

FOR LEASE - Newly Renovated OFFICE/COMMERCIAL SPACE

PENN'S  GRANT REALTY
Corporation

*520 Pennsylvania Avenue
Fort Washington, Montgomery County, PA*

COMMERCIAL • INDUSTRIAL • INVESTMENT



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PROPERTY HIGHLIGHTS

- **Class "A" Office Building**
- **2nd Floor Newly Refinished - High End Finishes**
- **High Visibility with High Traffic Counts**
- **Walking Distance to Train Station & Bus Stops**
- **Dunkin Donuts On-site**
- **Adjacent to PA Turnpike & Route 309 Expressway**
- Fort Washington Exit

PROPERTY SPECIFICATIONS

Total Available Space: 9,000± SF (1st & 2nd floors)

1st Floor: 5,000 SF

1st Floor - currently in shell condition for custom designed space

Lease Price: \$23 PSF plus utilities

2nd Floor: 4,000 SF

2nd Floor - completely refinished in high end finishes - current plan features: reception, conference room, private & executive offices, open office areas, women & men's restrooms, break-room

Lease Price: \$20 PSF plus utilities

Parking: On-site

Water: Public

Sewer: Public

Municipality: Whitmarsh Township

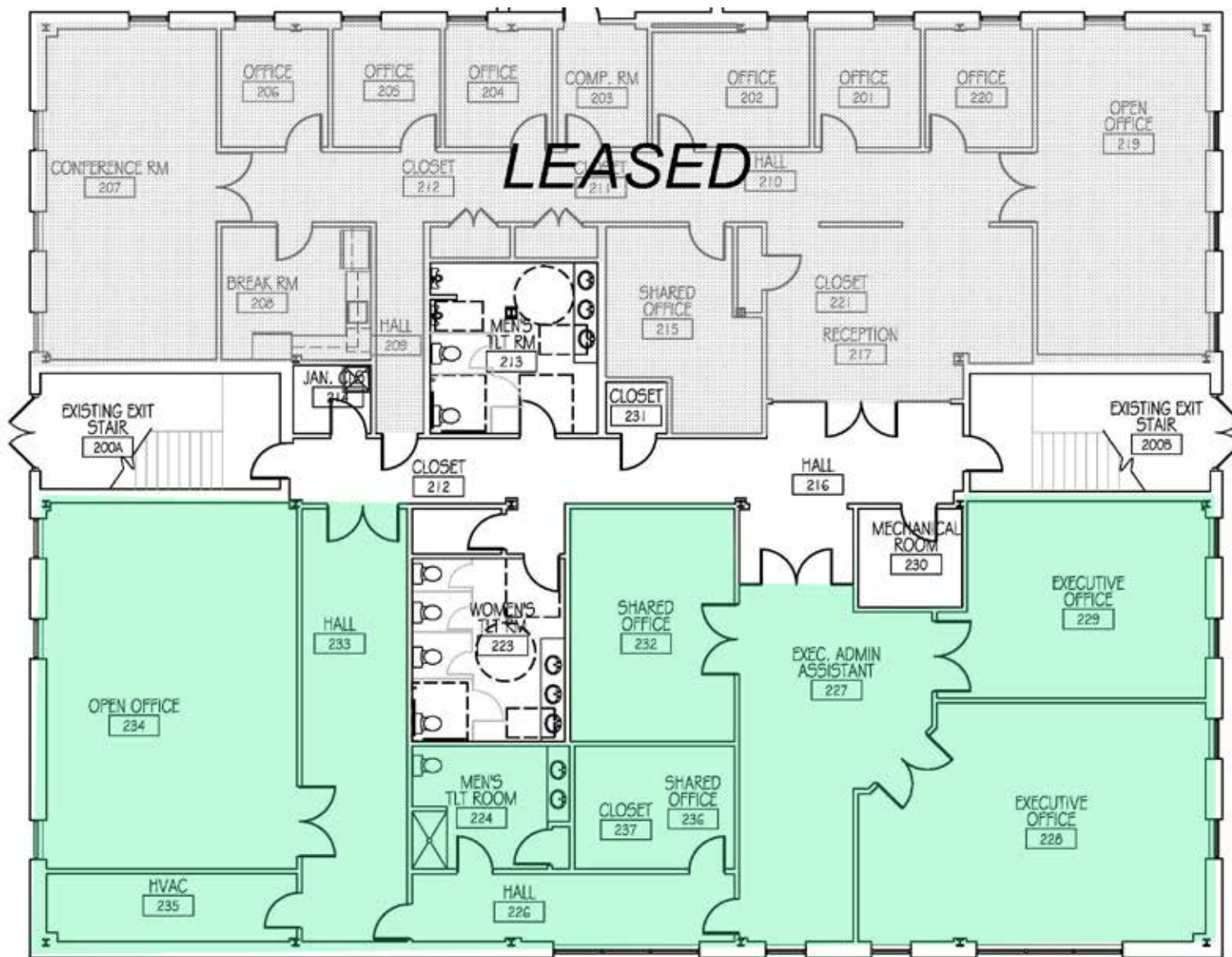
Zoning: CRL



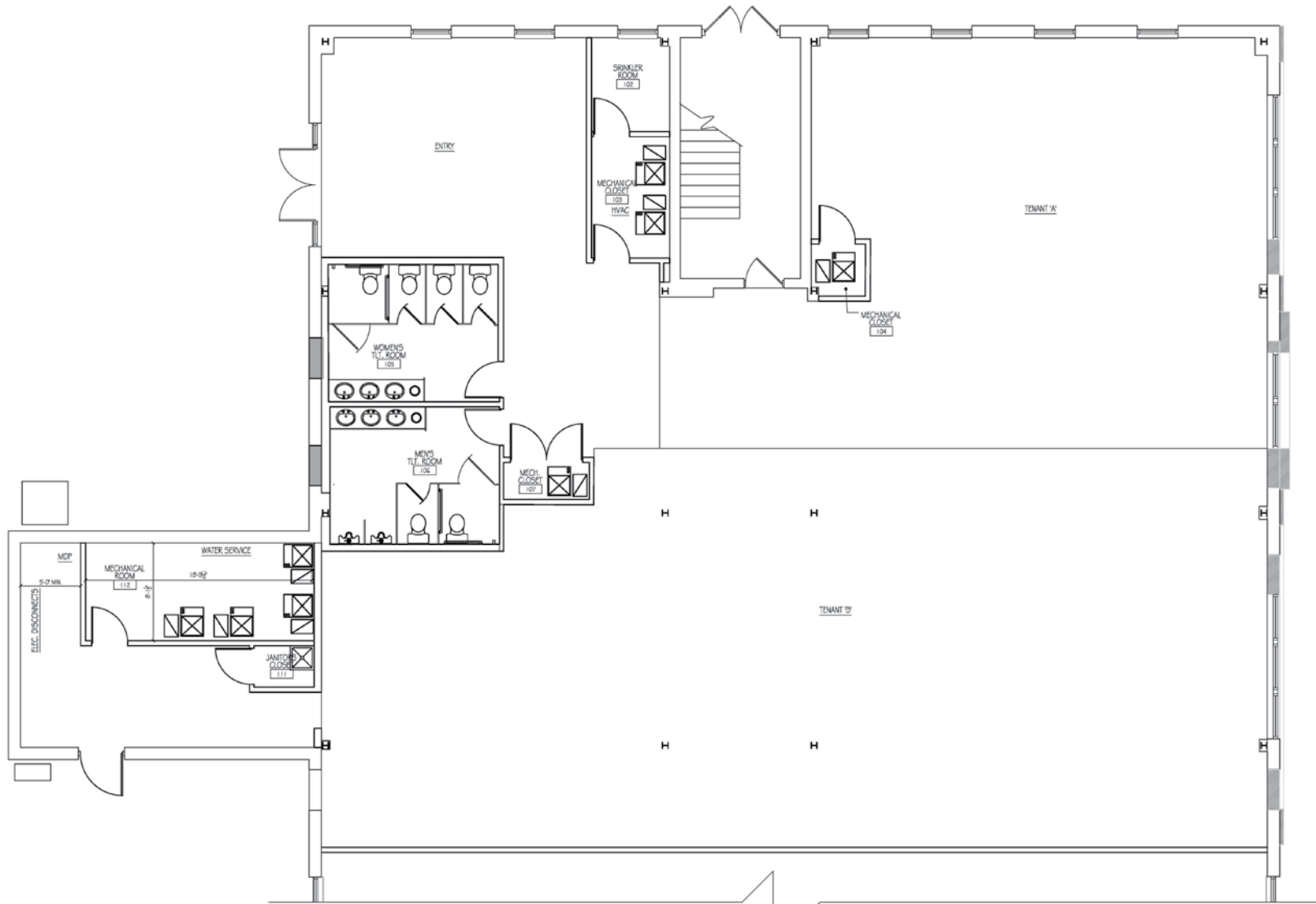


Newly Renovated Second Floor 4,000 SF





Second Floor 4,000 SF



Unfinished First Floor 5,000 SF

