

CLASS A FLEX SPACE



UP TO 115,000 SF AVAILABLE



500 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

CBRE



PROPERTY OVERVIEW

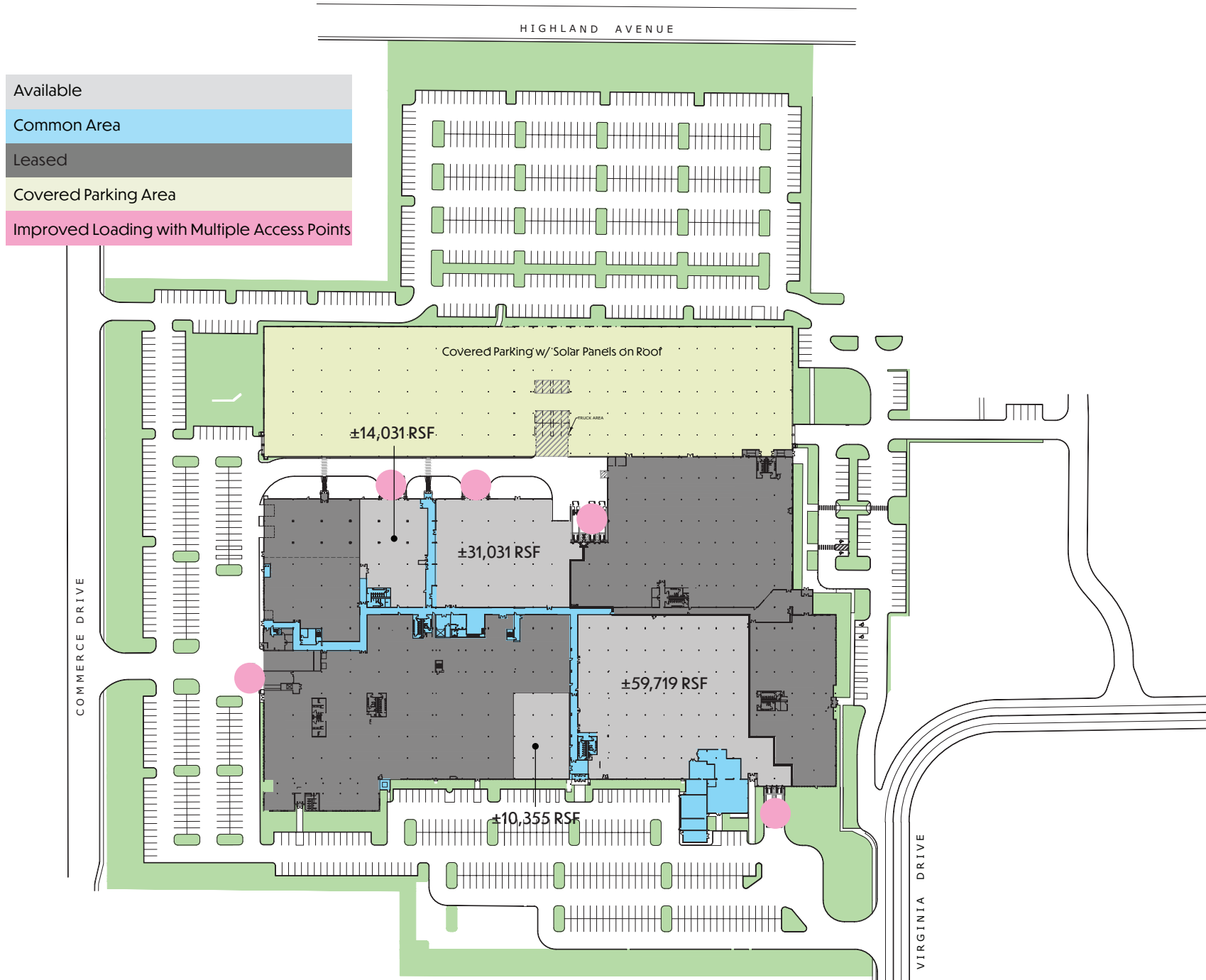
- 330,000 SF on 28.3 acres
- ±115,000 SF available
- Flexible zoning allows for office, flex, light industrial, and life sciences uses.
- 4.5/1,000 SF parking ratio (ability to offer up to 5/1,000 SF)
- Amenity center will include common meeting areas, a tenant lounge, fitness center and food service
- High ceilings:
 - office finished ceiling height: 10'
 - clear height for flex/industrial uses: 16'
- Heavy power from sustainable source; solar-powered with redundancy via backup generator. 6,500 Amps of power to the building via two separate substations.
- Two common loading docks on site, ability to add additional loading docks/drive in doors to suit.



BUILDING SPECIFICATIONS

| | |
|------------------------------|---|
| Acreage | 28.3 Acres |
| Municipality | Upper Dublin Township |
| Zoning | (GFW) Greater Fort Washington District |
| Year Built | 1999; renovated 2003 |
| Gross Building Area | 330,000 SF |
| Available Space | ±115,000 SF |
| Loading Capabilities | 2 existing shared dock doors with levelers. Additional docks are planned and can be added "to-suit" |
| Clear Height Office | 10' |
| Clear Height Flex/Industrial | 16' |
| Bay Size | 8' |
| Roof | New TPO Membrane Roof with 20 year warranty installed in 2020 |

| | |
|-------------|--|
| Power | Heavy power from sustainable source; solar-powered with redundancy via backup generator. 6,500 Amps of power to the building via two separate substations. |
| Telecom | Comcast and Verizon fiber available to the building |
| Gas | 2" incoming expands to 6" in the building |
| Water | 4" - North Wales Water Authority |
| Sewer | 6" - BCWSA / Bucks County Water Authority |
| HVAC | Air handling units connected to the building automated system |
| Heating | Air handling units connected to the building automated system |
| Ventilation | Air handling units |
| Life Safety | Fully sprinklered |
| Lighting | Mix of LED and T8 lighting |
| Parking | 4.5/1,000 SF |



FULL SITE PLAN

1



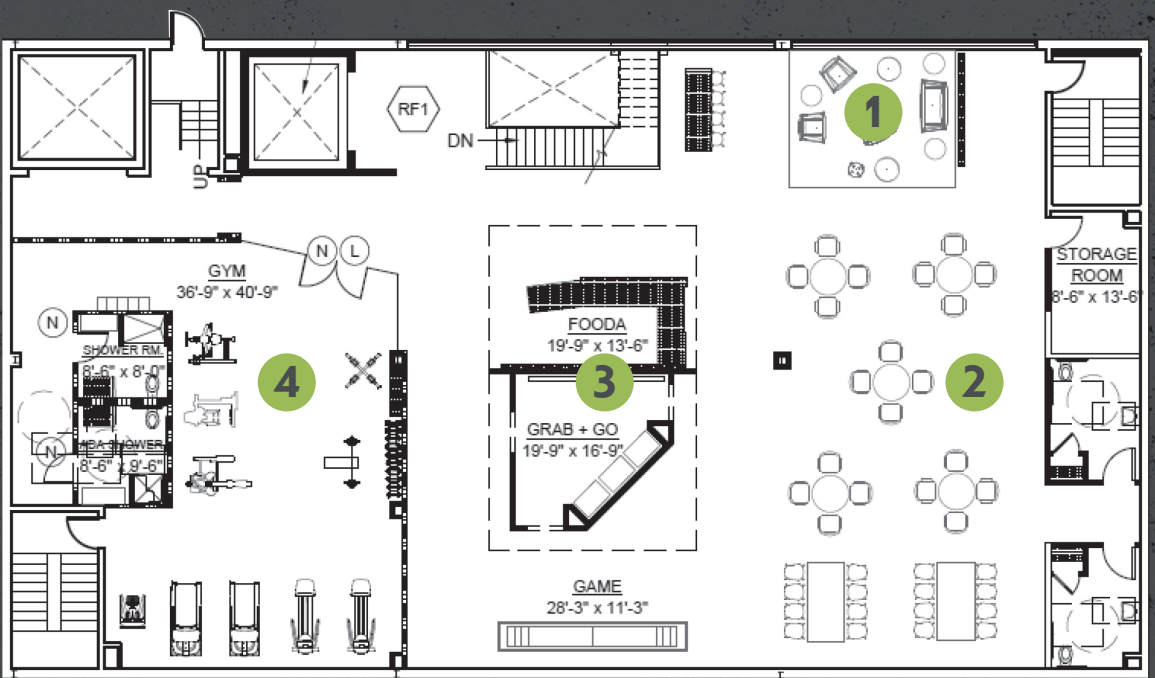
2



3



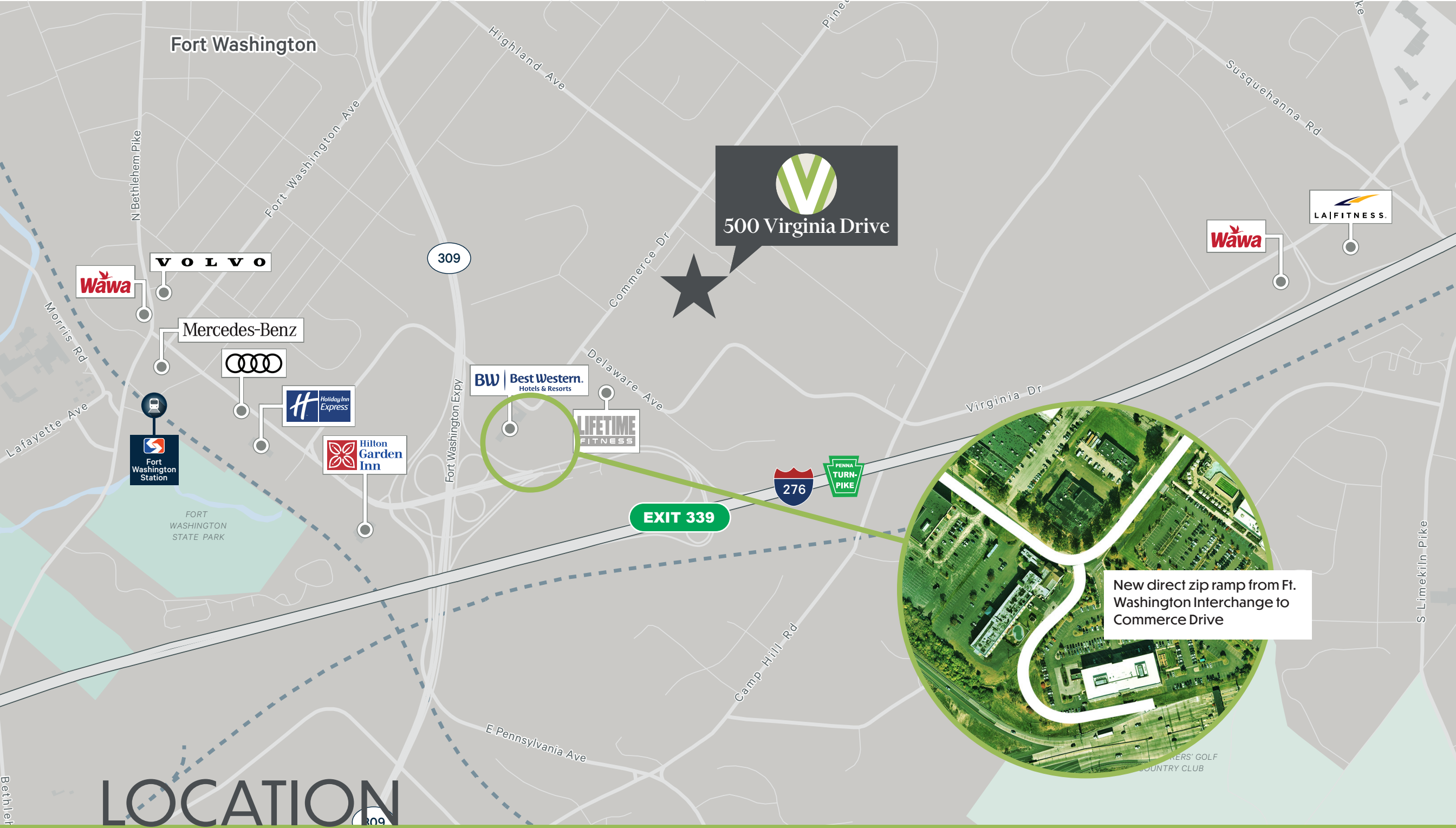
NEW AMENITY CENTER



- Common Meeting Areas
- Fitness Center with Locker Rooms
- Grab & Go Food Service

4





Fort Washington


500 Virginia Drive

309

Wawa

VOLVO

Mercedes-Benz

Audi

Holiday Inn Express

Hilton Garden Inn

BW Best Western. Hotels & Resorts

LIFETIME FITNESS

Wawa

LA FITNESS

EXIT 339

276

PENNA TURN-PIKE

New direct zip ramp from Ft. Washington Interchange to Commerce Drive

LOCATION

309


500 VIRGINIA DRIVE

309

611

132

232

VIRGINIA TURNPIKE

276

611

476

76

276

63

1

5 MILES

10 MILES

476

73

76

Median Household Income
Over \$150,000
\$100,000 To \$150,000
\$100,000 To \$150,000
\$50,000 To \$75,000
Under \$50,000

95

LABOR MARKET

OWNERSHIP



ALLIANCE HP

ALLIANCE HP is a real estate investment and development company based in Bryn Mawr, Pennsylvania. Since 2010, Alliance has invested over \$1.1 billion in commercial properties in the Eastern and Central United States. Each of Alliance's partners – Clay Hamlin and Richard Previdi – has over 30 years of real estate investment experience, including founding four publicly traded REITs and a billion-dollar private real estate operating company.

Alliance HP has significant experience redeveloping and leasing 2.75MM square feet of office/flex/warehouse properties in the Philadelphia region (e.g. ArborCrest, ArborRidge, Station Park, SoNo). In addition to the above noted projects, Alliance HP also operates 2.7MM square feet of CBD office properties and 2.2MM square feet of industrial properties in selected markets across the country.

In March of 2019, Alliance HP acquired Spring Mill, a 510,000 square foot office building in Conshohocken, and has undertaken a full-scale renovation and re-positioning of the asset. Alliance HP is well-positioned to create value at 500 Virginia Drive.



TACONIC CAPITAL

Taconic Capital Advisors L.P. is a global institutional investment firm founded in 1999 by former Goldman Sachs partners Frank Brosens and Ken Brody. Taconic pursues an event-driven, multi strategy investment approach dedicated to generating strong risk adjusted returns with an emphasis on capital preservation. The firm has offices in New York, London and Hong Kong with over 38 investment professionals, including 9 investing principals who average 14 years of investment experience at Taconic and 76 business function professionals across legal/compliance, finance, operations, technology and investor relations.

Taconic's commercial real estate business is managed by James Jordan and Jon Jachman, and focuses on sourcing value-add opportunities through non-traditional, off-market processes. Leveraging its diverse network of relationships with CMBS special servicers, lenders, and local operating partners, Taconic seeks to generate attractive risk-adjusted returns through the strategic repositioning and reintroduction of well-located real estate assets.

AXONIC

Axonic Capital is a New York based investment advisor founded by Clayton DeGiacinto in 2010. Axonic's primary business manages client capital in structured credit, systematic fixed income and commercial lending strategies. Axonic and its affiliates currently manage \$2.8 billion in assets and employ more than 44 professionals.

Axonic invests in opportunistic commercial real estate equity transactions sourced through a broad network established through its years of experience in the sector. Axonic employs an event-driven investment approach that seeks to unlock value by repositioning well-located assets that have been under-managed or are otherwise under-performing.

Additionally, Axonic originates and acquires income-producing loans, debt and preferred equity instruments, participations and pass-through certificates that are directly or indirectly secured or backed by commercial real estate. Axonic's commercial real estate lending platform focuses mainly on commercial real estate mezzanine loans, but they also consider whole mortgage loans, B Notes, preferred equity, and tranches of commercial mortgage-backed securities.



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