



**RD+**  
ROTHBERG  
DUBROW  
**ANCHOR**  
HEALTH PROPERTIES

**Class A Medical Office Buildings**  
**Bala Cynwyd, PA**

# PROPERTY OVERVIEW

- Best in class, medical office campus with two adjacent buildings totaling 85,242 square feet with 295 parking spaces.
- Owned by Anchor Health Properties, an institutional quality, full service healthcare real estate firm that has exclusively developed, managed, and invested in medical office buildings for over 35 years. With 15 offices across the country, Anchor Health has developed over 3 million square feet of medical space, manages more than 7 million square feet, and has invested over \$2.3 billion in medical office buildings.
- Built in 1964 and 1966, the Pagoda Buildings will be fully renovated as Anchor has earmarked over \$6 million in capital improvements to be completed by late 2022 to 2023.
- The Pagoda Buildings will feature new conveniently located drop off areas, refreshed lobby and common areas, modernized HVAC systems and elevators, and tasteful enhancements to the exterior and landscaping at each building.
- Highly synergistic and complementary tenant mix with prominent tenancy consisting of Mainline Surgery Center, North American Spine and Pain, Ophthalmic Partners of PA, and Novacare, along with other high acuity providers across both buildings.
- Suites in both buildings are being optimally fit-out for medical use including, but not limited to: cardiology, rheumatology, primary care, hematology, pathology, and podiatry.



## KEY TENANCY



# LOCATION INFORMATION

- Outside of Downtown Philadelphia, Bala Cynwyd is the midpoint connecting the suburbs to the city.
- The buildings are located within the submarket's largest and most dense commercial business district along the Schuylkill Expressway (100,000 vehicles per day), with close proximity to Main Line Health's Lankenau Medical Center, Thomas Jefferson's East Falls Campus, and the Philadelphia College of Osteopathic Medicine.
- Bala Cynwyd is a highly desirable Philadelphia submarket consistently undergoing new development and expansion, driven by national and local businesses. The area features a wide array of retail, residential, and commercial office sites that reside along some of the region's busiest thoroughfares.
- The Pagoda Buildings are adjacent to multi-story residential and senior living facilities, establishing a prime location for outpatient medical services.
- The Bala Cynwyd submarket boasts a desirable high commercial paying and increasingly aging population. The age 65+ cohort represents 18% of the overall population within a three mile radius and is projected to outgrow the overall population over the next five years.



## AREA HEALTHCARE PROVIDERS



Main Line Health

# KIZ

Located within Philadelphia's Keystone Innovation Zone (KIZ), the Pagoda Buildings present a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to \$100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
  - Life Sciences Innovation
  - Information Technology
  - Nanotechnology



# AREA AMENITIES

## FOOD & RESTAURANTS

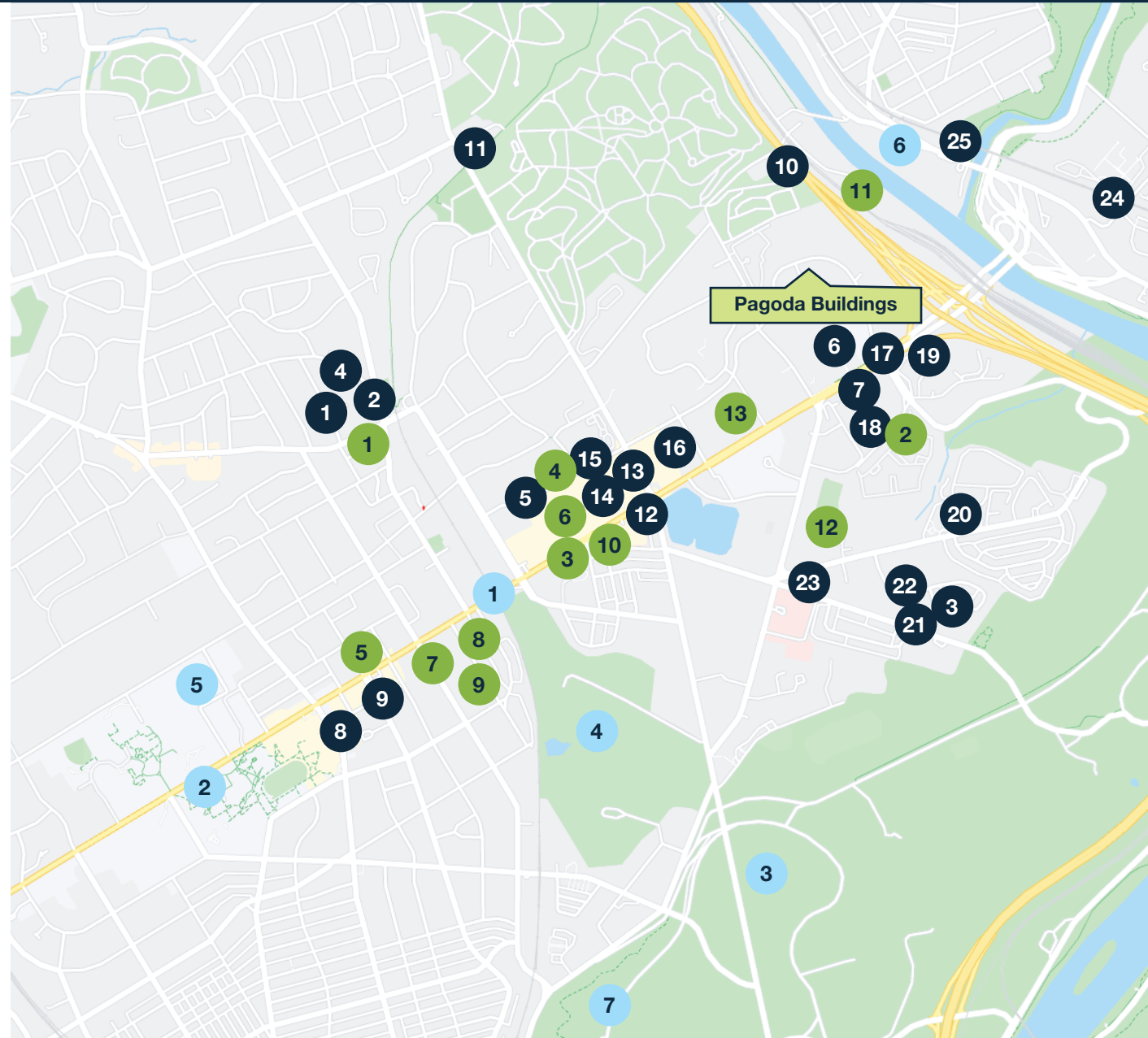
- |                         |                                 |
|-------------------------|---------------------------------|
| 1. Citron & Rose Tavern | 14. Honeygrow                   |
| 2. Starbucks            | 15. Five Guys                   |
| 3. Chris's Pizza        | 16. Katz's Deli Kitchen         |
| 4. Trail's End Cafe     | 17. Naf Naf Grill               |
| 5. Qdoba                | 18. Chipotle                    |
| 6. LongHorn Steakhouse  | 19. Panera Bread                |
| 7. TGI Fridays          | 20. Beijing Panda Chinese       |
| 8. Landmark Americana   | 21. New China                   |
| 9. Dunkin'              | 22. Fuwa Deli                   |
| 10. The Landing Kitchen | 23. Five Points Cocktail        |
| 11. Mama's Pizzeria     | 24. Wissahickon Brewing Company |
| 12. Starbucks           | 25. Deke's Carry Out & Catering |
| 13. Chili's Grill & Bar |                                 |

## STORES, RETAIL & SHOPS

- |                             |                       |
|-----------------------------|-----------------------|
| 1. Dana Hot Yoga            | 7. CVS                |
| 2. Target                   | 8. Rite Aid           |
| 3. LA Fitness               | 9. Santander          |
| 4. Wells Fargo              | 10. Michaels          |
| 5. Fine Wine & Good Spirits | 11. AFC Fitness       |
| 6. ACME                     | 12. The Fresh Grocer  |
|                             | 13. Saks Fifth Avenue |

## AREA ATTRACTIONS

- |                              |  |
|------------------------------|--|
| 1. Bala Station              | 5. The Barnes Arboretum at Saint Joseph's University |
| 2. Saint Joseph's University | 6. Regal UA Main Street Theatre                      |
| 3. Fairmount Park            | 7. The Skyline Stage & Mann Center                   |
| 4. Bala Golf Club            |  |



# AERIAL MAP



Schuylkill Expressway  
I-76

Pagoda Buildings

Parking

Presidential Blvd

Parking

Pagoda Buildings

City Ave

# TRANSPORTATION MAP

## REGIONAL RAIL STOPS

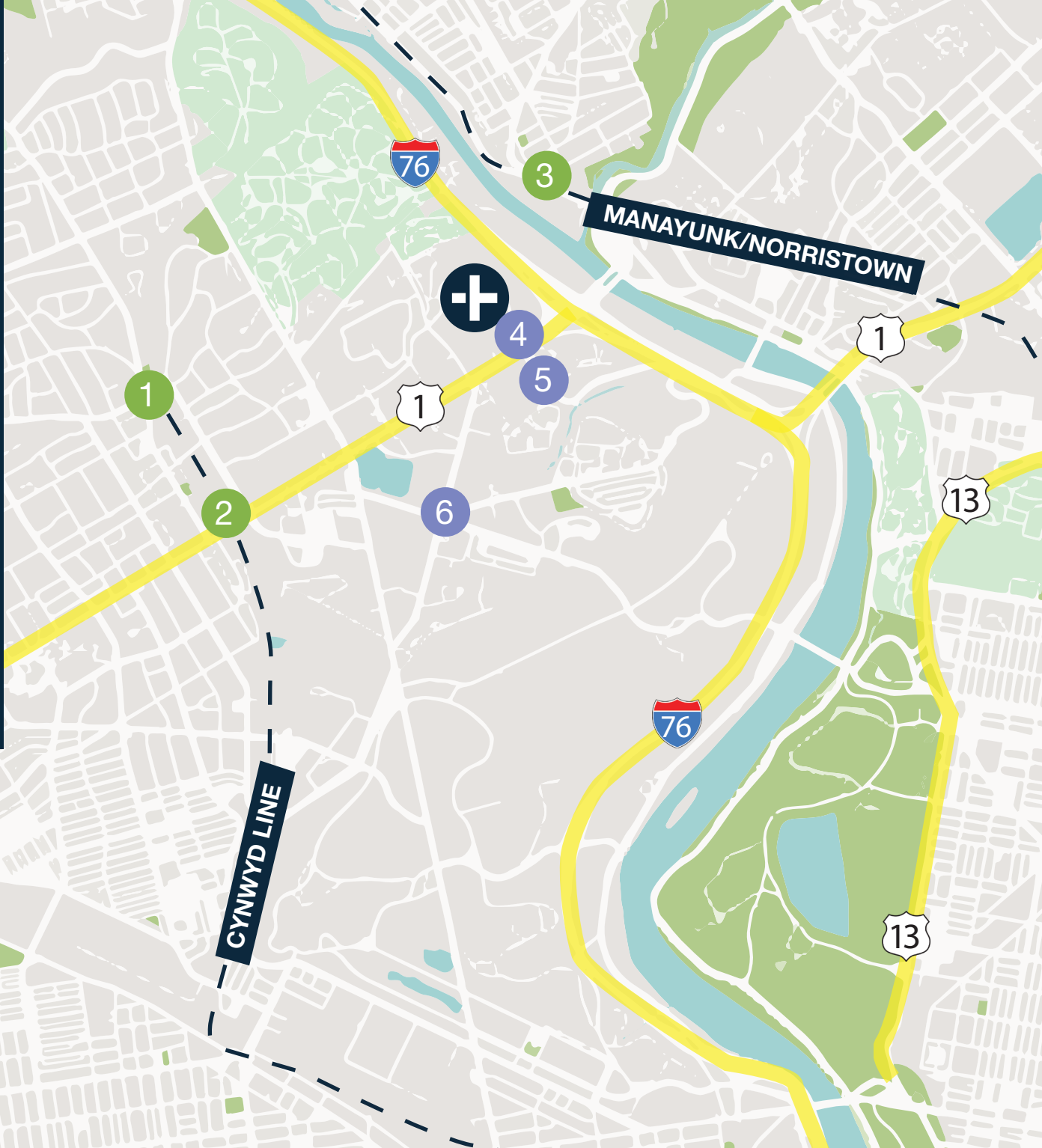
- 1. Cynwyd Station:**  
9-minute bike  
5-minute drive
- 2. Bala Station:**  
9-minute bike  
6-minute drive
- 3. Wissahickon Station:**  
16-minute bike  
3-minute drive

## SEPTA BUS ROUTES

- 4. Bus Routes #1, #44, #65,**
- 5. Bus Route #38**
- 6. Bus Routes #40**

 10 + 100 N. Presidential Blvd

SEPTA, which operates in the five county Philadelphia metropolitan area, provides more than 1,000,000 passenger trips each day. Recently, an extension to the Norristown High-Speed Line was approved, which will provide direct services to King of Prussia from Center City Philadelphia.





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