

OFFICE PORTFOLIO FOR SALE

NARBERTH OFFICE PORTFOLIO

301 Woodbine Ave. & 307 Iona Ave.

DEAL TEAM

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

OFFICE PORTFOLIO FOR SALE

Sam Akif

Senior Associate, McCann Commercial

M: 215.617.6142 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Sam@McCannTeamCommercial.com

kw MAIN LINE
KELLERWILLIAMS[®]

Each office is independently owned and operated.

McCann **kw**
COMMERCIAL

Brendan Ryan

Managing Director

M: 215.219.5446 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Brendan@McCannTeamCommercial.com

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.]

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

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

OFFICE PORTFOLIO FOR SALE



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.

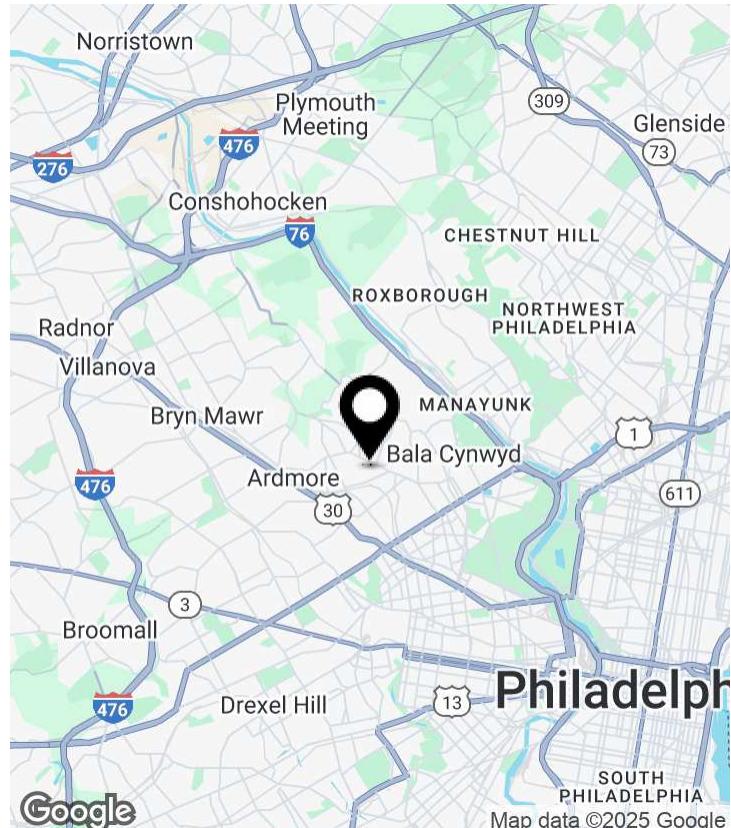
For Showings:

Steve Niedzielski // sniedzielski@insigniam.com

Natalie Rahn // 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

PROPERTY SUMMARY

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

OFFICE PORTFOLIO FOR SALE

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

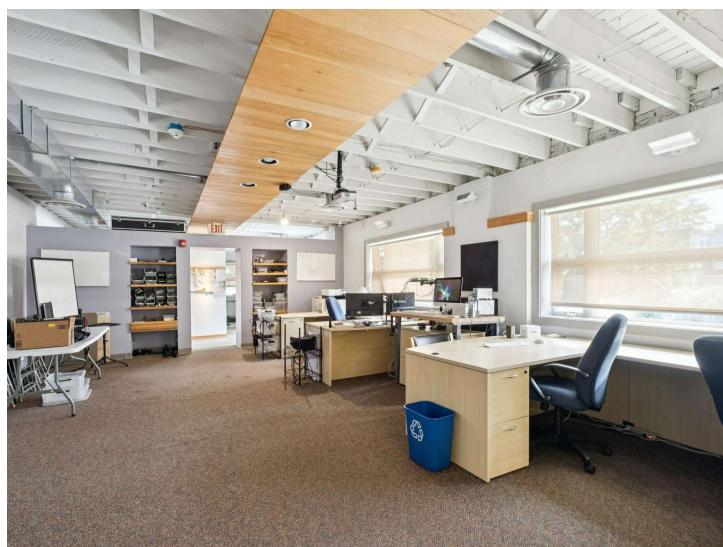
- Walk Score: 90 – highly walkable
- Transit: SEPTA rail minutes away, fast commute to Center City
- Highways: Easy access to I-76 and I-476
- Amenities: Surrounded by parks, shops, and restaurants

This 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

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

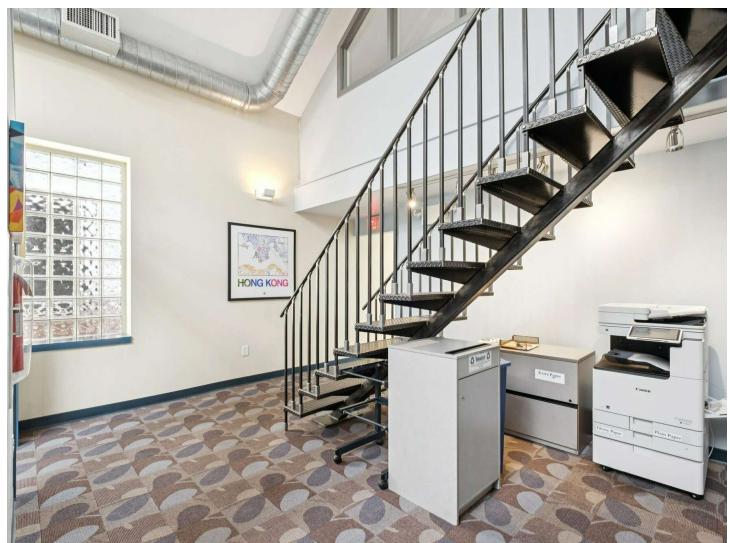
OFFICE PORTFOLIO FOR SALE



307 IONA AVE PHOTOS

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

OFFICE PORTFOLIO FOR SALE



IN THE NEIGHBORHOOD

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

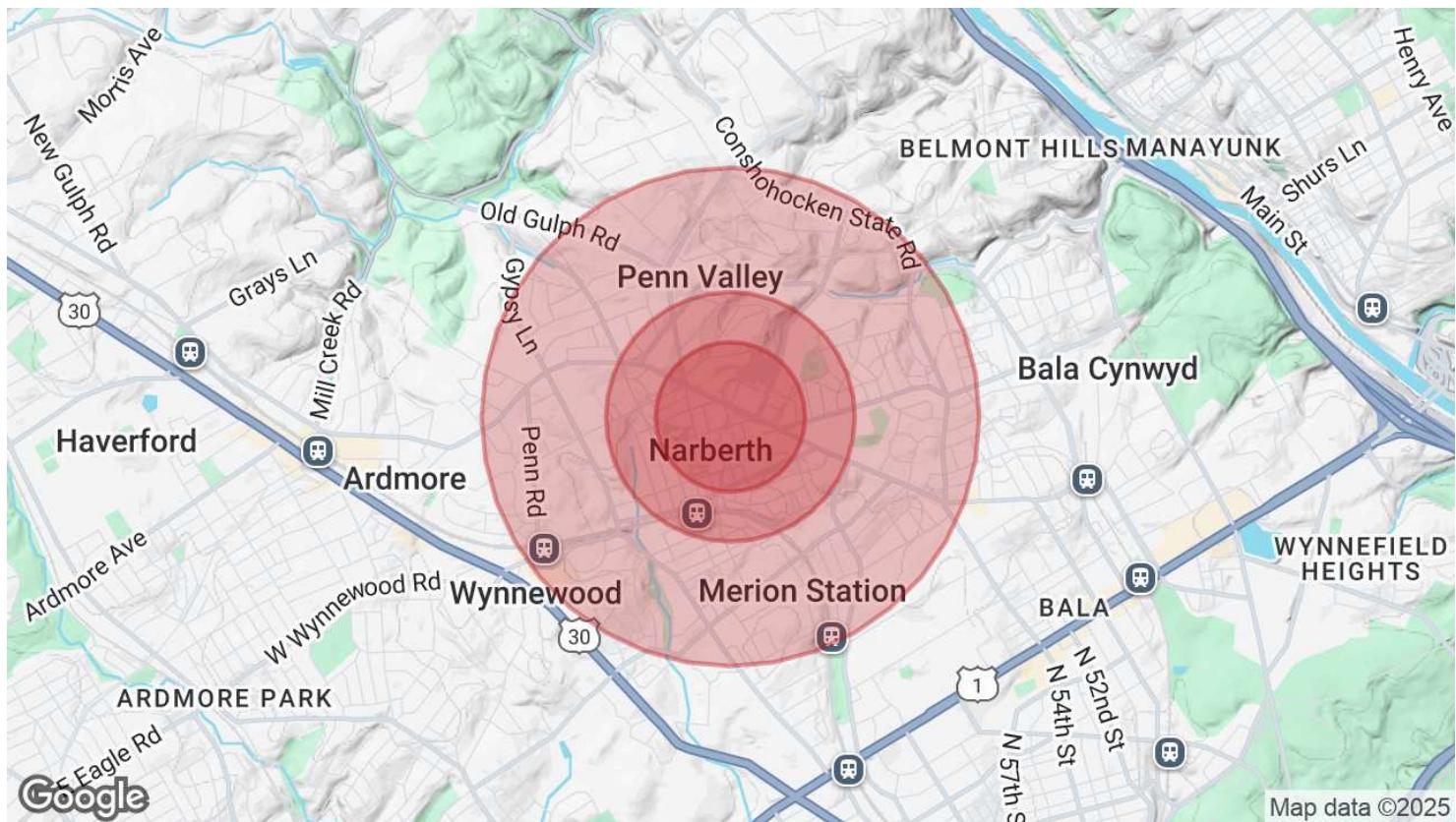
OFFICE PORTFOLIO FOR SALE



DEMOCRAPHICS MAP & REPORT

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

OFFICE PORTFOLIO FOR SALE



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