

VALLEY FORGE TOWERS SOUTH

10117 Valley Forge Circle
Upper Merion Township, King of Prussia, PA 19406



AVAILABLE FOR SALE - Totally Renovated, Brand New

Video: https://www.youtube.com/watch?v=SoK_2p9Re4U

1,250 Square Foot Office/Retail/Commercial Space

Sale Price: ~~\$348,000.00~~ **Just reduced \$305,000.00**

Lease Price: \$2,250.00 per month plus utilities

Private outside entrance

One of the most luxurious and visible buildings in the King of Prussia area

Join other commercial tenants incl. Realtor, Lawyer, Accountant, Dry Cleaner, Restaurants & Salons

Built-in consumer base with over 500 condo homes in this complex

Off Street Parking and uniformed guards on duty 24/7

Easy Accessibility to Major Highways (Rte. 202, Rte. 422, Schuylkill Expressway and PA Turnpike)

Electric Central Heat & /AC - Zoned HR – High Rise Residential

Verizon and Comcast Services Available



COMMERCIAL & INDUSTRIAL REALTORS

10119 Valley Forge Circle, King of Prussia, PA 19406

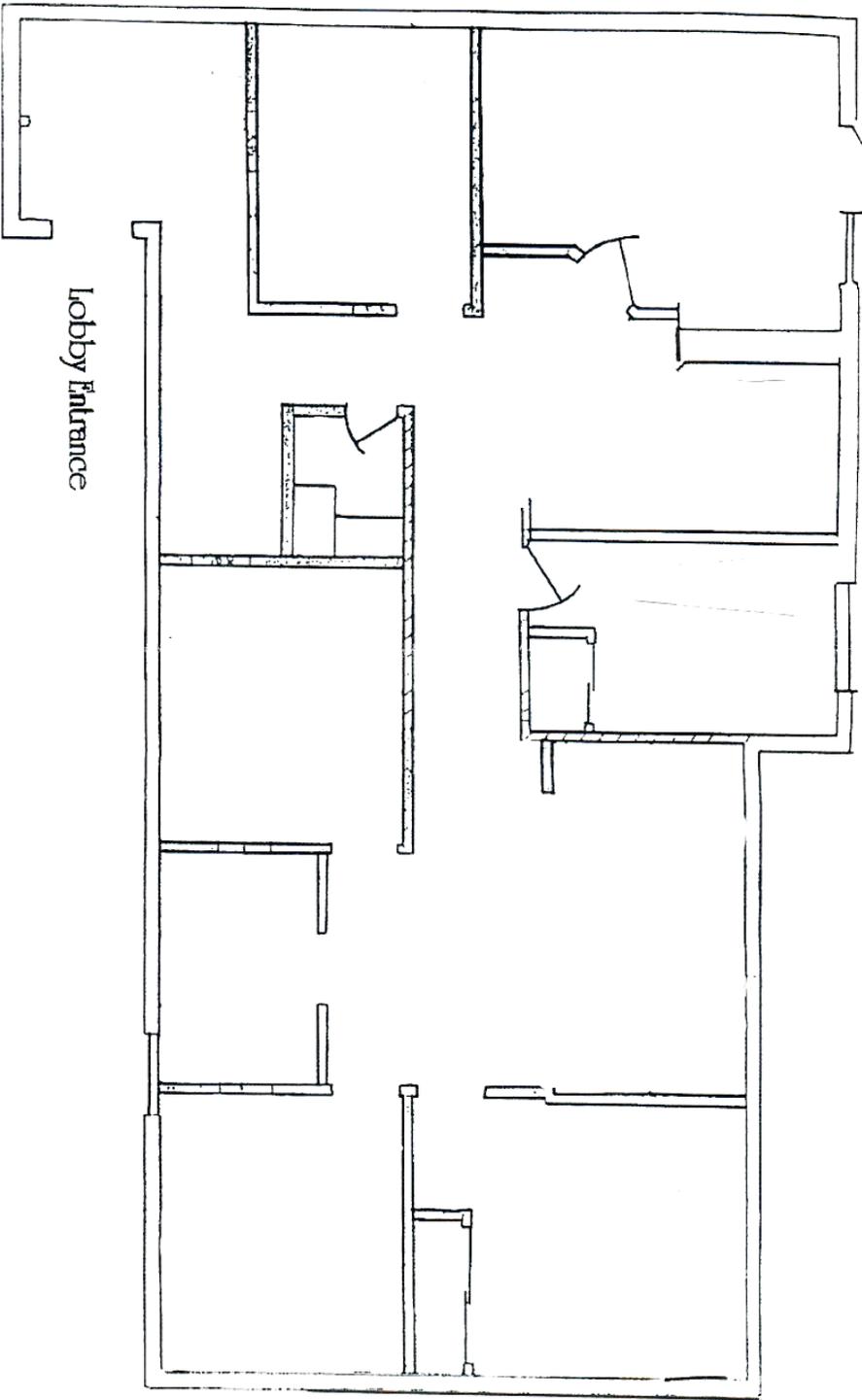
Tel. 610-768-4000

Fax 610-768-4006

sbasile@jmbasile.com

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Information is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Outside Entrance



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of error, omission, change of price, prior sale or withdrawal from market without notice.

PROPERTY INFORMATION:

Parcel Number:	580019300163
Block / Unit:	032A / 016
Land Use:	4345 Commercial Condo
Year Built:	1972
Zone Code:	HR
Air Conditioning:	Central Air
Heat:	Hot Air Heat
Water Heater:	Electric
Sprinklered:	Yes
Water:	Public
Sewer:	Public
Telecommunications:	Comcast and Verizon
Parking:	Well lit parking lot with ample spaces
Security:	Private entrance to building from highway. Uniformed guards on duty 24/7. Garages available for lease or sale.

PROPERTY DESCRIPTION:

Brand New / Totally Renovated! Located on the ground floor of one of the most visible and luxurious buildings in the area. This office suite is perfect for doctors, lawyers, and other professionals. With over 500 condominium homes in the complex, a built-in consumer base is at hand. Located in the heart of Montgomery County – the wealthiest and one of the fastest growing counties in all of Pennsylvania. Minutes from the Schuylkill Expressway, The Blue Route, Route 422, The PA Turnpike, The King of Prussia Mall and hundreds of other businesses – you couldn't find a more convenient location.

PROPERTY EXPENSES:

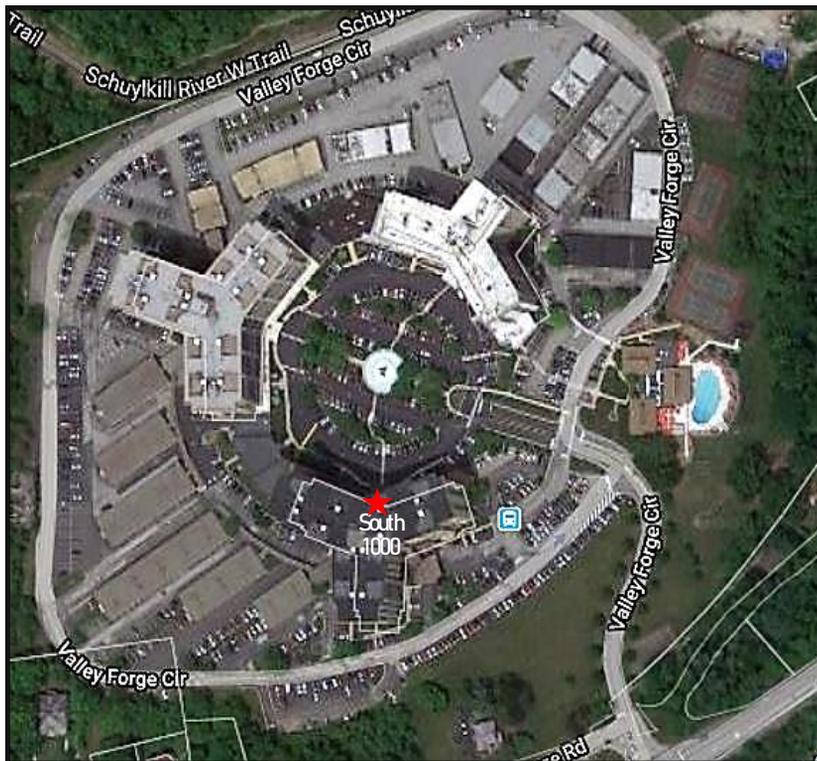
Total Annual Taxes:	\$1,979.00 (\$243.00 Township, \$1,473.00 School, \$263.00 County)
Electric:	\$65.00 to 95.00 Monthly
South Tower Mall Association Dues:	\$82.09 Per Month in 2024 (Covers cleaning and maintaining of the first-floor common areas)
South Tower Maintenance Fee:	\$298.00 Per Month in 2024 (Covers maintenance of the parking lot/outdoor areas snow removal, landscaping, lighting)
Insurance:	\$880.00 per year
TOTAL	<u>\$3,524.00</u>



Welcome to Upper Merion Township, one of the most vibrant centers of business and recreation in Pennsylvania.

Upper Merion is a township in Montgomery County, roughly 17 square miles large and located in southeastern Pennsylvania, approximately 15 miles from Philadelphia. It is home to over 28,000 residents, hosts over 60,000 jobs, and offers over 9.5 million square feet of office space. It also contains Valley Forge National Historical Park, visited by over 1.2 million people per year, and the King of Prussia Mall, which is the nation's largest shopping mall in terms of square footage of retail space.

Aerial view of Valley Forge Towers



DIRECTORY

VALLEY FORGE TOWERS

1000 South Tower		2000 West Tower		Information
105	Acupuncture & Wellness Center	106 & 108	AccessIT Group, Inc	
104	Aroma Restaurant	133	Brian M Korff DMD	
110	As One	134	The Center, LLC	
114	Belmont & Gressen, Attorneys	103	The Centered Brain	
103B	Brady Realty Company	104	Carlfor Financial Group	
116	Financial Resource Service	127	CNE Training Center	
120	Foresight Business Solutions	130-31	Cooney Coil & Energy	
119	Grandeur Beaute Studio	126	Creator's Court - Fashion Design/Master Tailor	
106-07	J. Wilamowski, Optometrist	128-129	DaVinci Skin Care Cntr.	
119	J.M. Basile & Associates, Inc.	123-24	The Hair Specialists Inc	
111	Keith R. Hollander DDS	138	Huttman Financial Services	
103B	Koch Law Firm	140-41	It Takes A Village To Feed One Child	
112	KOP Periodontics & Implants	118	John J. Heck, MBA, CPA Tax Consultant	
114	Michael S Gressen, Esq.	121	King of Prussia (KOP) Douglas	
111	Patricia Rose DMD	118	Laurie A. Dunne, BS, CPA, Tax Consultant	
109A	Randolph Charles, CFP	107	Law Offices of Hark & Hark	
103B	Reese Management Company	138	Marvin R. Huttman, CPA, MST	
102	Reliable Caregiving Angels	138	Morris Appraisal Group, Inc.	
103A	Towers Cleaners	125	Pearicare Search Group	
118	VF Nail Bar & Spa	129	Physician Med Mgmt Srvc Inc	
106	Village Optical	102	Reliance Federal Credit Union	
106-07	Vision Development Center	139	Strands Hair Salon	
		132	TRS Designs Inc.	
		144	Turkish Cafe	

DO NOT TOUCH SCREEN

Upper Merion Township Information:

2009 Median Residential Home Price: \$366,819

Township Area: 17.2 Square Miles

Public School District: Upper Merion Area School District

Area Hospitals: Einstein Medical Center, Childrens’s Hospital of Philadelphia

Library: Upper Merion Library

Upper Merion Township's incorporation dates to 1713 when the King of Prussia Inn, the Bird-In-Hand Inn in Gulph Mills, and later the Swedes Ford Inn were required to pay 6 shillings to the Legislature for licenses. The King of Prussia Inn, built in 1719, captures the historical flavor of the township. It was named by a Prussian immigrant in honor of Frederick the Great, but became known during the Revolutionary War as a center of food and drink. An alternate story says the Inn, first called Berry’s Tavern, got its name to lure in Prussian mercenaries who spent freely.

Upper Merion Township is a township of the second class under Pennsylvania state statutes. A five-member Board of Supervisors, elected at large for staggered six-year terms, governs it. The Board passes legislation and sets overall policy for the Township. A professional township manager runs the day-to-day operations overseeing the activities of 250 full and part-time employees.

PUBLIC SERVICES: The entire borough is serviced by public water and sewer facilities. A full-time police force serves the community. Fire protection is provided by paid & volunteer services.

RECREATION: Upper Merion Township is best known as the home of Valley Forge National Historical Park, commemorating George Washington’s encampment during the winter of 1777-1778 and the perseverance of the Revolutionary War soldiers. Other facilities include several local parks and ball fields as well as the Schuylkill River Boathouse. The township is also home to the Valley Forge Casino Resort and the King of Prussia Mall.

PUBLIC TRANSPORTATION: SEPTA bus and train lines connect the township to the Norristown Transportation center and to the entire region via downtown Philadelphia.

SHOPPING: Upper Merion Township is home to the King of Prussia Mall, one of the premier shopping destinations in the greater Philadelphia region.

Demographics:

Upper Merion Township (2010 Census)
 Population: 26,863 1593.3/square mile
 18.7% <18
 7.5% 18-24
 33.8% 25-44
 24.3% 45-64
 15.7% >65
 Median family income: \$78,690
 Median family size: 2.91 people

Top Employers

1	Lockheed Martin	3,568	6	US Liability Insurance	655
2	GlaxoSmithKline	2,732	7	Yellowbook	648
3	GSI Commerce	991	8	Shellville Services	530
4	Pershing	853	9	Nordstrom	486
5	Upper Merion SD	691	10	Broadview Networks	469

A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, (1936-2017) founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 4% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and on the Board of Directors of the King of Prussia Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Property Accountant and Office Manager is the newest member of our firm. His responsibilities include all company financial matters, property management and administration. Dennis brings over twenty years' experience in accounting and office management to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Tri-State Commercial & Industrial Real Estate Association (Charter Members), Central Montgomery County Association of Realtors, King of Prussia Chamber of Commerce, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS

www.jmbasile.com

GUIDING PRINCIPLES

Commitments to Our Clients



- Strive to maintain the highest professional and ethical standards.
- Render quality service consistent with our philosophy of total client satisfaction.
- Encourage and retain business relationships through principles of fairness and honesty.
- Be mindful that a satisfied client represents repeat business and our future.
- Give generously of time, talent, and resources for the good of the community.
- Take pride in the services we provide to Business and Industry.
- Be reliable, responsive and committed to our clientele.
- Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the

commercial user. For the real estate investor, a CCIM will increase the probability of a

profitable investment portfolio-- multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

CCIM Network

The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners-- all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America-- twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully

complete approximately 60,000 transactions annually, representing over \$27 billion.

"CCIMs -- a special cadre that have been superbly trained, completed a rigorous program and demonstrated competence on a formidable battery of examinations."

-Gaylon Greer, Ph.D.

The New Dow Jones-Irwin Guide to Real Estate Investing

The Making of a CCIM

The CCIM designation is conferred by the Commercial Investment Real Estate Institute, an affiliate of the National Association of REALTORS®. The 240 hours of graduate level curriculum leading to the CCIM designation represent the finest education available in real estate. Equally as rigorous are the post-curriculum transactions documentation and the comprehensive examination. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

CCIMs do not rest on their laurels. Through continuing education programs, Certified Commercial Investment Members are resourceful enough to explore, develop and apply new techniques still on the cutting edge of the industry.

Of the estimated 80,000 commercial real estate practitioners nationwide, only 4,200 hold the CCIM designation, which reflects not only the caliber of the program, but why it is one of the most coveted and respected designations in the industry.

Real Estate Excellence

CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence.