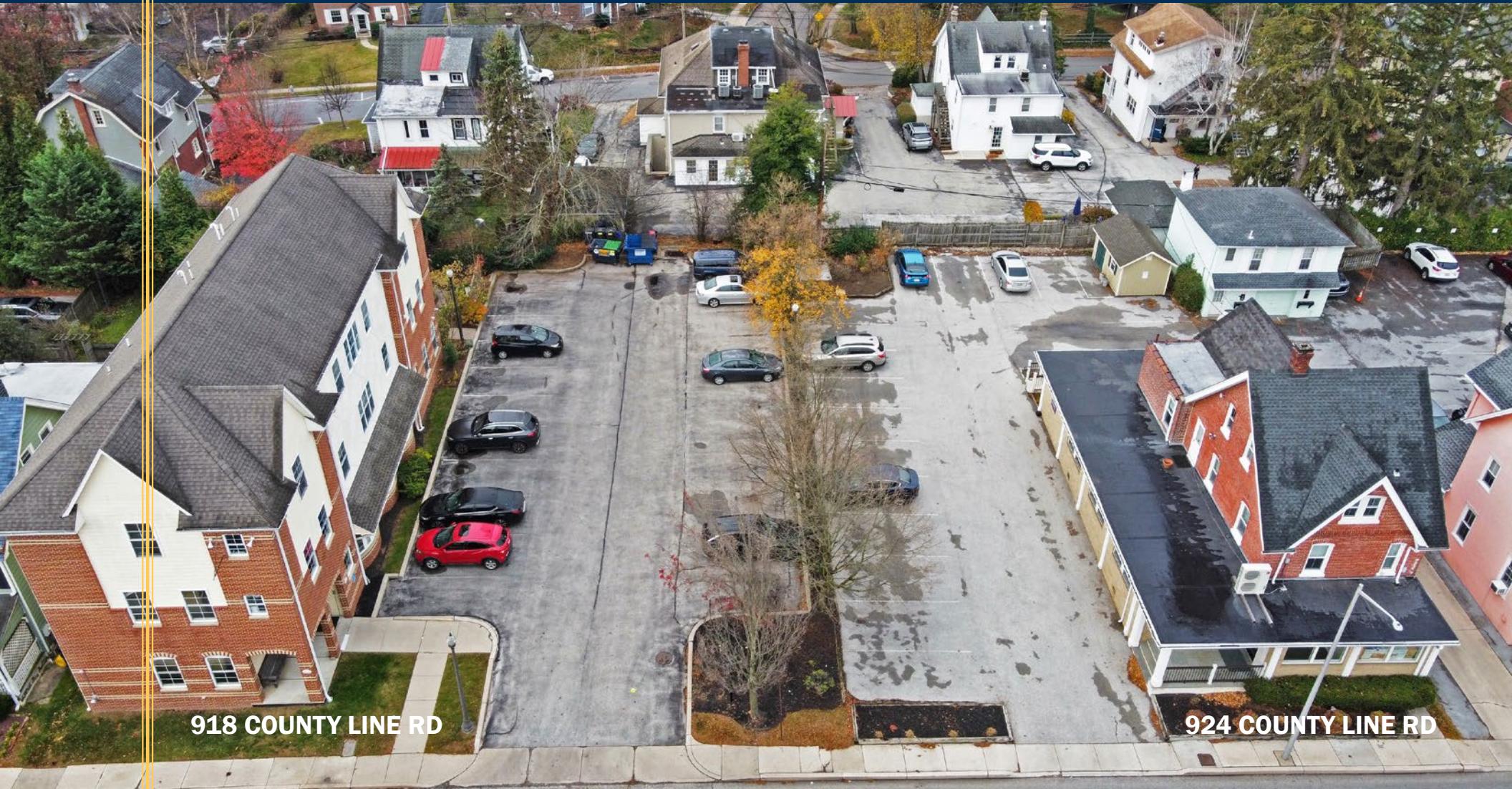


RARE OWNER-OCCUPIER OPPORTUNITY: EXCEPTIONAL TWO-BUILDING MEDICAL OFFICE PROPERTY ON THE MAIN LINE

918 & 924 COUNTY LINE ROAD, BRYN MAWR, PA

Confidential Offering Memorandum



DISCLAIMER AND LIMITING CONDITIONS

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Binswanger.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Binswanger or the Seller. Neither Binswanger nor the Seller have verified, and will not verify, any of the information contained herein. Neither Binswanger nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this or any other confidential information, written or verbal, from Binswanger or the Seller.

This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and others as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions and the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Owner (Seller) expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Binswanger reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully executed Real Estate Purchase Agreement, approved by the Seller, shall bind the property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully-executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Binswanger or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at their own risk.

EXECUTIVE SUMMARY

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Binswanger is pleased to present an owner-occupier opportunity for a two-building medical office property located in Bryn Mawr, Pennsylvania. **Positioned directly across County Line Road from Bryn Mawr Hospital, the property has the following features.**

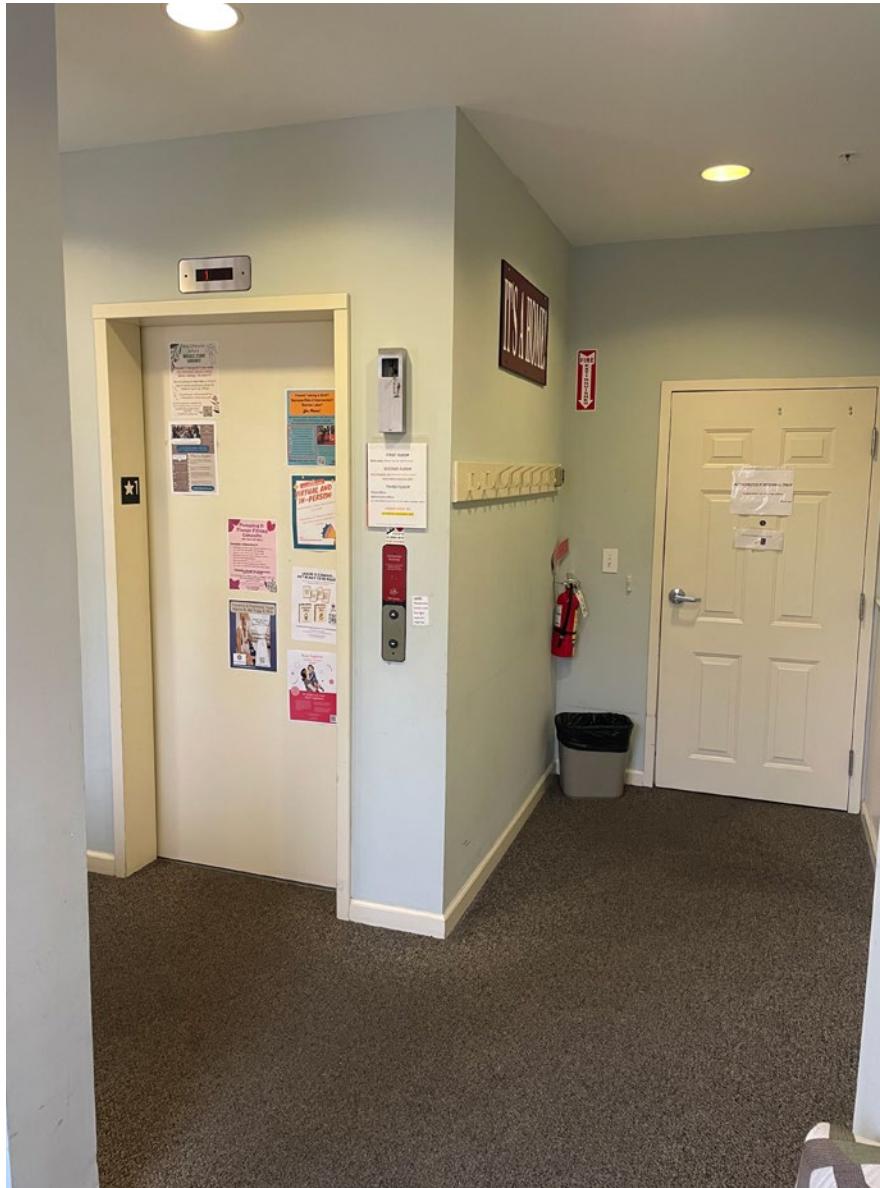
- 918 County Line Road is a 8,489 SF 3-story Medical Building on 0.31 acres with 22 Parking Spaces
- 924 County Line Road is a 4,239 SF 3-story Office & Administrative Building on 0.22 acres with 18 Parking spaces
- 15,134 vehicles per day on County Line Road
- Total population of 261,577 people within a 5-mile radius with an Average HH income of \$148,367
- Situated within a 2-mile radius of Bryn Mawr College, Haverford College, Rosemont College, Villanova University, Bryn Mawr Square, Bryn Mawr Village, Ardmore West Shopping Center, and Suburban Square



PROPERTY OVERVIEW

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918 COUNTY LINE ROAD



BUILDING SIZE

8,489 SF on
0.31 AC



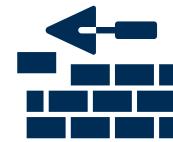
PARKING

22 Parking
Spaces



BUILDING DESCRIPTION

3-Story Building with
Usable Basement



BUILT IN

2004 with
renovations in 2021



ADDITIONAL AMMENITIES

ADA Accessible
with Elevator



SPRINKLER

Fully Sprinkled

PROPERTY OVERVIEW

924 COUNTY LINE ROAD



BUILDING SIZE

4,239 SF on
0.22 AC



PARKING

18 Parking
Spaces



BUILDING DESCRIPTION

3-Story Office &
Administrative Building



BUILT IN

1910 with Extensive
Renovations in 2022



ADDITIONAL AMMENITIES

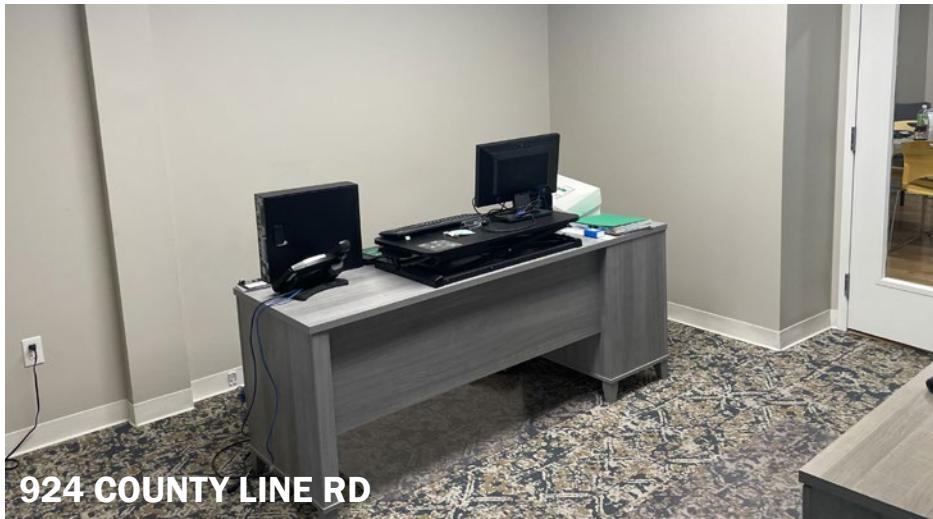
ADA Accessible for
the 1st- Floor



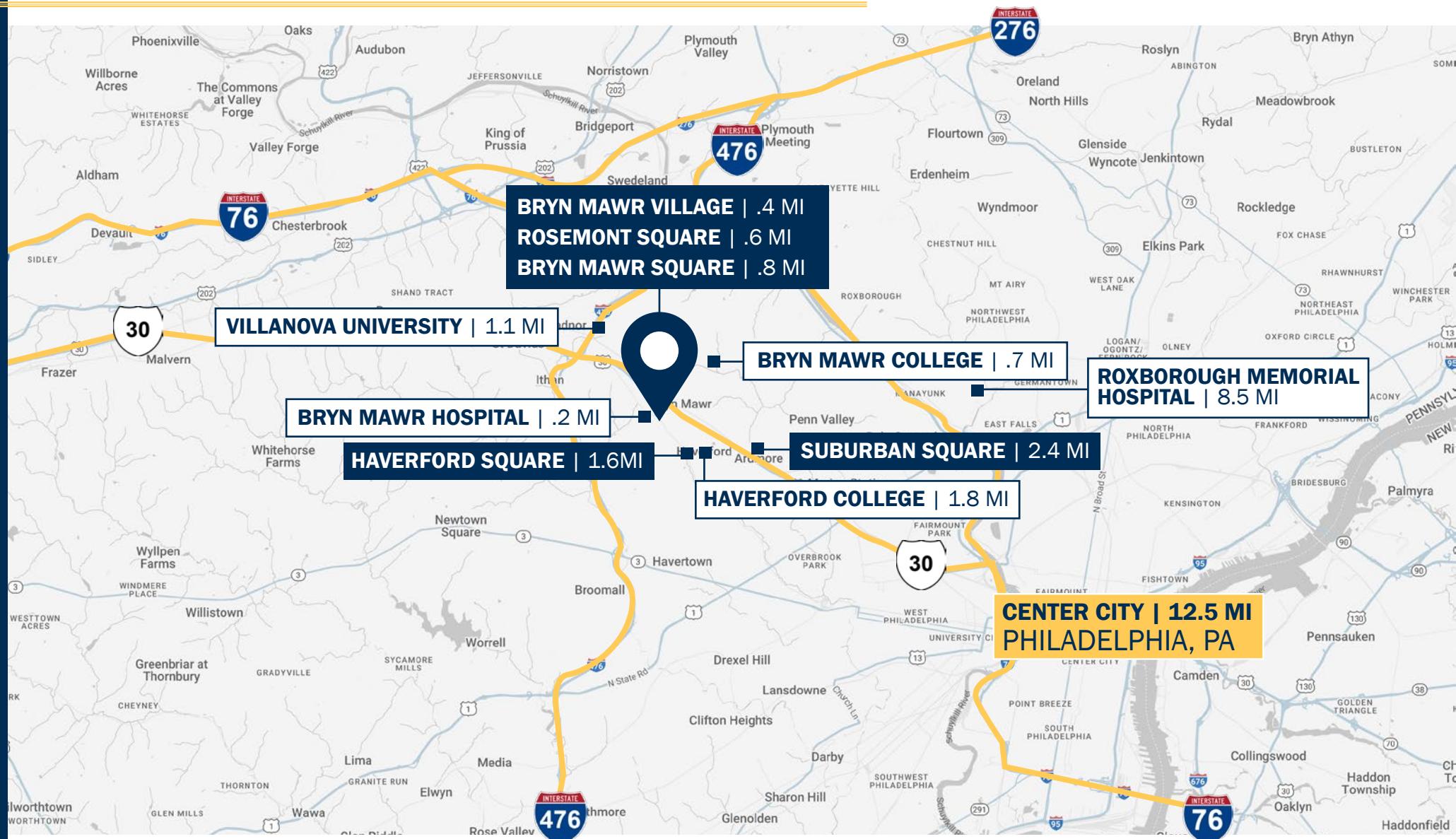
OTHER

Exterior Shed in the
back parking lot

ADDITIONAL IMAGES



LOCATION MAP



SUMMARY OF OFFER PROCESS

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Binswanger is advising Ownership regarding the disposition of 918 & 924 County Line Road, Bryn Mawr, PA. This Property is being offered to prospective purchasers through an offer process. The Property will be sold "as is, where is." The Owner will consider all offers that comply with this Offering Procedure. The Owner is under no obligation to accept the highest offer or any offer. To qualify for review of this offer, buyers must follow the provisions, requirements, terms, and conditions of this Offering Memorandum, including these instructions.

TERMS AND CONDITIONS

The successful offer will be selected based on a variety of criteria including, but not limited to; the offer price; contingencies and due diligence criteria, timeline to closing, deposit funds, and proven ability.

PROPERTY INSPECTIONS

Property Inspections will be made by appointment only and arranged by Binswanger. Please allow 48 hours' notice.

OFFERING PROCEDURE

All submissions must be in electronic form submitted to dkelly@binswanger.com.

Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Purchasing Entity
- Purchase Price
- Due Diligence Period
- Earnest Money Deposit
- Contingencies (if any)
- Targeted Closing Date
- Purchaser Track Record
- Any other information having a direct bearing on the buyer's ability to close the proposed transaction



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PRIMARY CONTACT



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