

Jenkins Court
610 Old York Road
Jenkintown, PA 19046

For Lease

Commuter Friendly Class A Office Space



Property Highlights

- Class A, Health-conscious office, medical & retail space located within low-rise and single story convenience
- Independently controlled HVAC systems
- On-site management office
- Landlord willing to turnkey
- Over 500 off-street parking spaces
- Shared loading dock
- Restaurant on site
- Pet friendly
- Storage facility on site

Location Highlights

- Located at 2 signalized intersections with 28,000+/- vehicles per day
- Adjacent to Noble Station (SEPTA regional rail) which services Center City Philadelphia directly and Philadelphia International Airport via connection at Jenkintown Train Station
- Serviced by SEPTA bus route 55, which stops at 3 regional rail stations and Olney Transportation Center



Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // geisrealty.com

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610 Old York Road

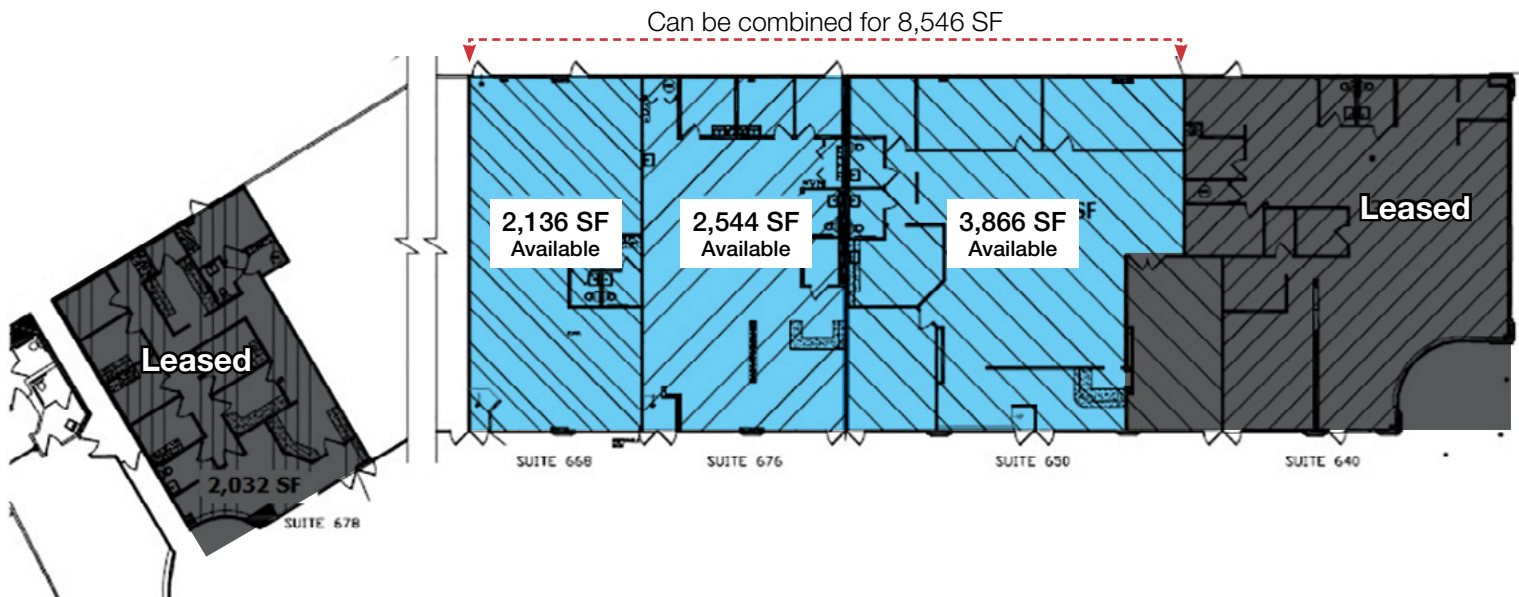
Jenkintown, PA 19046

Floor Plans

North Court
640-680 Old York Road

Suite Highlights

- Standalone contiguous spaces located in a single story structure
- No shared common areas
- Can be combined
- Direct access to surface lot with undercover parking below



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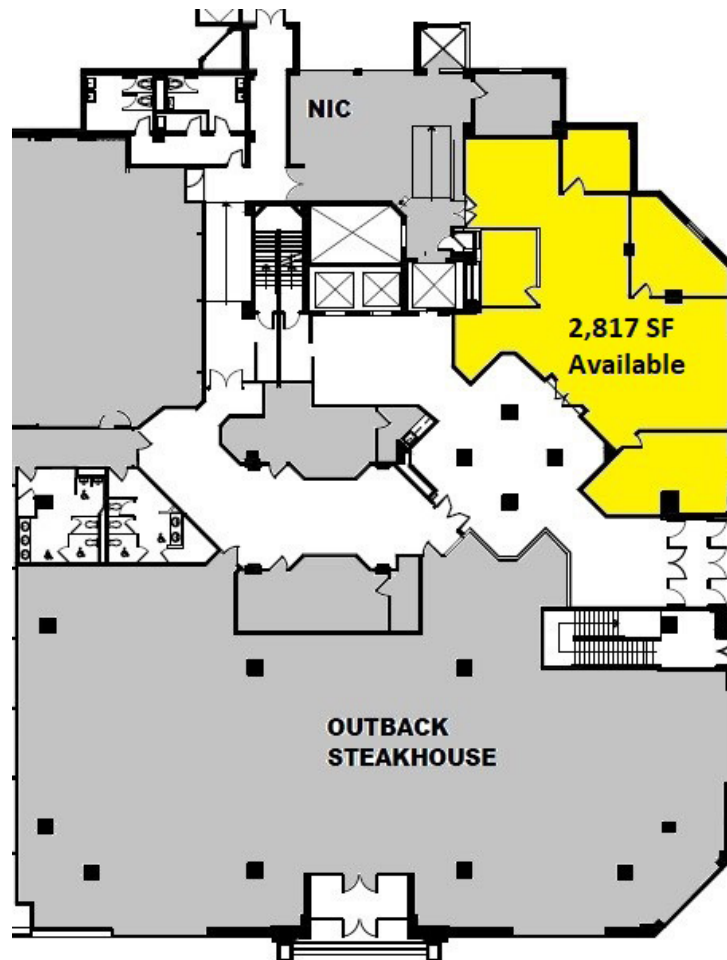
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Ideal for Medical, Retail, or Office Tenants

Suite 107 - 2,817 SF

Suite Highlights

- Direct access from main building lobby
- Direct ingress/egress to parking lot



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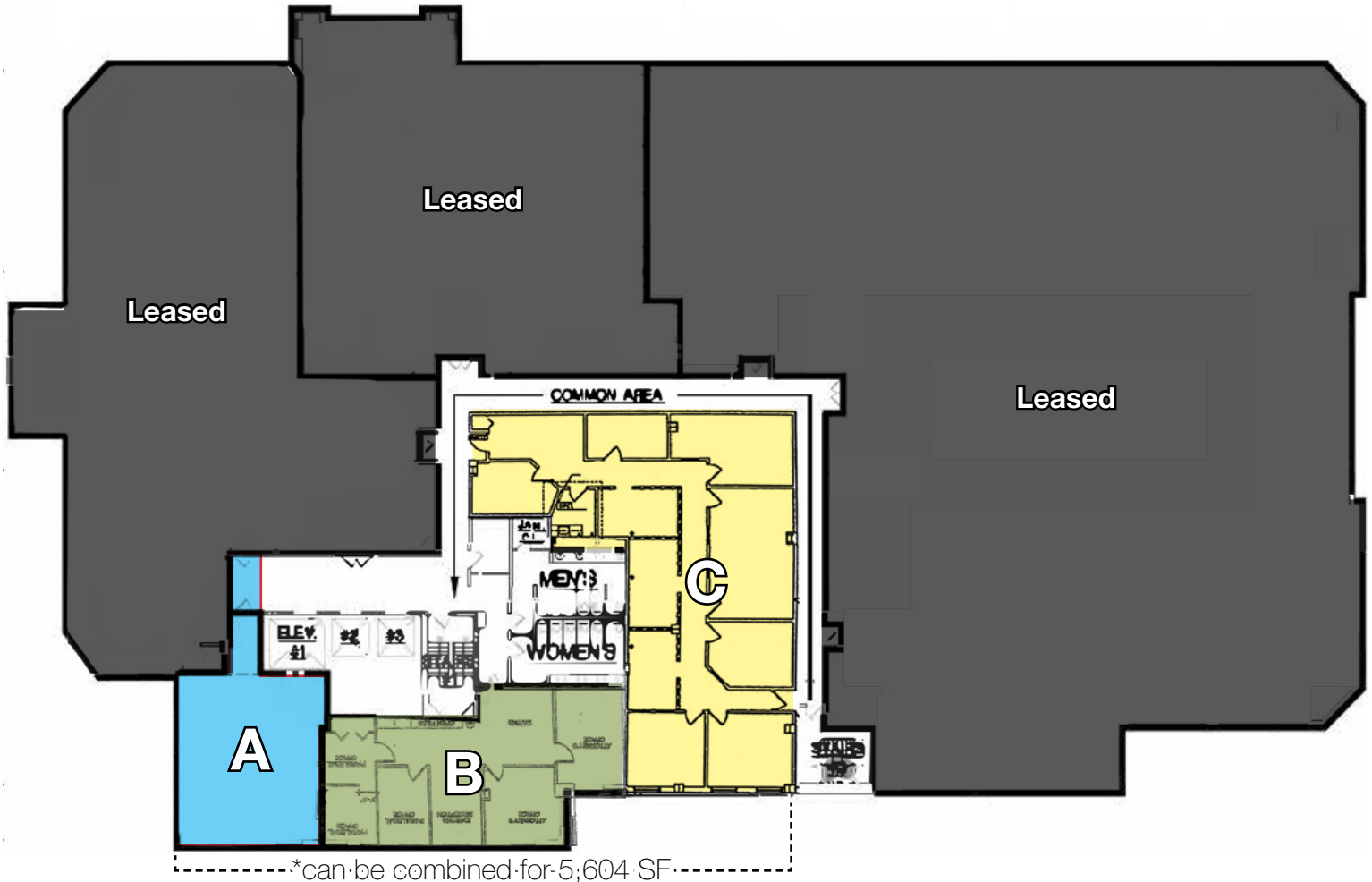
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Floor Plans

Space	Size	Suite Highlights
A	+/-1,100 SF*	<ul style="list-style-type: none">• Double door elevator presence• Abundant natural light with two sides of windows• Open layout
B	+/-1,528 SF*	<ul style="list-style-type: none">• Efficient layout featuring 4 windowed offices (1 corner)• Centralized administrative area• Abundant natural light
C	+/-2,976 SF*	<ul style="list-style-type: none">• Move-in ready space with private offices, kitchenette, and open work areas• Upgraded suite entrance with frameless glass door
	*can be combined for 5,604 SF	



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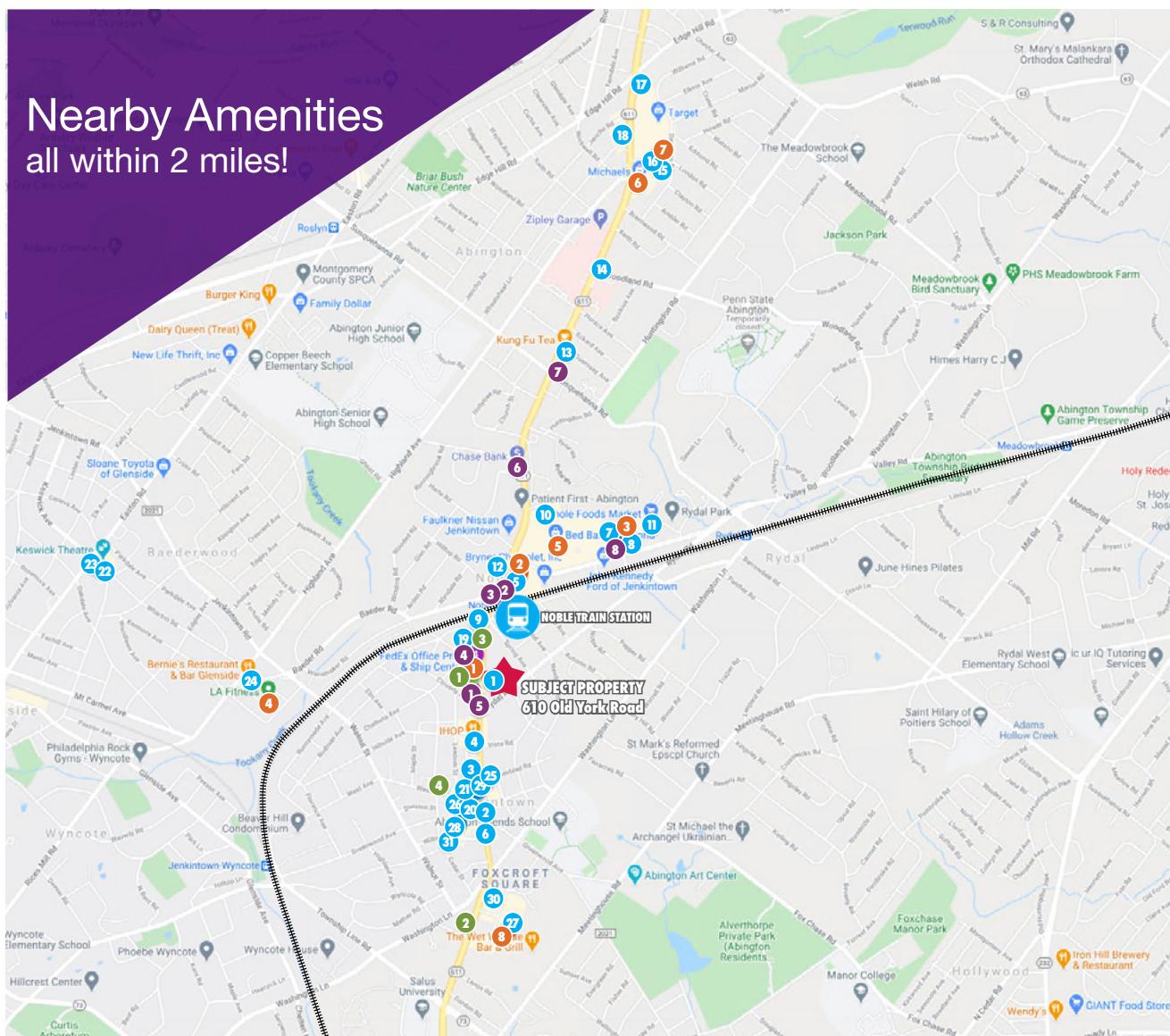
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Nearby Amenities all within 2 miles!



FOOD					
	BUSINESS NAME	MILES		BUSINESS NAME	MILES
1	Outback Steakhouse	0	17	Ban Ban Asian Bistro	1.9
2	Drake Tavern	0.5	18	Thirsty Crab	1.8
3	Dunkin	0.4	19	Teng Da Asian Fusion	0.2
4	IHOP	0.3	20	West Ave Grille	0.6
5	Jules Thin Crust	0.3	21	Andy's Chicken	0.5
6	Neshaminy BrewHouse	0.5	22	Bullseye Bruger House	1.8
7	Panera Bread	0.8	23	Keswick Tavern	1.6
8	Snap Custom Pizza	0.8	24	Bernies	0.9
9	Starbucks	0.2	25	Fill A Bagel & Breads	0.4
10	Trader Joe's	0.6	26	White Horse Coffee & Creamery	0.5
11	Whole Foods	0.9	27	Hibachi	1
12	Wawa	0.5	28	Argana Tree Restaurant	0.7
13	Kung Fu Tea	1	29	Keep	0.4
14	Senor Salsa	1.4	30	Applebees	0.9
15	Chipotle	1.7	31	King's Corner	0.7
16	District Taco	1.7			

BANKING			WELLNESS		
	BUSINESS NAME	MILES		BUSINESS NAME	MILES
1	Bank of America	500 feet	1	ATI Physical Therapy	500 feet
2	Fulton Bank	0.3	2	CVS	0.5
3	PNC Bank	0.5	3	Planet Fitness	0.8
4	TD Bank	500 feet	4	LA Fitness	0.9
5	TruMark Financial	0.2	5	Walgreens	0.5
6	Chase Bank	0.9	6	Rite Aid	1.7
7	Wells Fargo	1.1	7	Cycle Bar	1.7
8	Penn Community Bank	0.8	8	Temple Ready Care	1

BUSINESS SUPPORT SERVICES		
	BUSINESS NAME	MILES
1	Fed Ex Office Print & Ship Center	500 feet
2	UPS store	0.9
3	ZIPS Dry Cleaner	0.2
4	United States Post Office	0.6



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