



# Falcon Center

525 West Chester Pike | Havertown, PA

A VALUE-ADD OFFICE OPPORTUNITY WITH PRIME FRONTAGE AND VISIBILITY ALONG WEST CHESTER PIKE

INVESTMENT SUMMARY

# OVERVIEW

On behalf of ownership, Avison Young is pleased to offer the Falcon Center at 525 West Chester Pike in Havertown, PA (the "Property") for sale to qualified value-add investors and developers. The offering is a 45,944 SF Class B medical office building with strategic frontage along West Chester Pike (28,000 VPD) in Haverford Township. The Property is currently a standalone office building that is +/- 75.7% occupied to 17 unique tenants and enjoys an ideal location along a bustling retail corridor including highly visible signage opportunities.

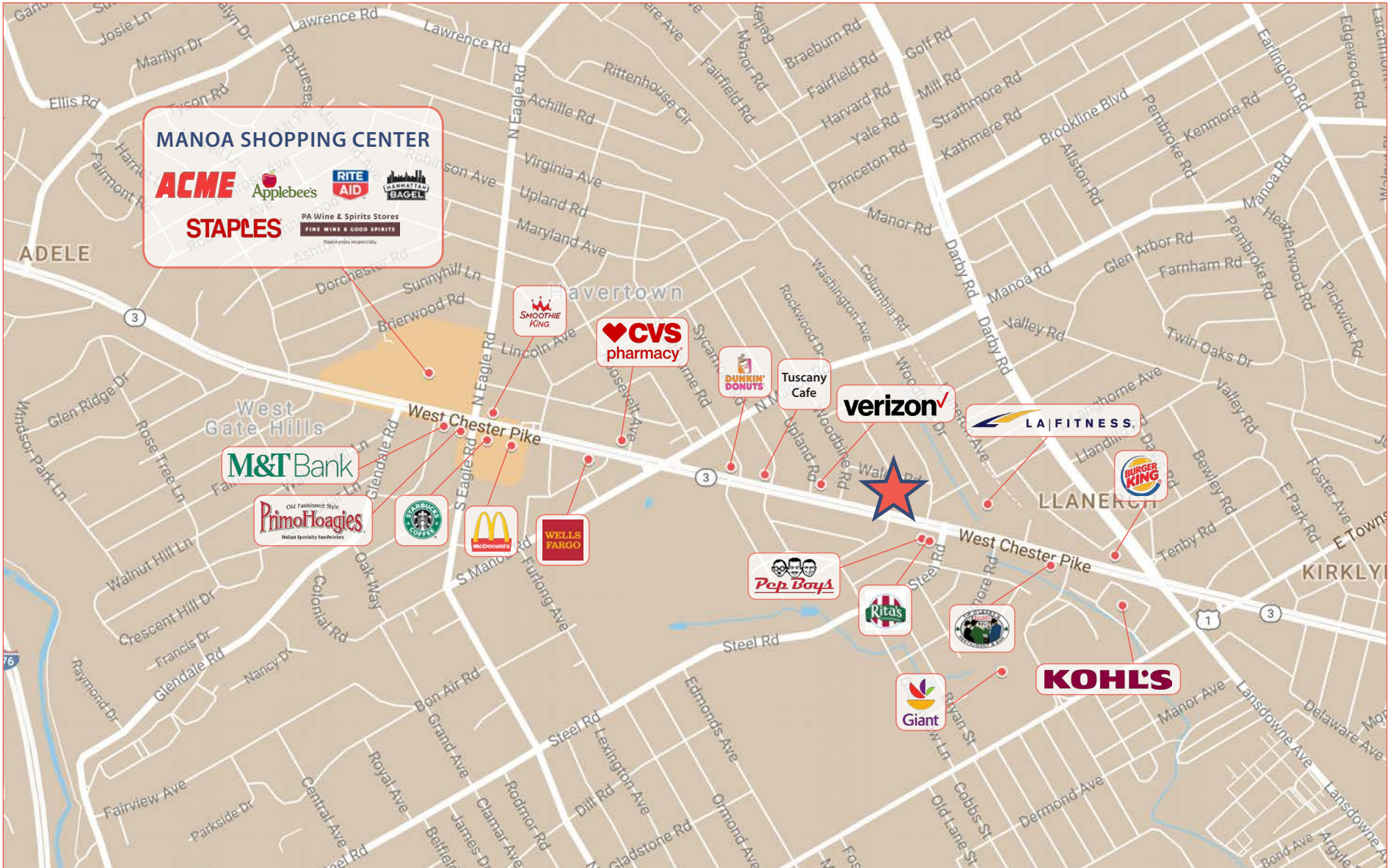
Given the age of the facility coupled with recently completed new and extended leases, the Falcon Center is well-positioned for an aggressive value-add repositioning play on the part of the next owner. Moreover, the Property benefits from an attractive tax environment within Haverford Township and a bustling suburban location, the Property is primed for a full repositioning to offer a competitive advantage winning tenants going forward. Additionally, with C-3 General Commercial zoning that allows for a variety of uses by right, including retail and restaurants, the Falcon Center is an excellent candidate for conversion down the line for investors whose vision includes a redevelopment given the growth and evolution in this market. Overall, the Falcon Center represents an excellent opportunity for a new owner to create, fulfill, and capitalize on their vision for a highly visible, value-add site that has the intrinsic benefit of retail redevelopment.

PROPERTY DETAILS	
Address	525 West Chester Pike   Havertown, PA
Parcel #	22-01-02419-00
Zoning	C-3 (General Commercial District)   Haverford Township
Rentable Square Footage	45,944 SF (Rentable); 55,374 SF (Gross)
Acreage	1.963 AC (85,508 SF)
Tenancy	17 unique tenants   +/- 75.7% Occupied
Description	One, three-story, Class B office building. There is one separate tenant-specific entrance in addition to the main entranceway. The Property has prime visibility on West Chester Pike and is proximate to many local retail and food amenities.
Parking	+/- 137 surface spaces for a ratio of 3.00/1,000 SF



# RETAIL CORRIDOR OVERVIEW

The Falcon Center is strategically located with incredible visibility and frontage along West Chester Pike in Haverford's Central Shopping District. The Property is ideally located along a stretch of West Chester Pike that is a robust retail corridor, acting as an amenity base for tenants at Falcon Center and as future, complementary retail sites in the event the investor pursues redevelopment.





## OFFERING PRICE AND PROCEDURE

The owner of Falcon Center (525 West Chester Pike, Havertown, PA) has not established an asking price for the property but is a market-oriented seller. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections of the property must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should contact Avison Young for additional details.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

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