



OFFICE PORTFOLIO FOR SALE

# NARBERTH OFFICE PORTFOLIO

301 Woodbine Ave. & 307 Iona Ave.



# DEAL TEAM

301 Woodbine Ave & 307 Iona Ave | Narberth, PA 19072

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OFFICE PORTFOLIO FOR SALE

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**KW MAIN LINE**  
**KELLERWILLIAMS®**

*Each office is independently owned and operated.*

**McCann** **KW**  
COMMERCIAL

## Brendan Ryan

**Managing Director**

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

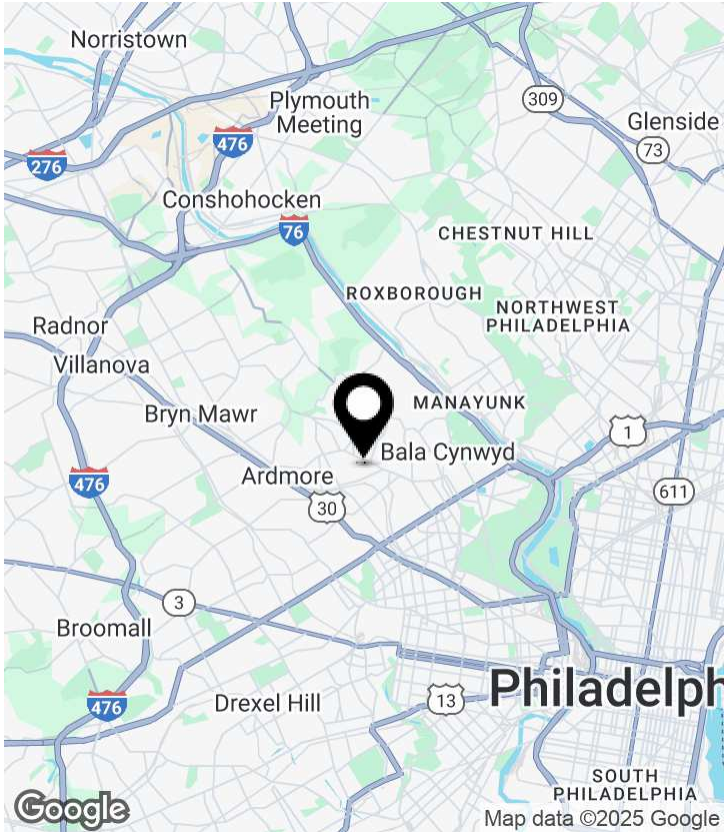
This Narberth, PA portfolio features two well-maintained office properties totaling 8,100+ square feet, combining historic charm with modern flexibility. With a prime location, adaptable layouts, and proximity to Philadelphia and the Main Line, the assets are ideal for investors or businesses seeking visibility and growth in a vibrant, high-demand market.

### For Showings:

Steve Niedzielski // [sniedzielski@insigniam.com](mailto:sniedzielski@insigniam.com)  
Natalie Rahn // [nrahn@insigniam.com](mailto:nrahn@insigniam.com)

Availability: Monday–Friday, 8:30 AM–5:30 PM

Notice: 4 hours advance notice is sufficient.



## OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	16,360 SF
Building Size:	8,100 SF
Zoning:	Mixed/Res



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## HIGHLIGHTS

- Two Office Properties totaling 8,100+ SF
- Shared, Secure 26-Space Parking Lot between both buildings
- Prime Main Line Location in the heart of walkable Narberth
- Strong Tenant Demand with local vacancy rates below 6%
- Ideal for professional services, creative firms, boutiques, salons, or owner-users

## PORTFOLIO OVERVIEW

This opportunity includes two distinct office properties on a combined 12,652 SF lot with a private 26-space parking lot. Each building is strategically positioned to attract a diverse range of investors and tenants.

## 301 WOODBINE AVE

- Size: 5,800 SF | Lot: 0.30 acres
- Built: 1930, carefully maintained and updated
- Current Tenant: Insigniam, an international management consulting firm
- Layout: 15 offices, 4 bathrooms, large conference room with deck
- Features: Historic character with modern functionality, versatile for professional/creative firms

## 307 IONA AVE

- Size: 2,300 SF
- Built: 1910
- Location: Across from portfolio's private parking lot
- Layout: Multiple offices/conference rooms, 2 bathrooms
- Use Flexibility: Office or retail — ideal for boutique, salon, or small business

## INVESTMENT & TENANT APPEAL

- Desirable Location: Narberth's walkable downtown with direct SEPTA rail access (10–15 min to Center City Philadelphia)
- Market Strength: Local office leasing rates average \$28–\$32/SF; vacancy below 6%
- Community Appeal: Small-town charm with urban accessibility; strong buyer and tenant demand with swift absorption of unique properties
- Owner-User or Investor Flexibility: Ideal for businesses seeking visibility and community engagement or investors targeting stable returns in a high-demand Main Line market

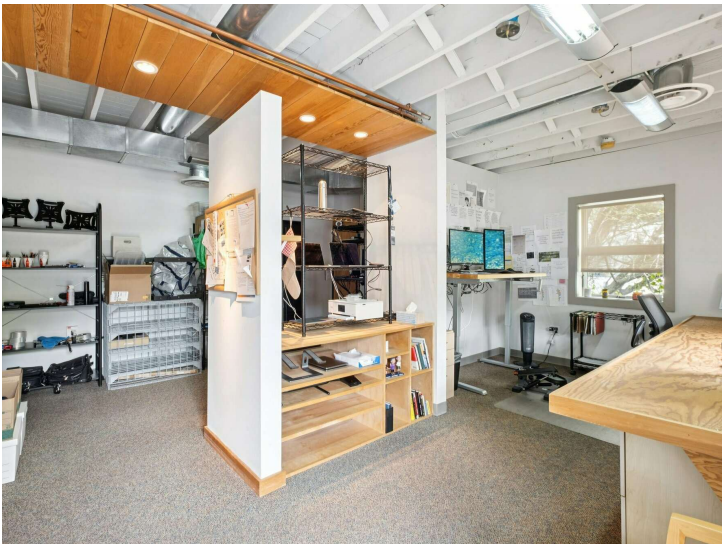
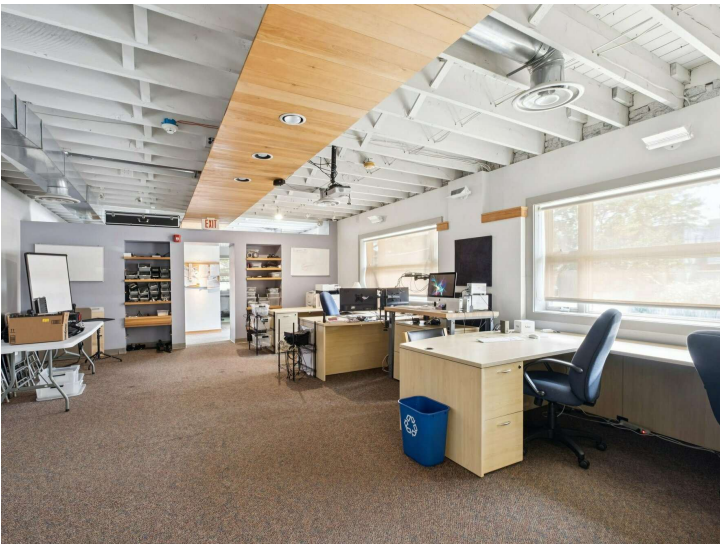
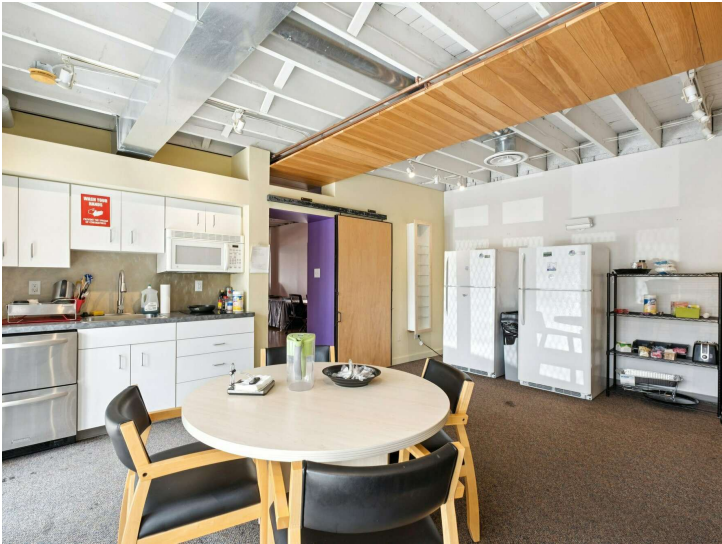
## LOCATION

- Walk Score: 90 – highly walkable
- Transit: SEPTA rail minutes away, fast commute to Center City
- Highways: Easy access to I-76 and I-476
- Amenities: Surrounded by parks, shops, and restaurantsThis portfolio represents a rare Main Line opportunity to secure prominent office/retail properties with dedicated parking, flexible layouts, and enduring market demand.

# 301 WOODBINE AVE PHOTOS

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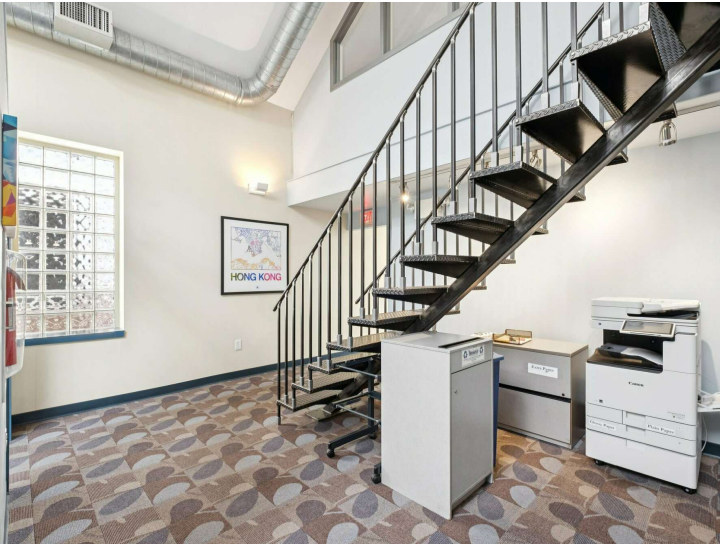




# 307 IONA AVE PHOTOS

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# IN THE NEIGHBORHOOD

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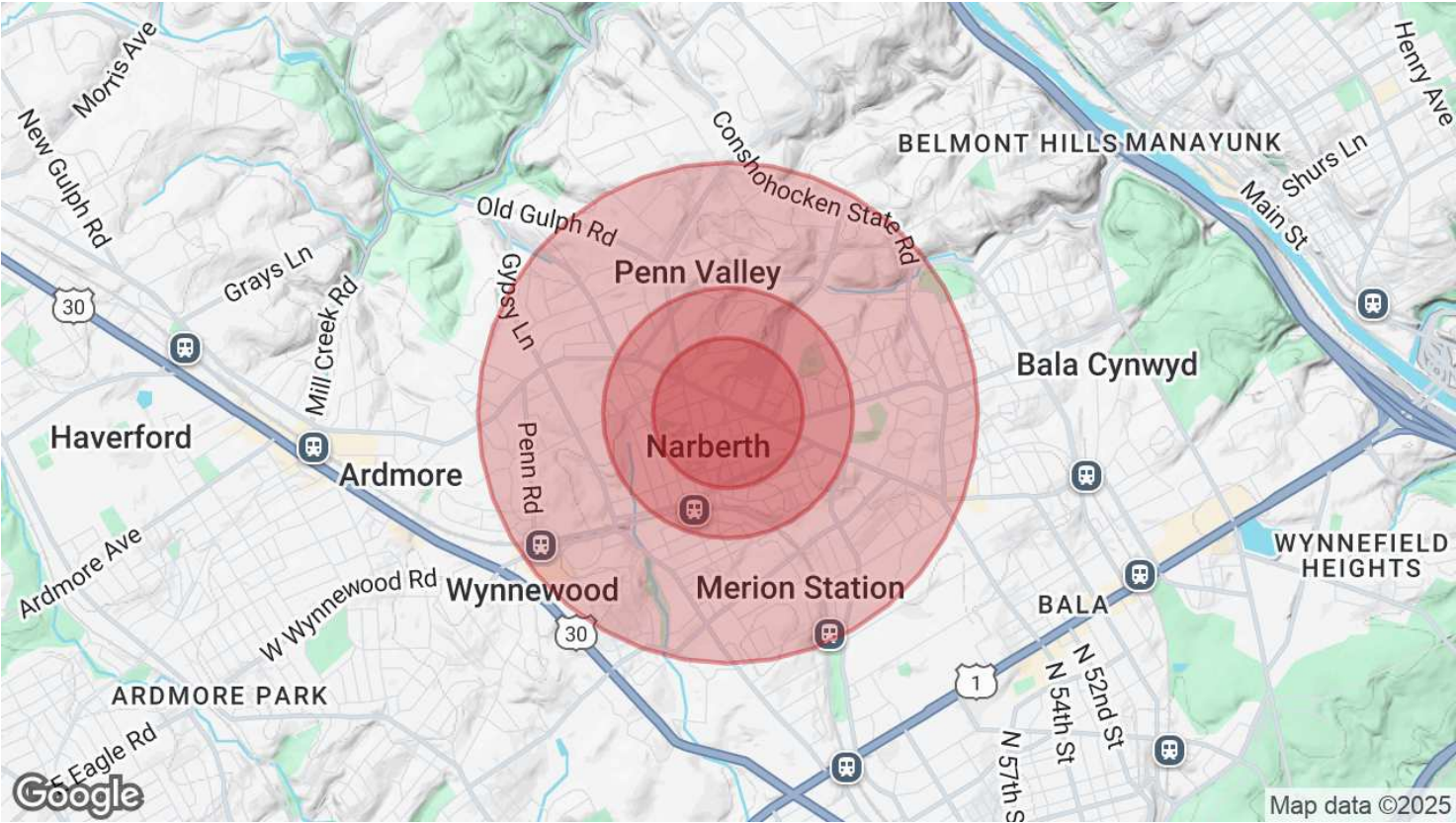




# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,259	4,982	15,597
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	897	1,922	5,689
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$242,996	\$237,191	\$244,660
Average House Value	\$797,923	\$816,816	\$889,803

Demographics data derived from AlphaMap