

300 BARR HARBOR

WEST
CONSHOHOCKEN

300 BARR HARBOR

AVISON
YOUNG

EQUUS
CAPITAL PARTNERS, LTD.



TROPHY BUILDING



222,058 square foot class A building built in 2001 and renovated in 2019



NEW institutional ownership - Equus Capital Partners, LTD and USAA Real Estate

COMPLETED RENOVATIONS



- New indoor & outdoor seating
- Complimentary WiFi
- New lobby and common area finishes
- New restrooms
- Upgraded parking facilities



Freshly renovated café with seating featuring a new and varied menu



Three levels of covered parking with two entrances accompanied by additional surface parking



Direct elevator access from all levels of parking to any floor within the building





TROPHY EXPERIENCE

Best-in-Class
Office Space



Institutionally
Owned & Managed



Premier
Accessibility



Unparalleled
Scenic Views



Walkable
Amenities



Convenient Public
Transportation





TROPHY LOCATION



Located in one of Philadelphia's most sought after submarkets - Conshohocken



Just a short walk from the Manayunk/Norristown Regional Rail line (Conshohocken Station)



Located at the intersection of I-76 and I-476, providing access all around the Philadelphia region



No business gross receipts tax in West Conshohocken Borough



Walking distance to numerous amenities including dining, hotels, fitness, retail, and more



Located just across the river from the Schuylkill River Trail and immediately on an additional riverside walking path



Panoramic views of the Schuylkill River and bucolic setting in proximity to hiking, biking and walking trails





Schuylkill Expressway I-76

Wawa

Crawford Avenue

Barr Harbor Drive

MARRIOTT

LEGENDS

WESTSIDE

Front Street

Ford Street

William Street

BULLOCK'S TAVERN

Bullock Avenue

Fayette Street

Walkable to Conshocken Train Station



2

4

1

3

CAFÉ & AMENITY AREAS

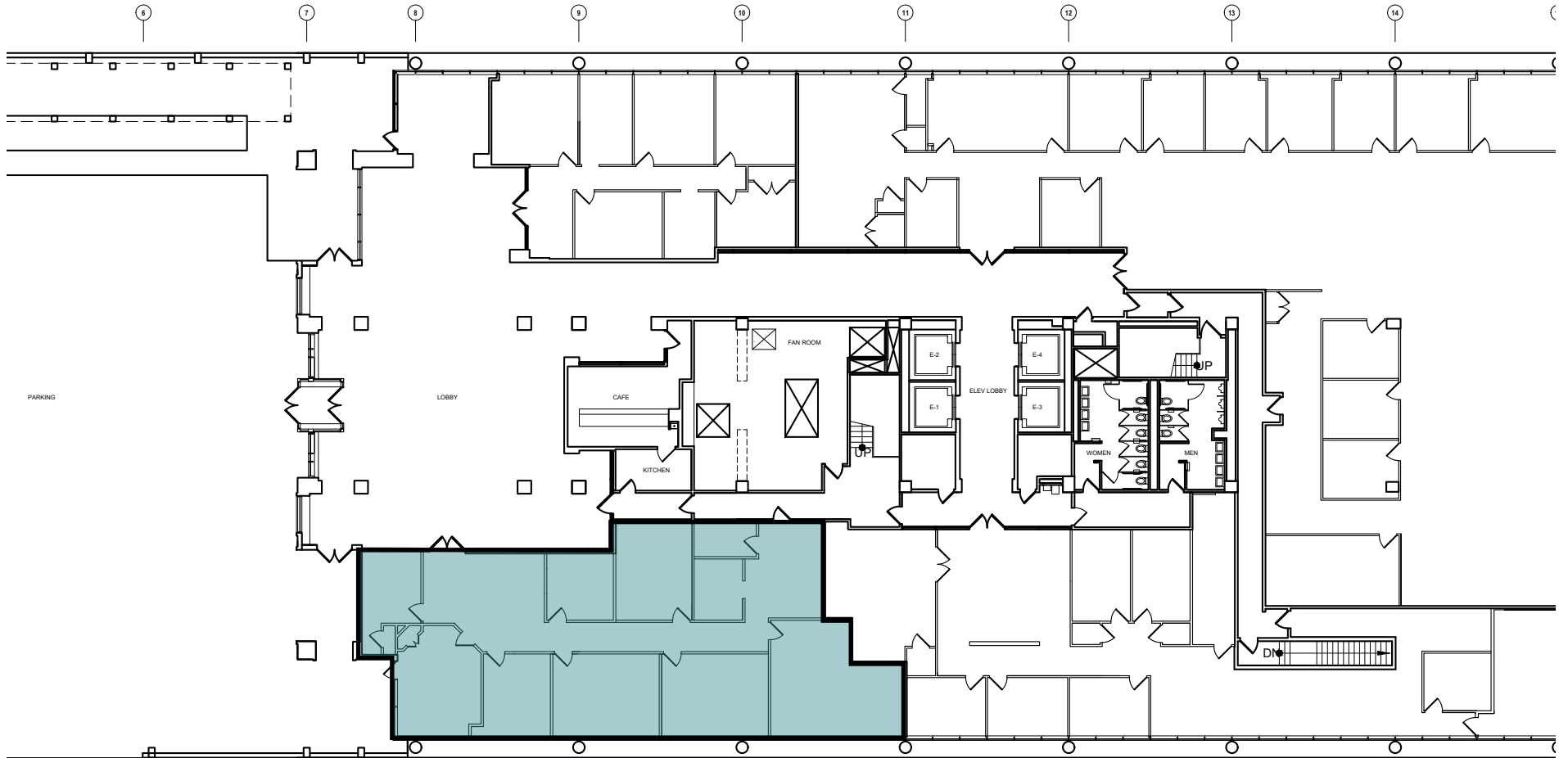




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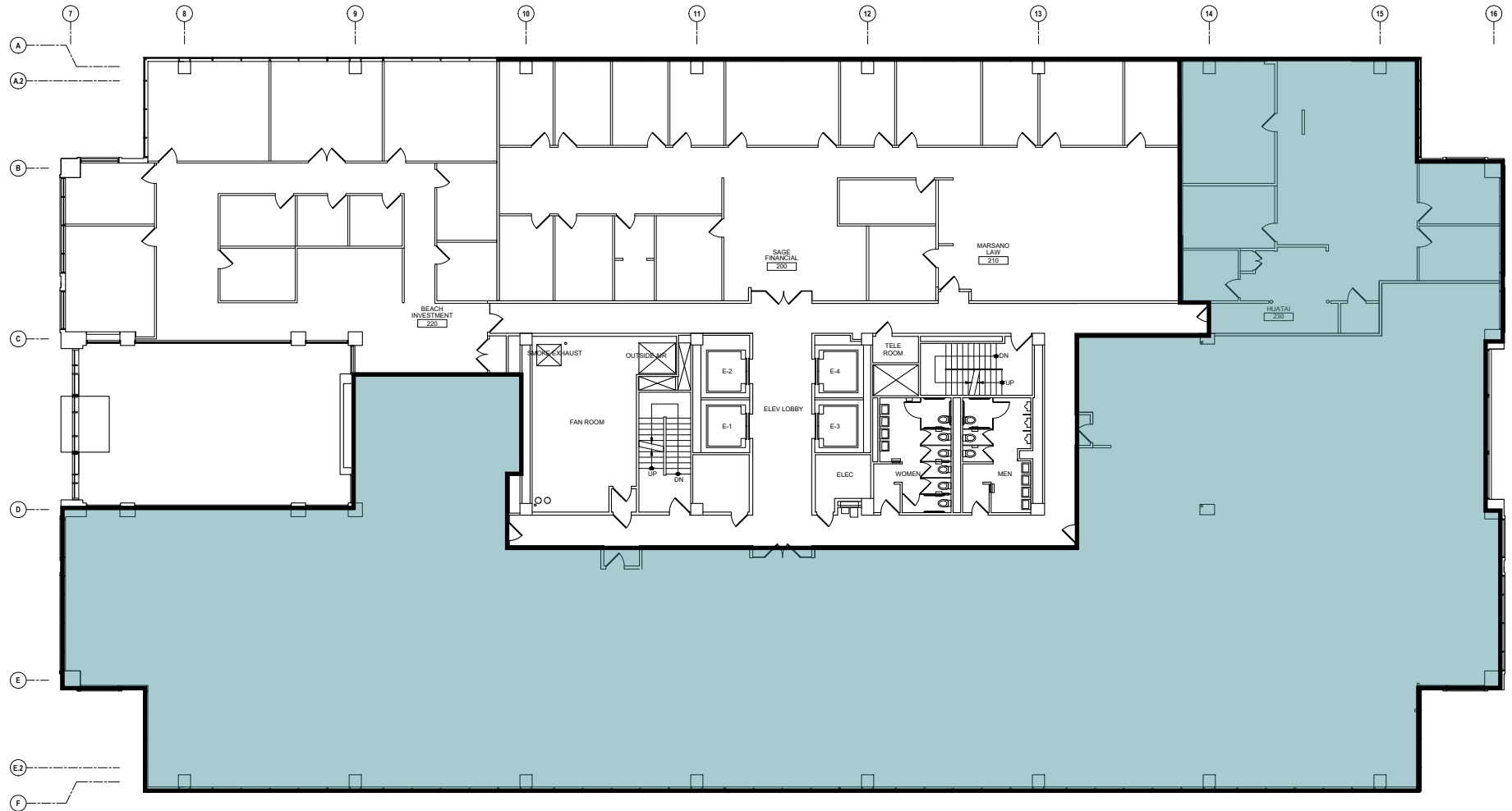
1ST FLOOR
3,450 SF AVAILABLE

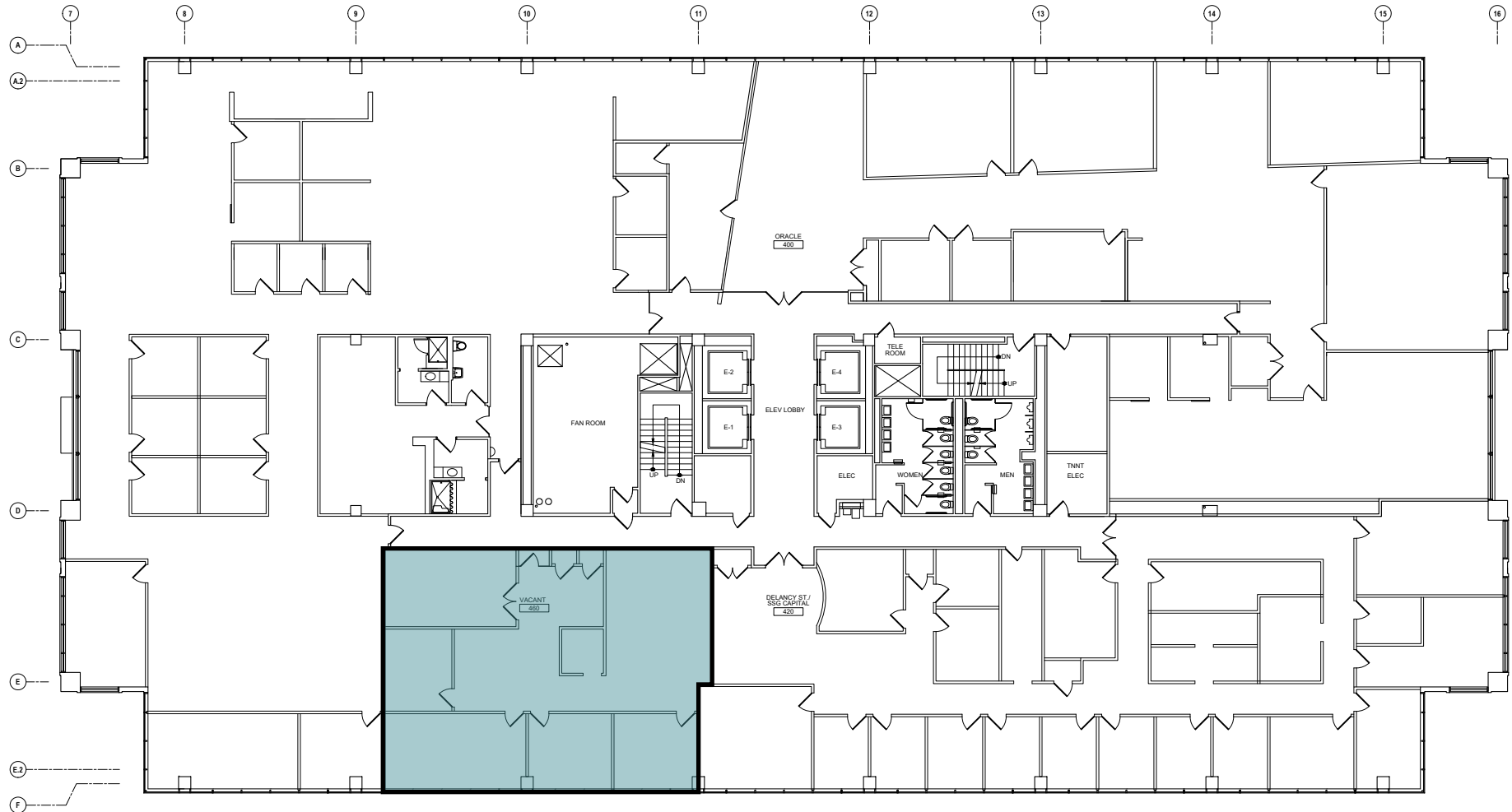


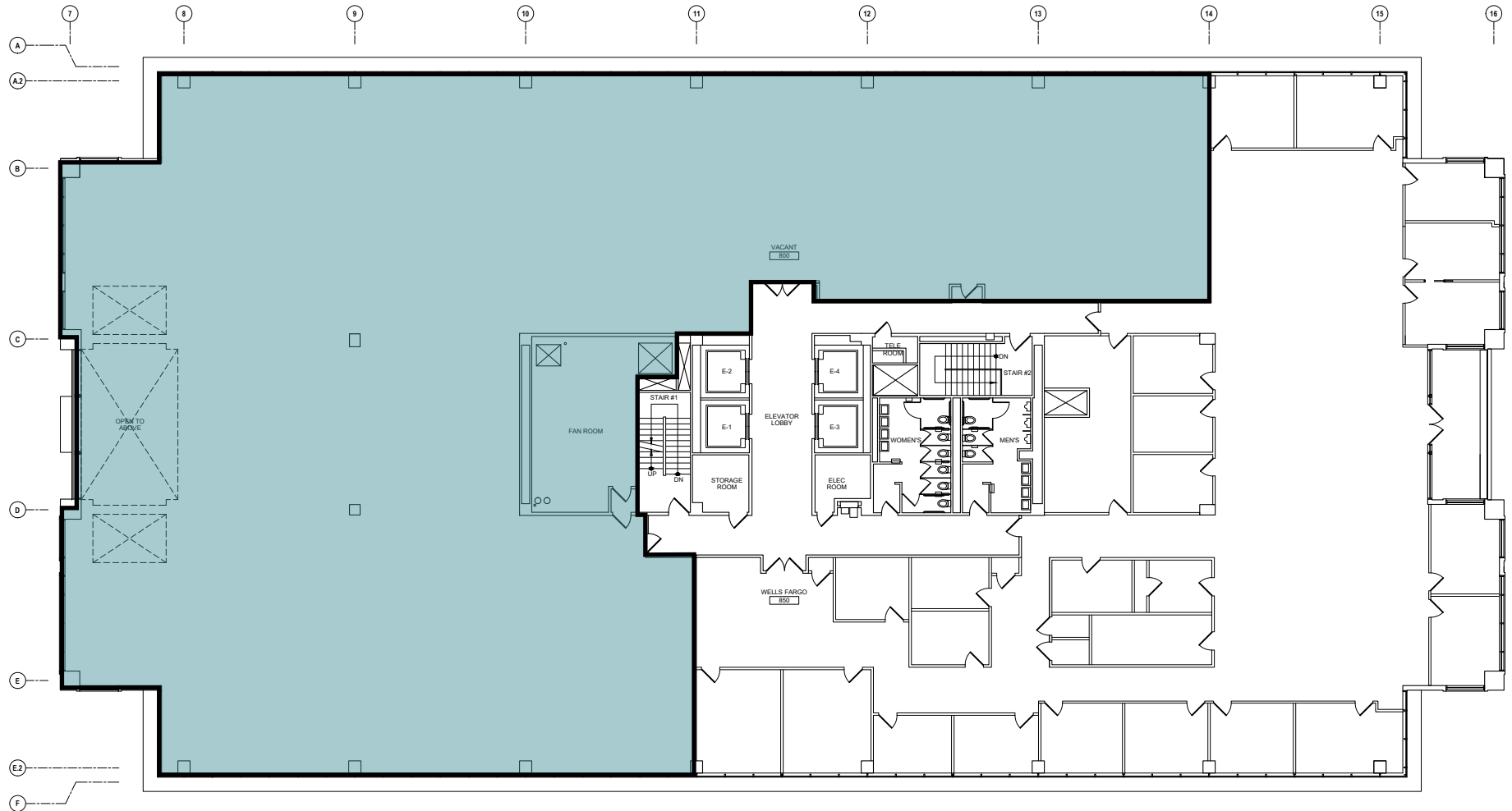
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WEST
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2ND FLOOR
UP TO 17,773 SF AVAILABLE







16,874 SF - TOP FLOOR SPACE WITH PANORAMIC RIVER VIEWS



300 BARR HARBOR



WEST
CONSHOHOCKEN

FOR LEASING INFORMATION, PLEASE CONTACT:

Paul French, Principal

D 610.276.1083

C 610.308.1961

paul.french@avisonyoung.com

Patrick Brady, Principal

D 610.276.1084

C 215.771.0108

patrick.brady@avisonyoung.com

Ryan FitzPatrick, Vice President

D 610.276.3152

C 610.639.8980

ryan.fitzpatrick@avisonyoung.com