

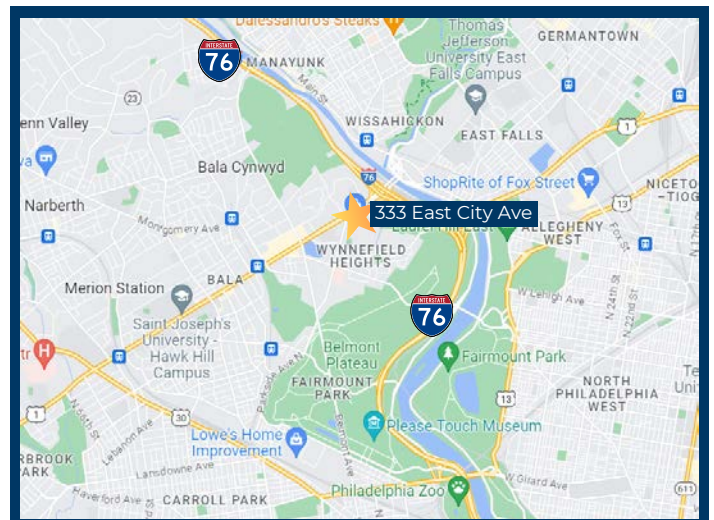
AVAILABLE FOR SUBLEASE
CLASS A OFFICE SPACE
1,574 SF

Sublease Far Below Market Rates!

Premises Specs

- 1,574 SF
- \$26.00/SF starting sublease rate
- 3.94/1,000 - Surface and Covered
- Available 10/1/2023 thru 2/9/2025 (direct lease available)
- Plug 'n Play furniture and cabling available

Map



John Morrissey, SIOR | Jackson Cross Partners | 610.564.7288 | jpm@jacksoncross.com
Lori Smith | Jackson Cross Partners | 610.937.0400 | lsmith@jacksoncross.com
Cameron Tapley | Swearingen Realty | 214.808.3535 | cameront@swearingen.com
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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, change of price or other conditions, prior sale or lease withdraw without notice. Jackson Cross Partners, any cooperating broker, and any salesperson working with either, are representing the owner's interest and fiduciary responsibilities to the owner, but are obligated to treat all parties fairly.



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Property Amenities

- Centered in prestigious Bala Cynwyd business community
- Complex amenities include restaurants, onsite deli, medical center, and newsstand
- Generous free parking w/ both outdoor and indoor spaces
- Awarded LEED certification at the Silver level by U.S. Green Building Counsel

Suite Highlights

- Extremely competitive rate of \$26.00/sf
- Existing furniture available, not included
- Available "As-Is"
- Direct Lease Available: Longer term lease options from landlord upon request

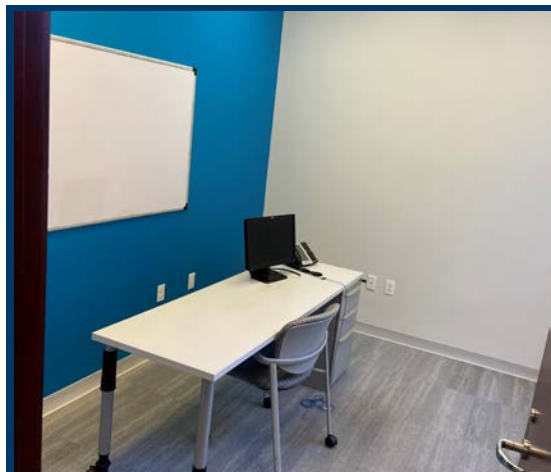
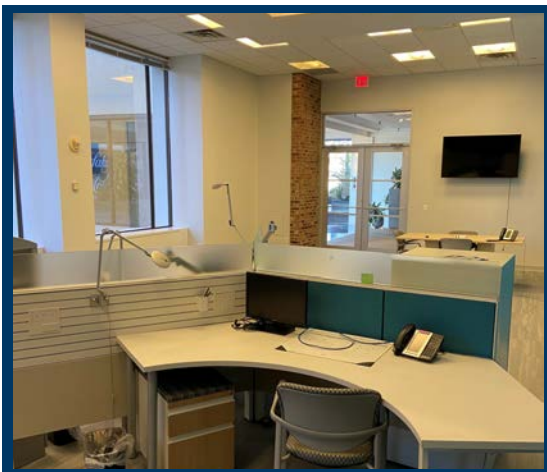
Location

- Close to fine dining and shopping options
- Fewer than 5 miles from Center City, just outside City Wage tax district
- Ten miles from Philadelphia International Airport
- Easy access to I-76
- Convenient access to public transportation w/ short commute times

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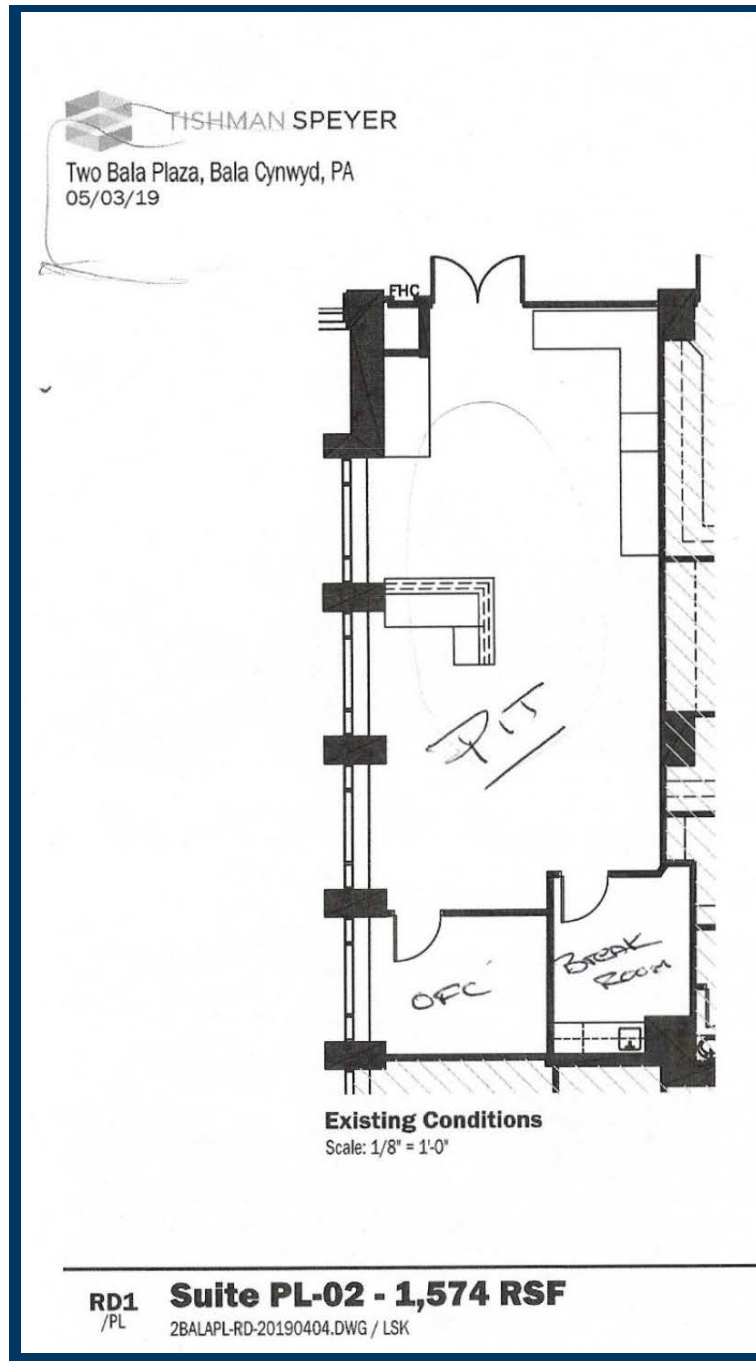
INTERIOR PHOTOS



John Morrissey, SIOR | Jackson Cross Partners | 610.564.7288 | jpm@jacksoncross.com
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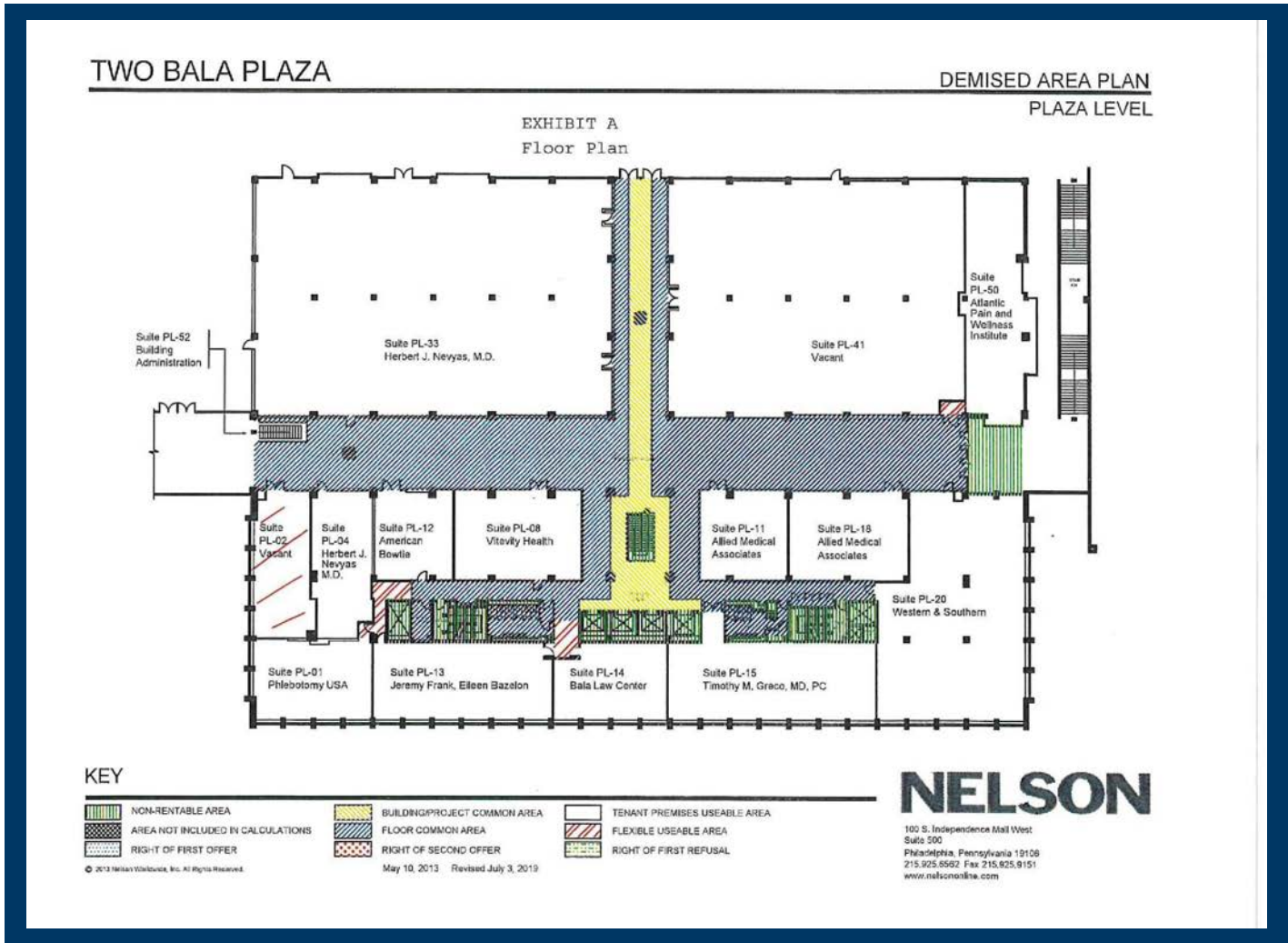
SPACE PLAN



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FLOOR PLAN



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