



# NOW LEASING



## IRONGATE TECHNOLOGY CENTER

WILLIAM PITT WAY, HARMAR TOWNSHIP, PA | 768,673 SF CAMPUS

**OXFORD**  
REALTY SERVICES, INC.

# PROPERTY DESCRIPTION

## AVAILABLE PREMISES

- 124,614 SF - Office
- 81,709 SF - Lab
- 23,616 SF - Flex
- 45,628 SF - Warehouse

## SITE HIGHLIGHTS

- New Ownership with Ongoing Capital Improvements
- Renovated On-Site Café Now Open
- Ample Free Parking Available
- Scenic, Park-Like Setting with Outdoor Common Areas
- 24/7 Security with Guarded Campus Access
- Underground Walkway System Connecting Buildings
- On-Site Property Management and Facility Engineers
- Fully Equipped, Turn-Key Lab and Office Suites Available

## LEASE RATES

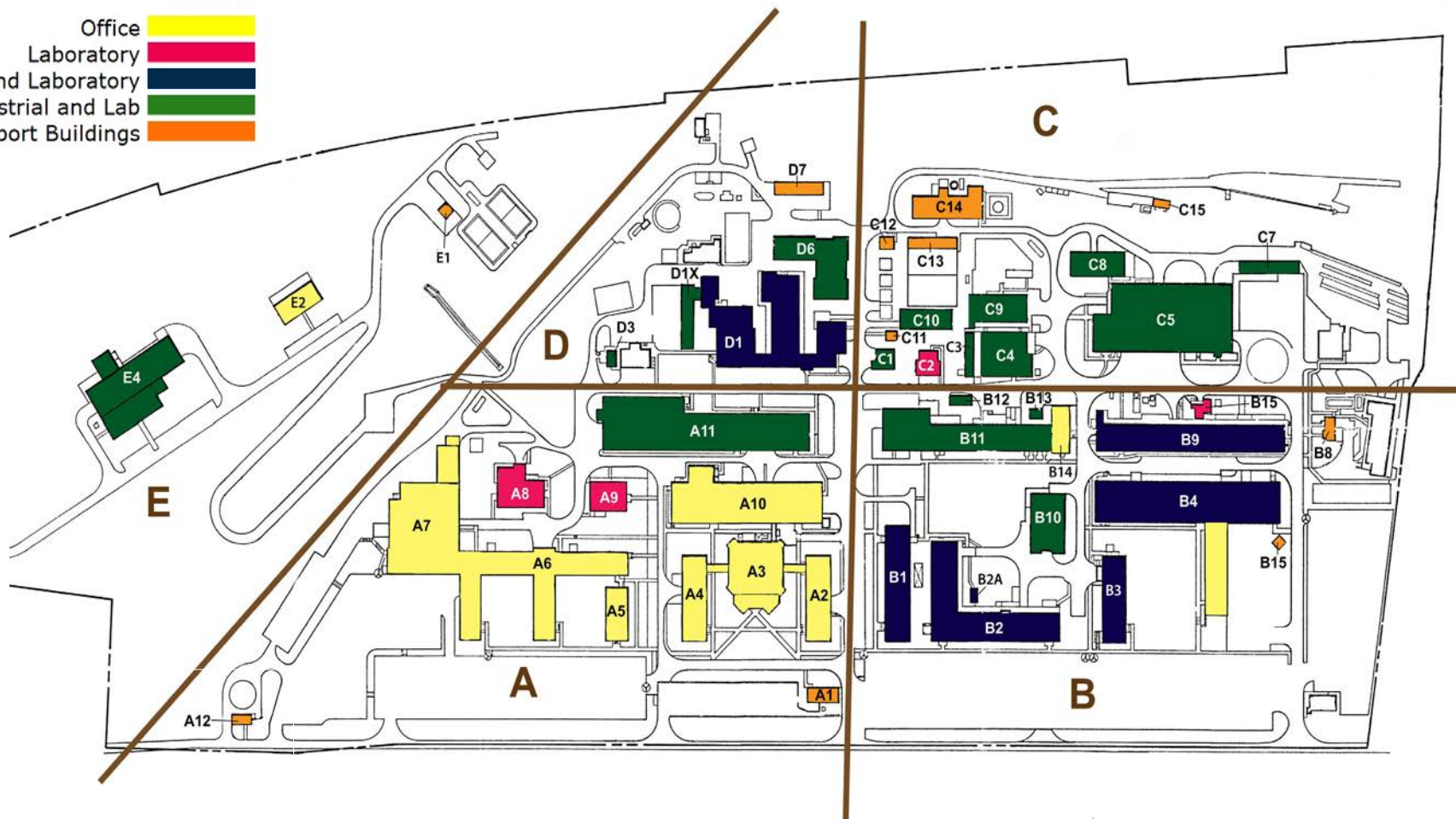
- Full Service Rates, Net of Process Utilities, Subject to Term and Delivery Condition



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# SITE PLAN

- Office
- Laboratory
- Office and Laboratory
- Light Industrial and Lab
- Support Buildings



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# FEATURED SPACE

## BUILDING B1

- Building Size: 45,500 RSF
- Suite Size: 6,738 RSF 2nd Floor
- Total Available Space: Approximately 27,765 RSF
- Space Type: Lab, Office, Flex/Storage



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# FEATURED SPACE

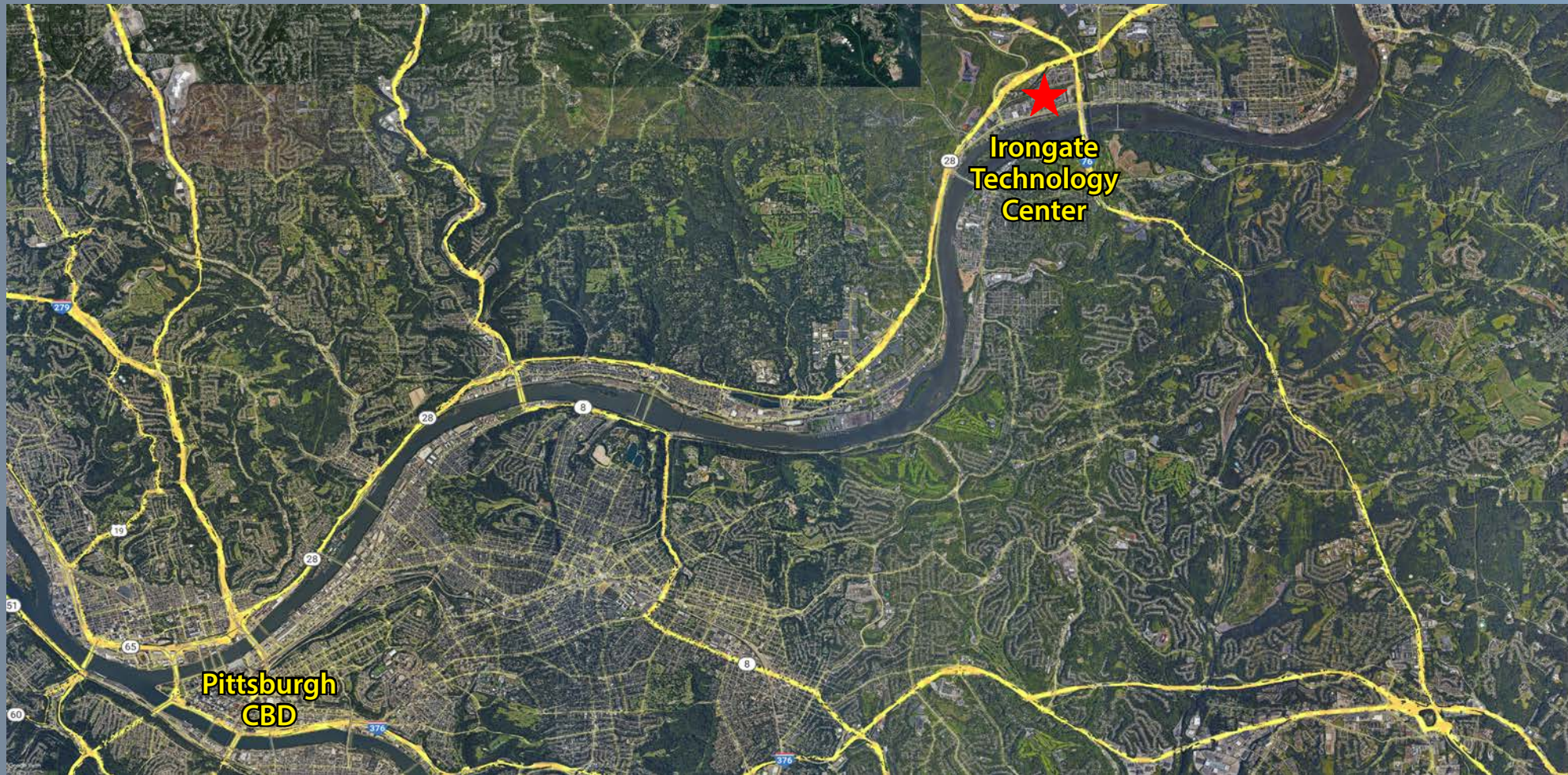
## BUILDING B4

- Building Size: 86,000 RSF
- Suite Size: 8,276 RSF 1st Floor
- Total Available Space: Approximately 32,000 RSF
- Space Type: Lab, Office, Flex/Storage



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# PROPERTY LOCATION



IRONGATE TECHNOLOGY CENTER



For more information  
or to schedule a tour, please contact:



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