

OFFICE SPACE FOR LEASE AND SALE 15 KINGS GRANT DRIVE, BALA CYNWYD, PA

**GREAT USER
BUILDING**



PROPERTY HIGHLIGHTS:

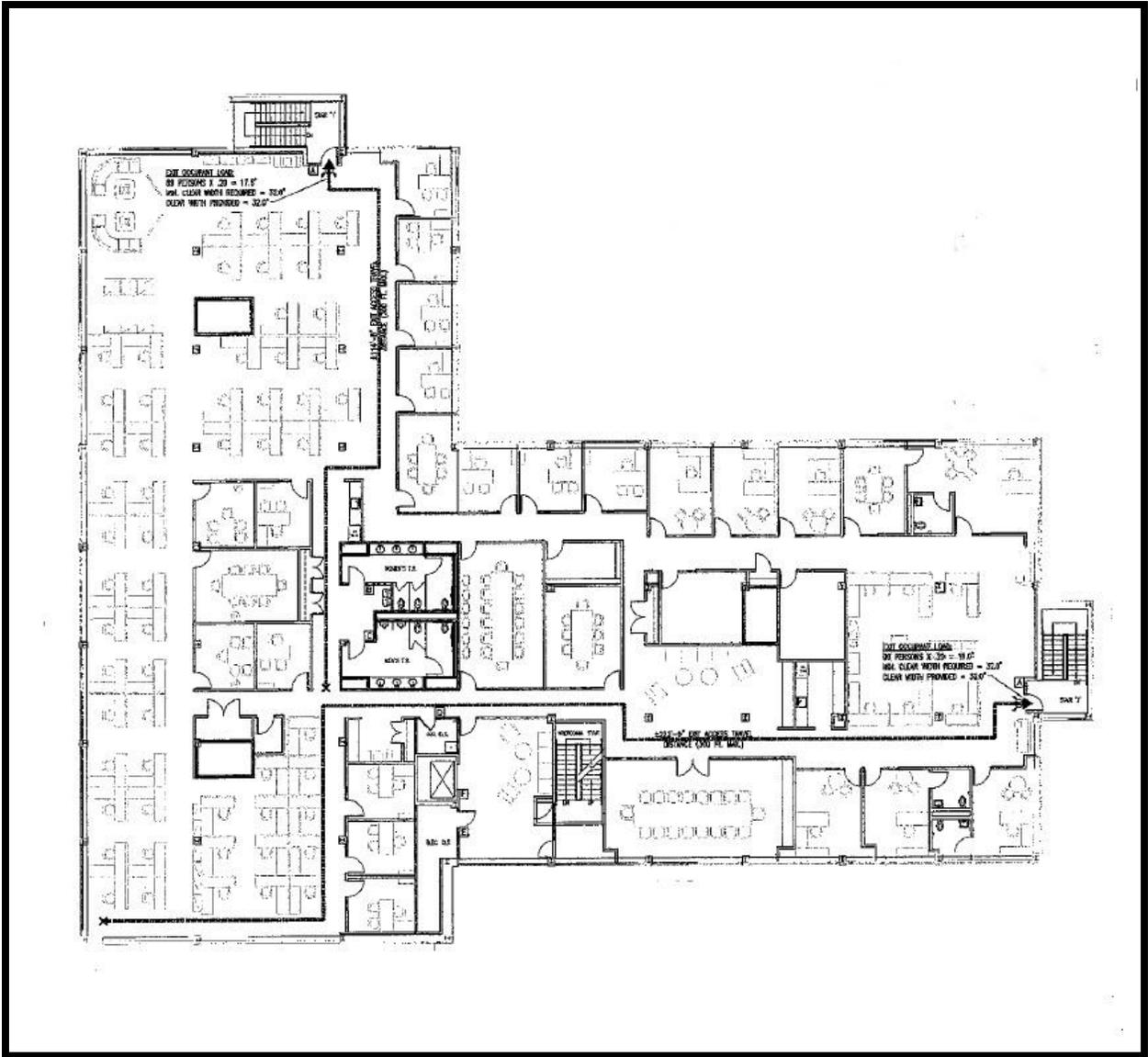
- 56,641 RSF available immediately
- \$35.00/SF plus utilities
- Recently renovated building with new roof, HVAC, lobby, elevator and parking deck
- 200+ car parking
- Building signage available
- Across the street from PCOM and Hilton Hotel
- Access to six bus routes; Easy access to I-76 and 15 minutes to Center City
- Walking distance to Sak's Fifth Avenue, Katz Deli and the newly refurbished shopping center, Bala Cynwyd on City Avenue (Honeygrow, Chili's, Qdoba, LA Fitness, Michael's, Olive Garden, Acme, Wells Fargo Bank, Five Guys, Harvard Cleaners)



Gene McHale gmchale@beaconcre.com | 610.828.0100

290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | www.beaconcre.com

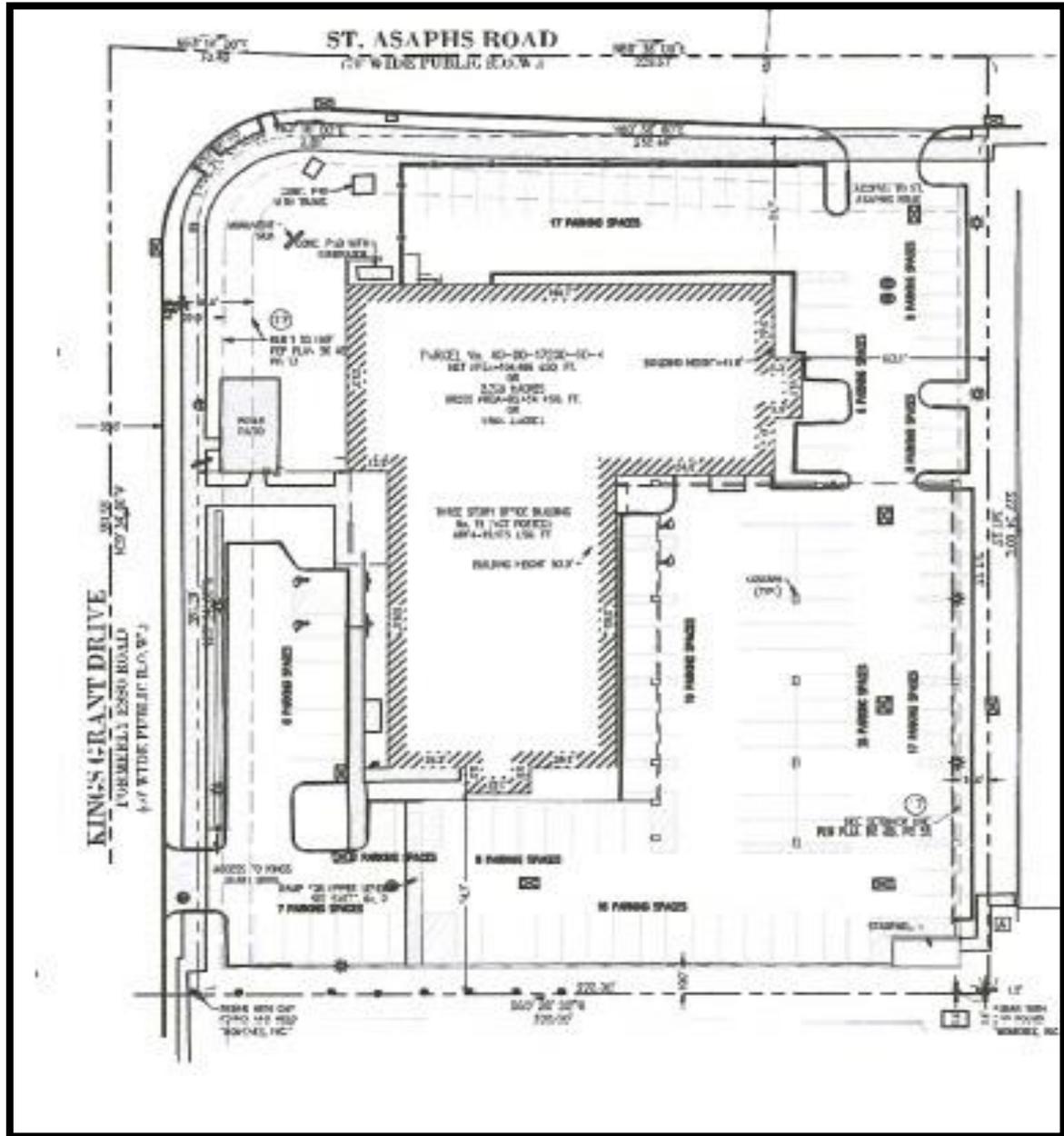
15 KINGS GRANT TYPICAL FLOOR PLAN Approximately 19,000 SF



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15 KINGS GRANT SITE PLAN



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