

CLASS A FLEX SPACE



500 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

CBRE



PROPERTY OVERVIEW

- 330,000 SF on 28.3 acres
- 14,031-47,000 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.

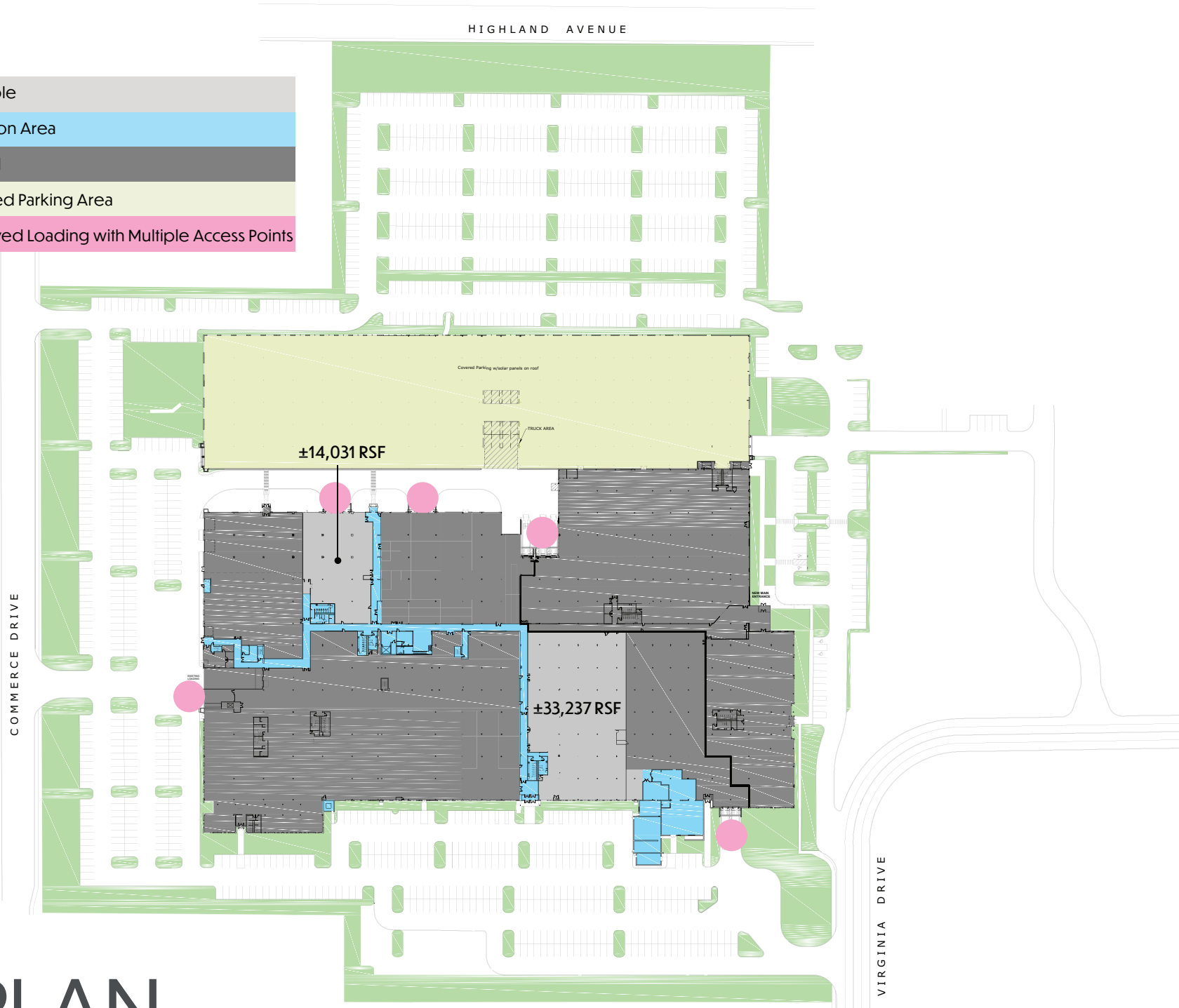


BUILDING SPECIFICATIONS

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	47,000 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

- Available
- Common Area
- Leased
- Covered Parking Area
- Improved Loading with Multiple Access Points



FULL SITE PLAN

1



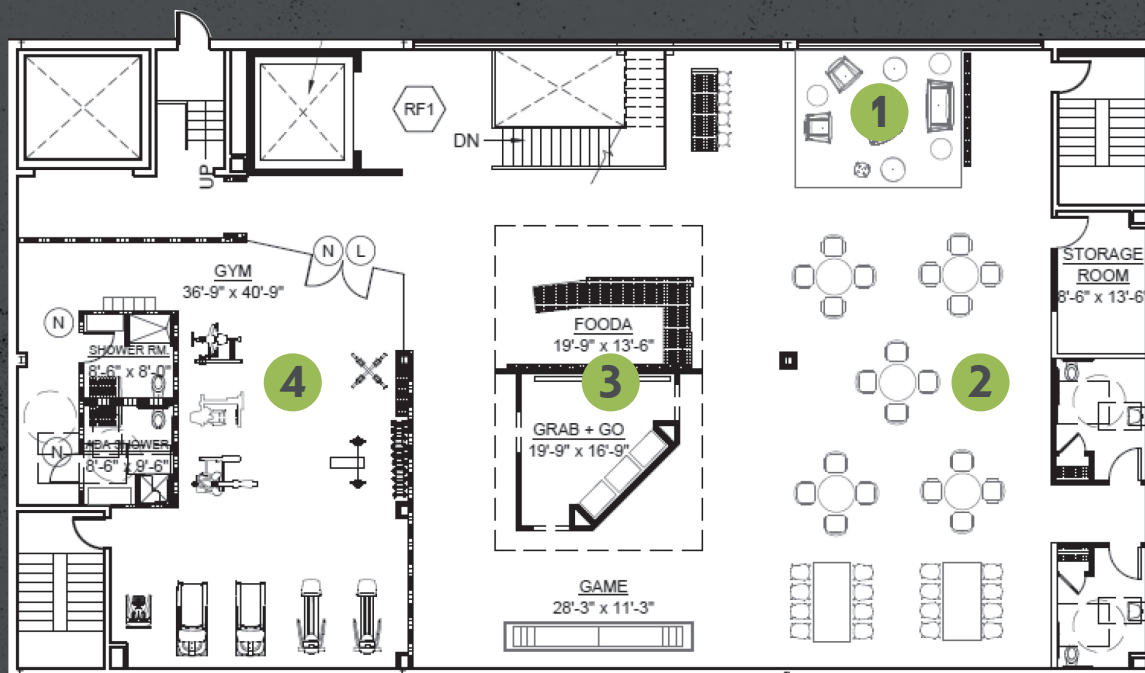
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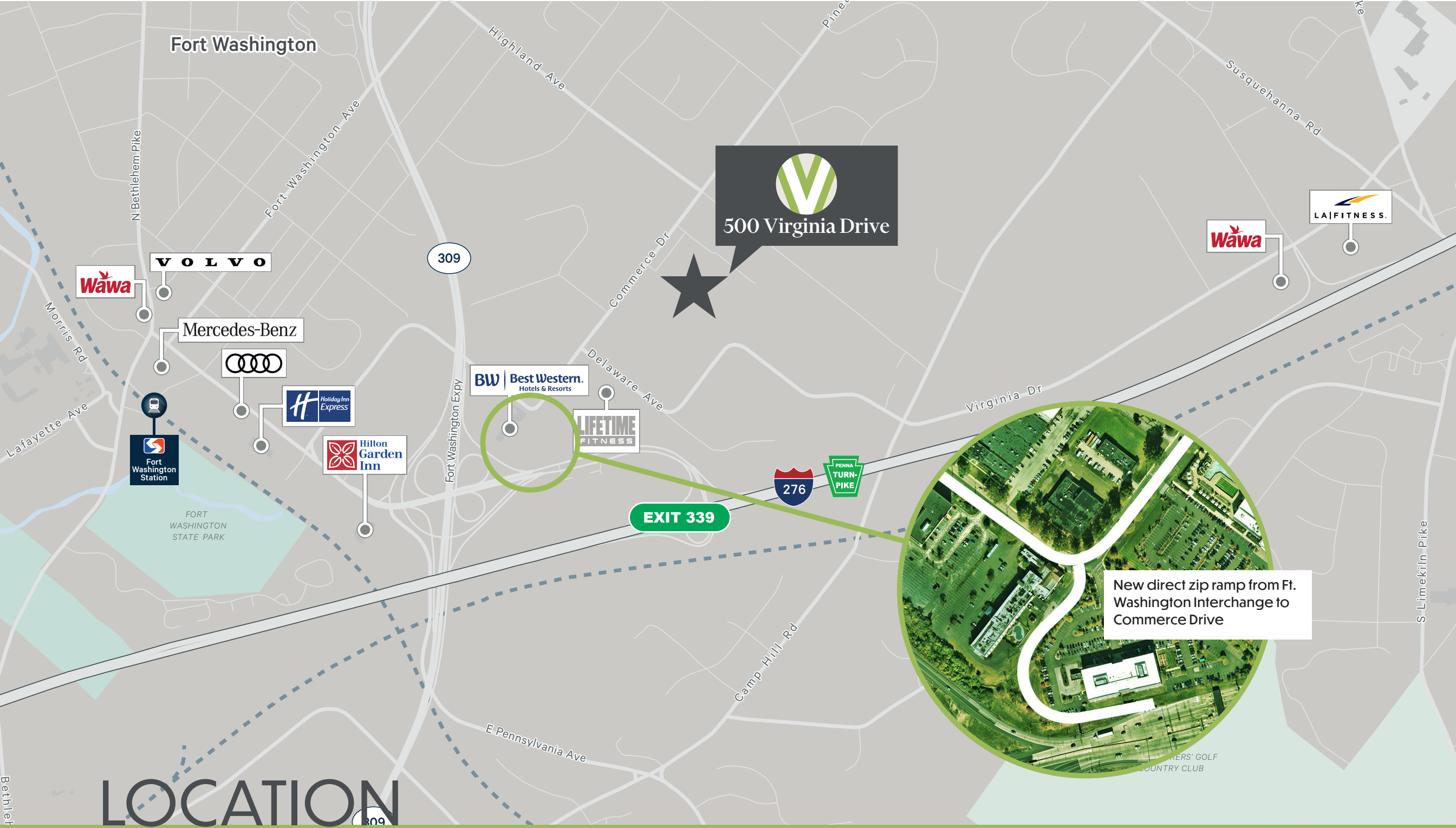
NEW AMENITY CENTER



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

4



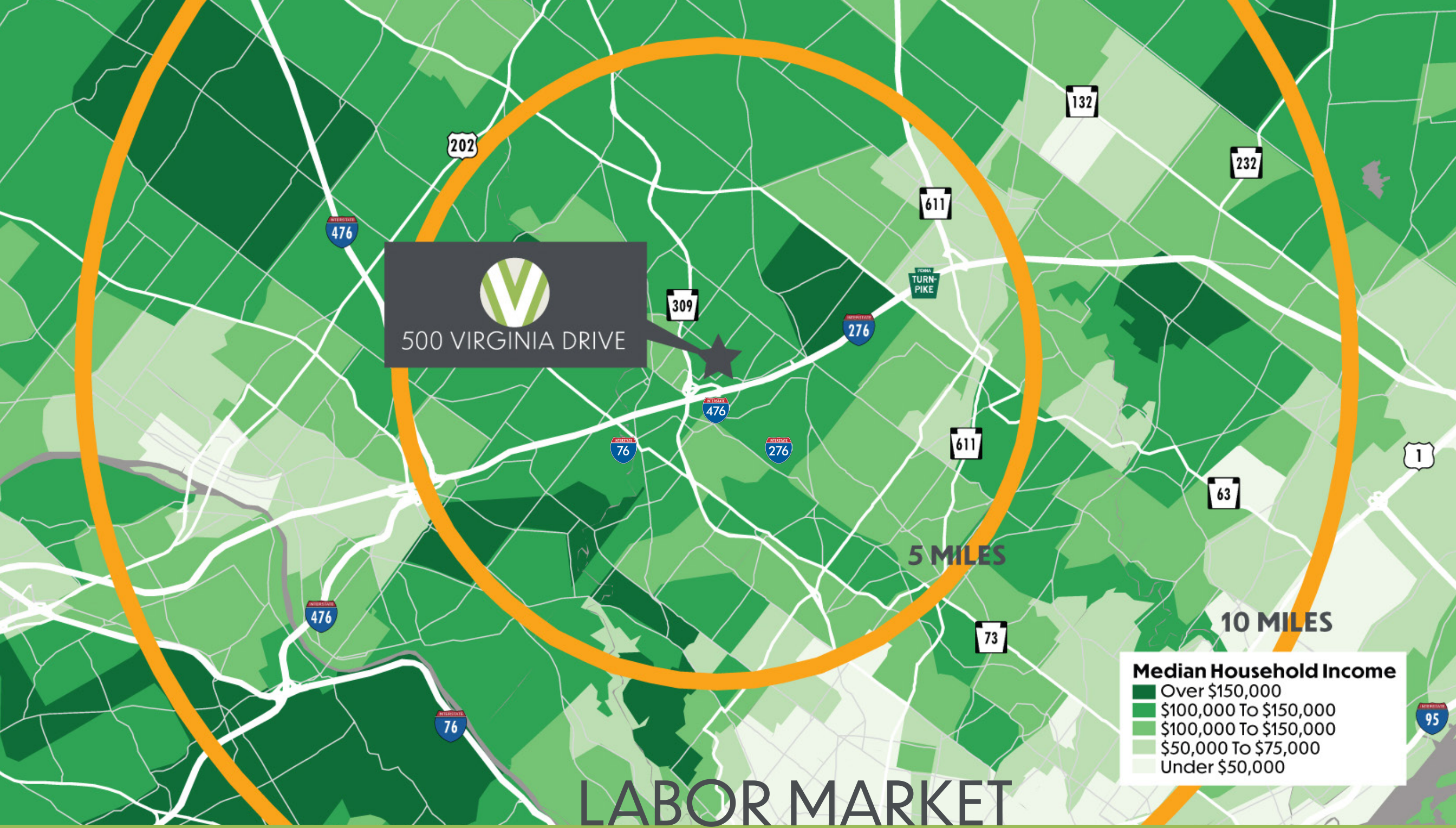


500 Virginia Drive

EXIT 339

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

LOCATION



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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