

150 Monument Road, Suite 515, Bala Cynwyd, PA 19004

AVAILABILITY:

- 1 to 3 offices for sublease for a total of 1,700 +/- square feet
- Includes sharing of Reception, Open Work Area, Kitchenette and Conference Room
- \$1,273.56 per month per office

BUILDING HIGHLIGHTS

- ⇒ New Adjacent Four-Story 300 car Parking Garage
- ⇒ Six-Story building containing 126,756 sf
- ⇒ Public Gathering Area
- ⇒ 200 unit adjacent Luxury Apartment Building and close proximity to 100's of other apartments and condos



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population			
2023 Estimated	23,171	211,709	835,047
2028 Estimated	24,178	213,467	848,294
Avg Household Income			
2023 Estimated	\$112,364	\$102,876	\$91,895
2028 Estimated	\$129,144	\$117,693	\$105,629

For more information, please contact:

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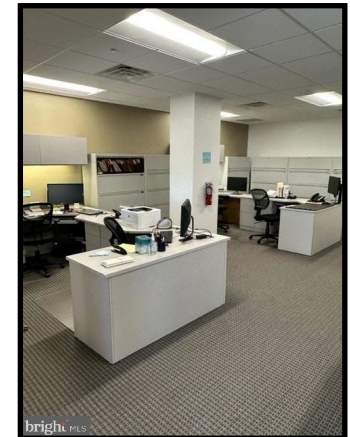
Herbert Yentis & Co. Realtors
 7300 City Avenue
 Philadelphia, PA 19151



Conference Room



Office



Open Area

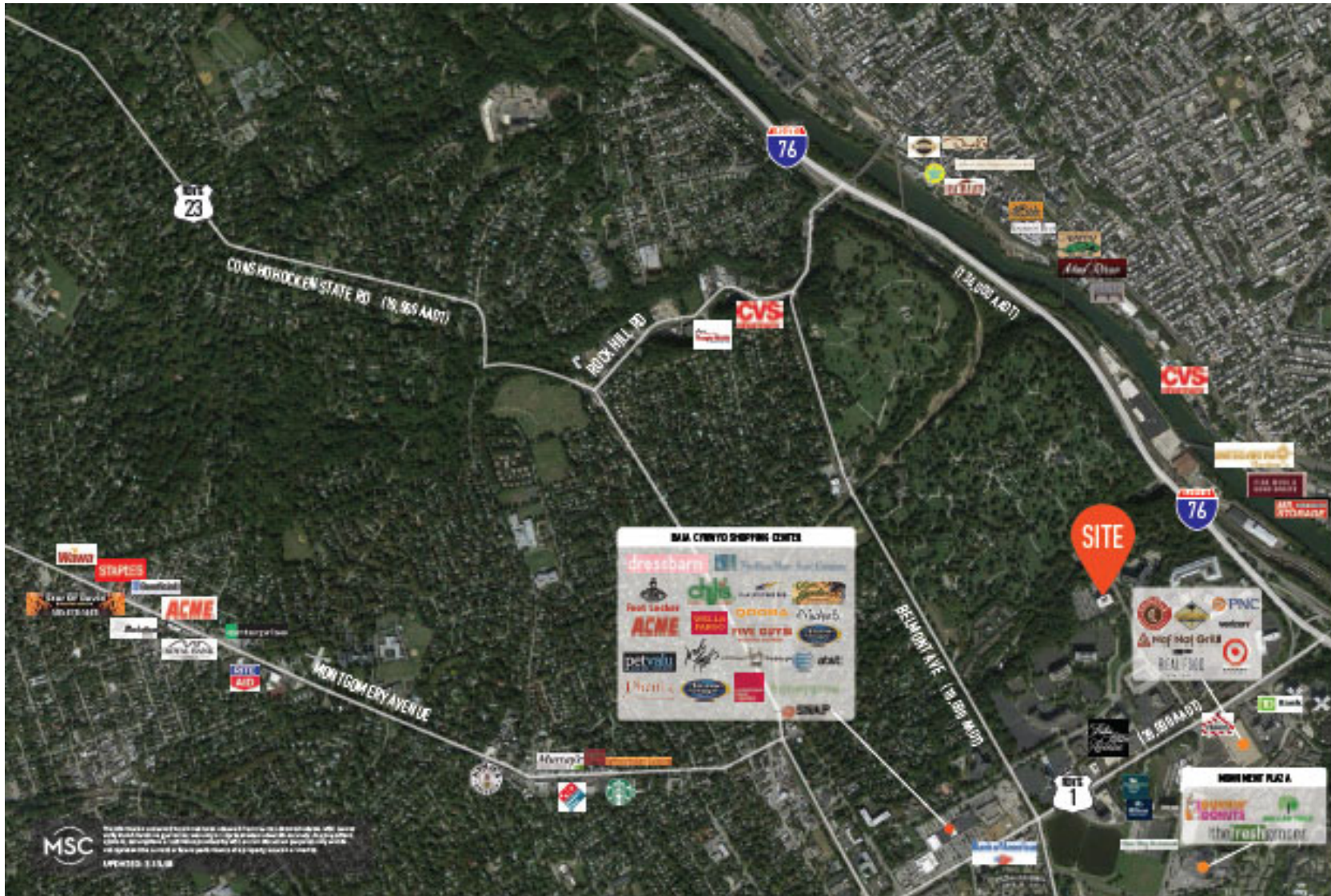
Information deemed reliable, but not guaranteed

HERBERT YENTIS & CO. REALTORS

(215)-878-7300

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AERIAL



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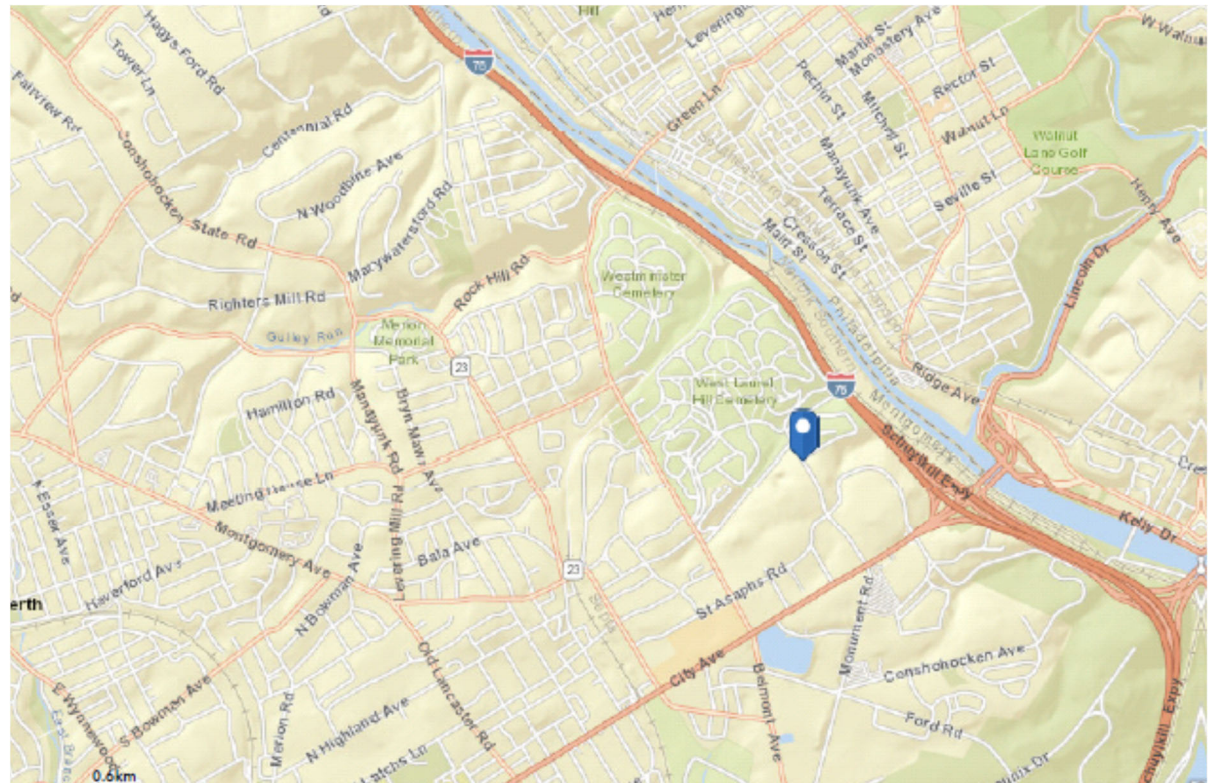
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Bala Cynwyd is a community in Lower Merion Township, located on the Main Line in southeastern Pennsylvania, bordering the western edge of Philadelphia at US Route 1 (City Avenue). Bala Cynwyd is served by SEPTA's Cynwyd Line of Regional Rail. Bala Cynwyd is home to most of the broadcasting outlets in the Philadelphia region. CBS television station WCAU-TV, now an NBC owned and operated station, built its headquarters at the corner of City Avenue and Monument Road. ABC O & O WPVI-TV studio is directly across the street from WCAU on City Avenue, just inside the Philadelphia city limits. The Bala Cynwyd Shopping Center, completed in 1957, lies a half mile to the south of the village center, bordering Philadelphia on City Avenue. Its major outlets are Lord & Taylor, Acme Markets, Olive Garden, US Mailroom and LA Fitness; Saks Fifth Avenue is located a block to the East.

LOCATION

- ⇒ Less than 1 mile to Septa's Bala Station
- ⇒ 2 Blocks to Septa Bus Routes 1, 44 and 65
- ⇒ 7 miles to CC Philadelphia via I-76
- ⇒ Near Marriott Philadelphia City Avenue, Bala Cynwyd Shopping Center, Chili's, Acme, Target, Starbucks, St. Joe's and more



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