



240 | NEW YORK DRIVE FORT WASHINGTON, PA

Partnership. Performance.

Available for Lease

- > Modern multi-tenant office building containing approximately 32,000 square feet
- > High ceilings clearing 15'
- > Newly renovated building facade, landscaping, curbing and walking
- > 5/1000 Parking ratio
- > Walking distance to restaurants, post office, future Life Time Fitness and YMCA
- > Situated minutes from Fort Washington Interchange of PA Turnpike (I-276) with connections to routes 309, 152 and 73
- > SEPTA bus route 201 throughout the Fort Washington Office Park with connections to Fort Washington Train Station (SEPTA Lansdale/Doylestown Line)



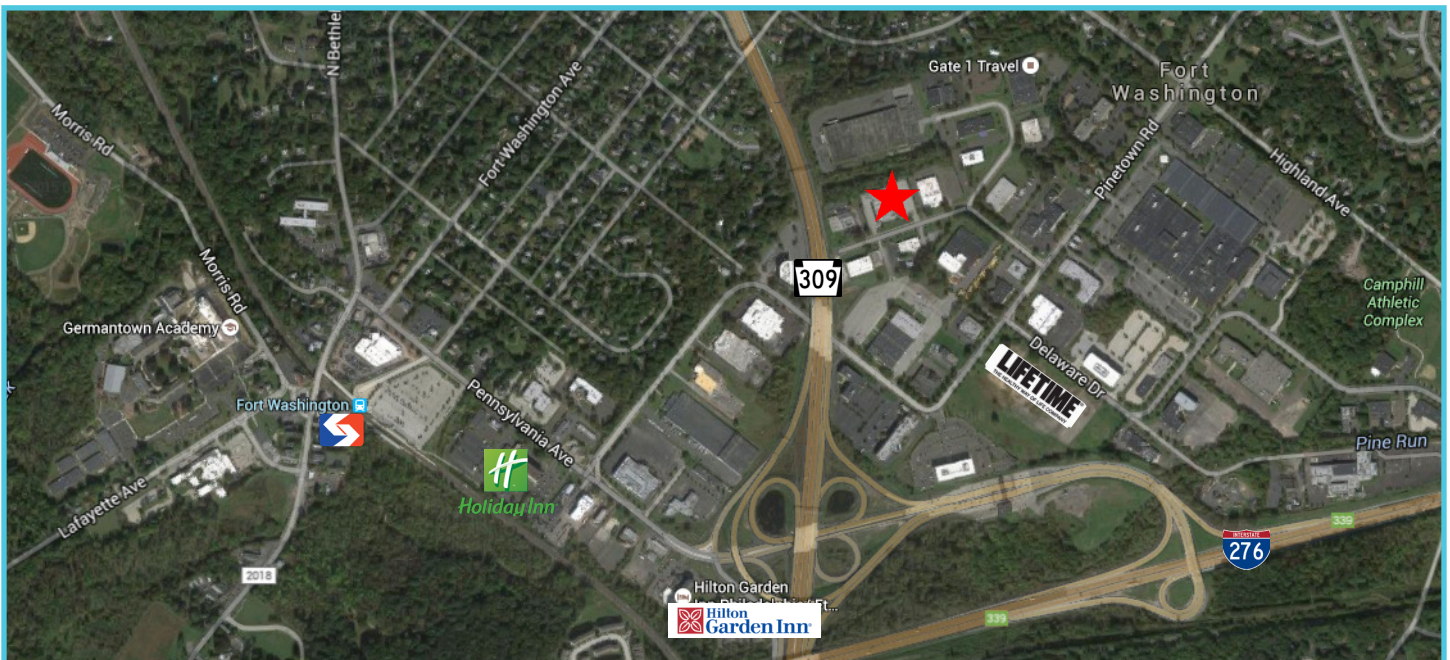
Platinum member

Patrick Brady, Vice President
D 610.276.1084
C 215.771.0108
patrick.brady@avisonyoung.com

Ryan FitzPatrick, Associate
D 610.276.3152
C 610.639.8980
ryan.fitzpatrick@avisonyoung.com

Regional Rail Travel Times

Jenkintown:	> 12 minutes
Lansdale:	> 18 minutes
Jefferson Station:	> 27 minutes (express)
30 th Street Station:	> 36 minutes (express)
Doylestown:	> 47 minutes



* The Holiday Inn is completely renovated and brand new

** Life Time Fitness is set to develop a 110,000 sf state of the art health club