

# Beacon

Commercial Real Estate, LLC



## BROKER BONUS

**\$2.00/SF with a lease signed between 5/31/2022 through 9/2/2022**

**150 MONUMENT ROAD • BALA CYNWYD, PA**



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**AVAILABILITIES FROM  
2,200 SF - 23,000 SF (full floor)  
Full floor coming available 8/2023**

### PROPERTY HIGHLIGHTS:

- Six story building comprising 126,756 SF (21,000 SF floor plates)
- \$32.00/SF + Utilities
- Availabilities from 2,200 SF to 23,000 SF
- Completely renovated entry lobbies and elevator cabs in 2020
- Updated corridors feature new carpet, lighting, ceiling tiles and wall covering
- Climate controlled storage space available
- New four story, 300 space, parking structure with 3,400 square feet of available retail frontage
- 24-hour security card access
- Less than 1 mile to Septa's Bala Station for service to Center City Philadelphia
- Bala Cynwyd Shopping Center: Honeygrow, Chili's, Qdoba, Corner Bakery, Acme, Five Guys Burgers
- 2 blocks to Septa Bus Routes 1, 44 & 65
- Target Shopping Center: Target, Starbucks, California Pizza Kitchen, Chipotle, Pei Wei Asian Diner, PNC Bank, TD Bank



**FOR MORE INFORMATION CALL  
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