



BALA PLAZA COMPLEX

333 EAST CITY AVE, SUITE PL-02
BALA CYNWYD, PA 19004



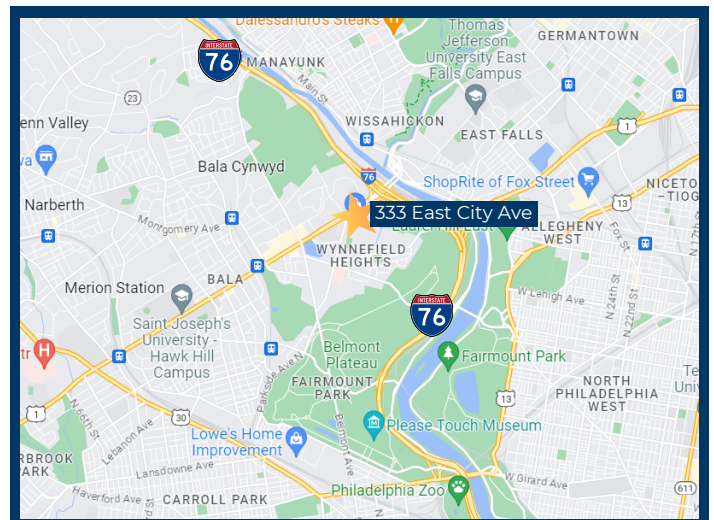
AVAILABLE FOR SUBLEASE
CLASS A OFFICE SPACE
1,574 SF

REDUCED RATE - Sublease Far Below Market Rates!

Premises Specs

- 1,574 SF
- \$19.50/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 | ICO Commercial | 214.808.3535 | cameront@icocommercial.com
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Jackson Cross Partners | 151 S. Warner Road, Wayne PA 19087 | 610-265-7700 | www.jacksoncross.com



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Suite Highlights

- **Recently Reduced Sublease Rate of \$19.50/sf**
- Existing furniture available, not included
- Available "As-Is"
- Direct Lease Available: Longer term lease options from landlord upon request

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

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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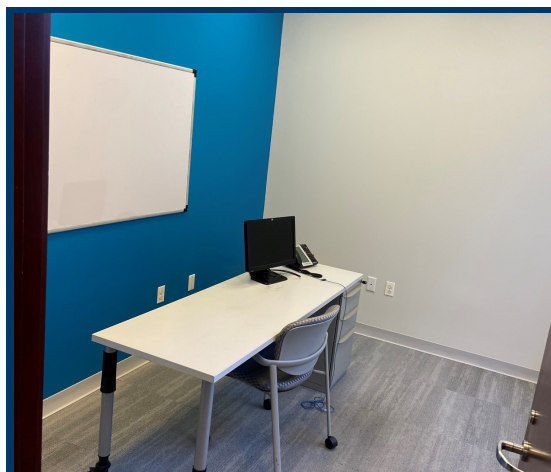


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INTERIOR PHOTOS

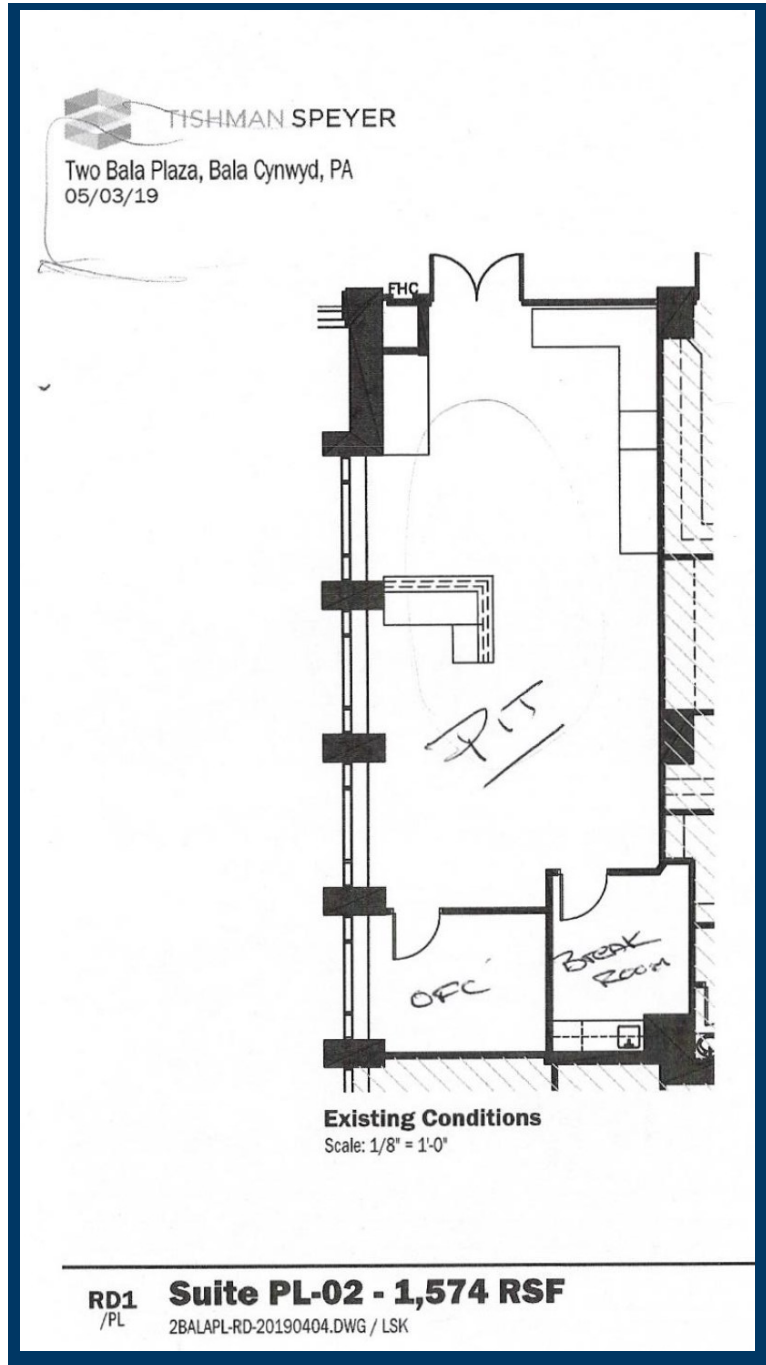


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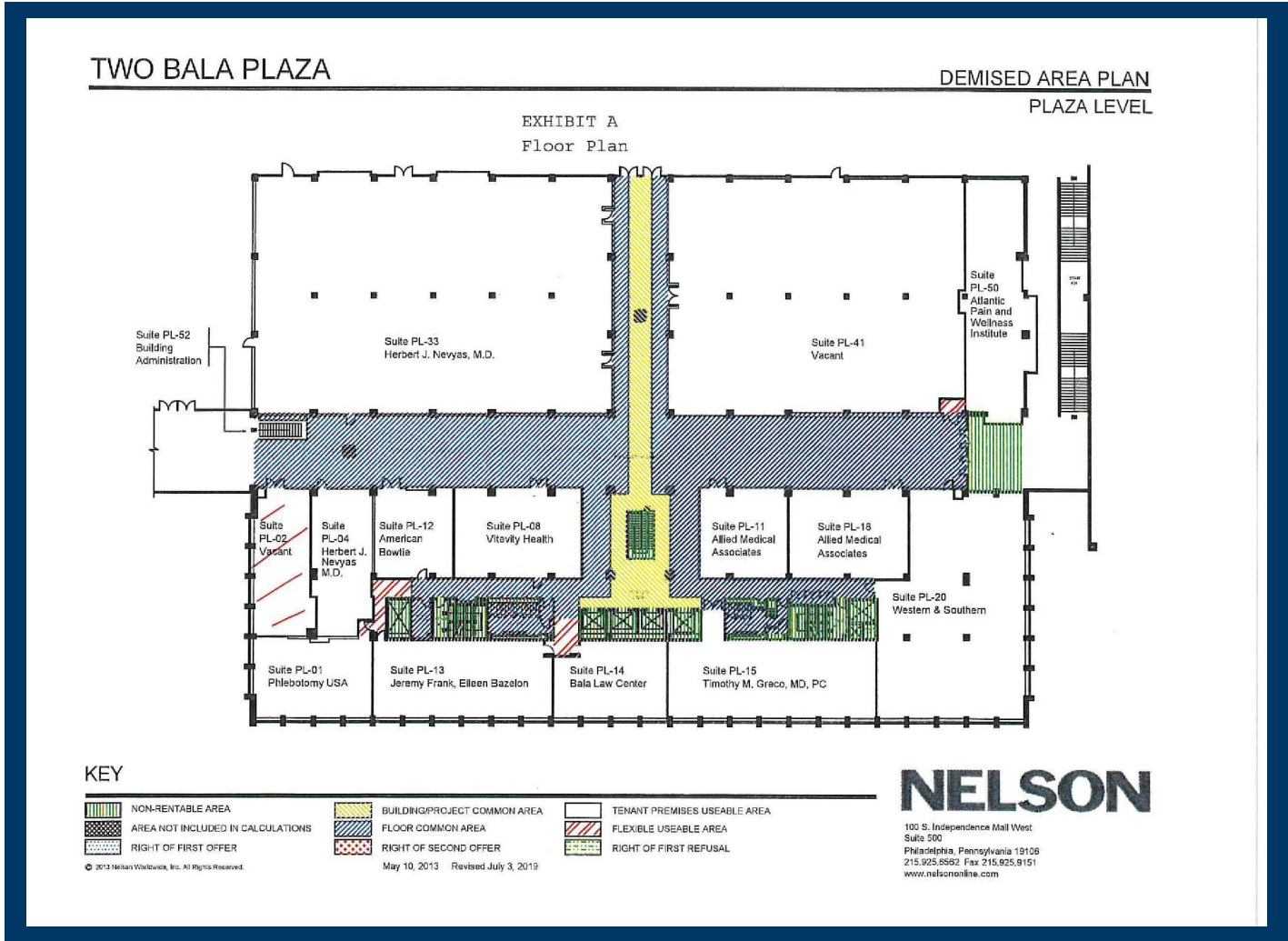
SPACE PLAN



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FLOOR PLAN



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