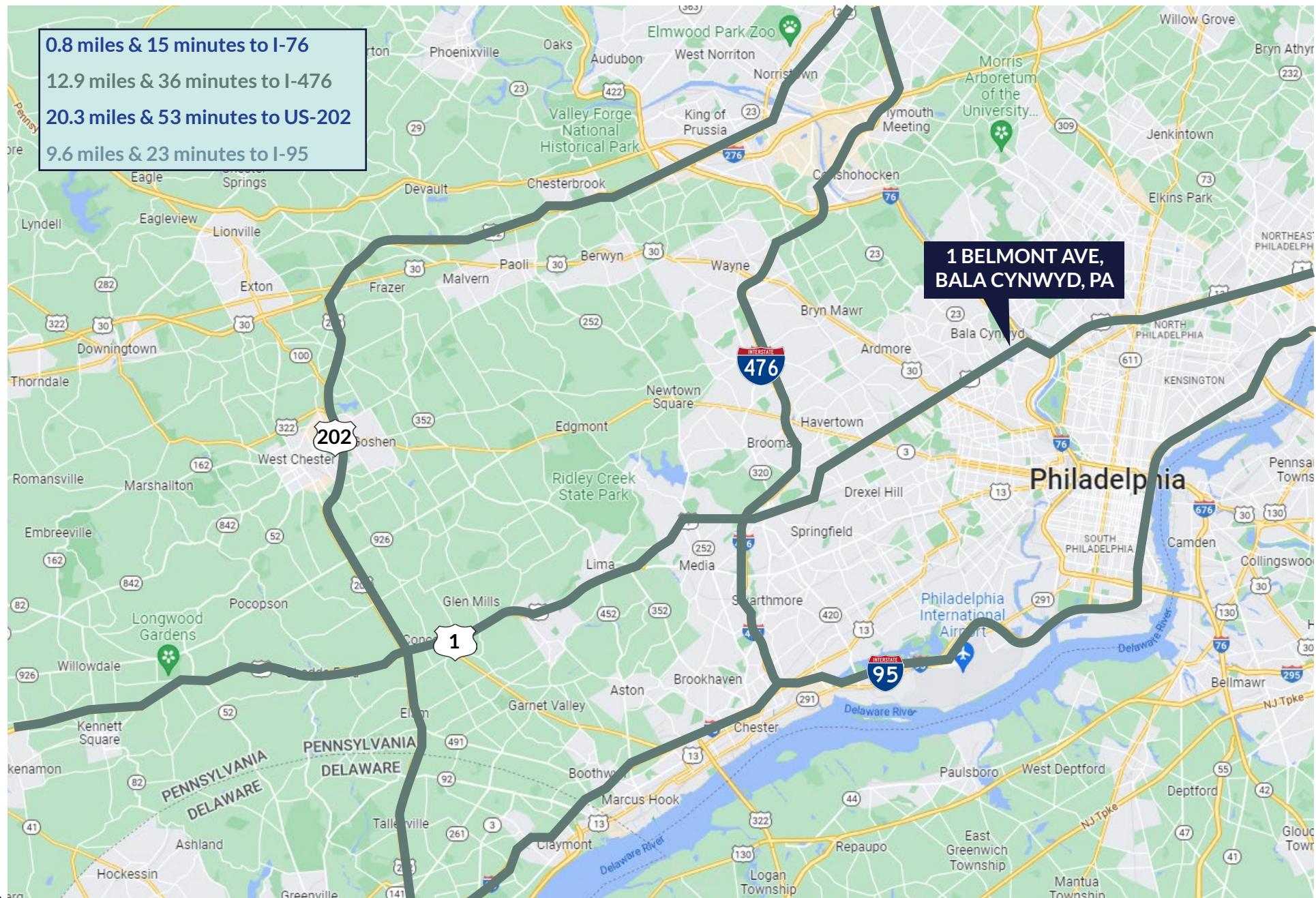
PROPERTY PHOTOS



PROPERTY PHOTOS



REGIONAL MAP

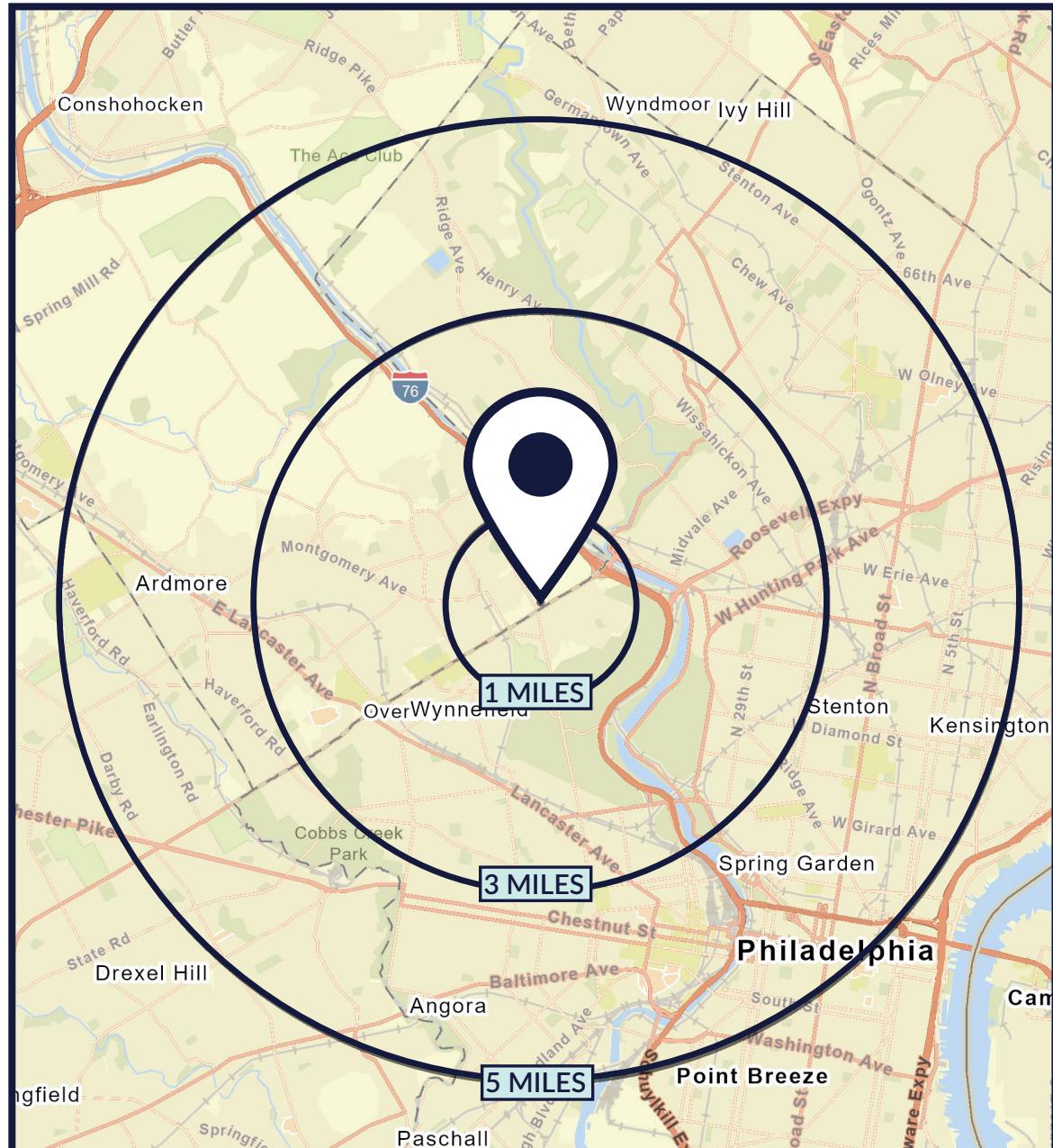


AMENITY MAP



DEMOGRAPHICS

2023 Summary	1 Mile	3 Mile	5 Mile
Population	19,550	232,613	859,811
Households	9,610	102,059	368,453
Average Household Size	1.92	2.21	2.23
Owner Occupied Housing Units	3,629	53,145	174,311
Renter Occupied Housing Units	5,981	48,914	194,142
Median Age	44.9	37.9	35.0
Median Household Income	\$64,004	\$55,068	\$54,745
Average Household Income	\$107,786	\$96,870	\$95,148





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