

**AVISON
YOUNG**



42,000 SF | BRAND NEW | CLASS A | CONVERTED WAREHOUSE TO OFFICE SPACE

Delivery 2019 - Conshohocken, PA



For more information please contact:

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SPRING MILL VILLAGE

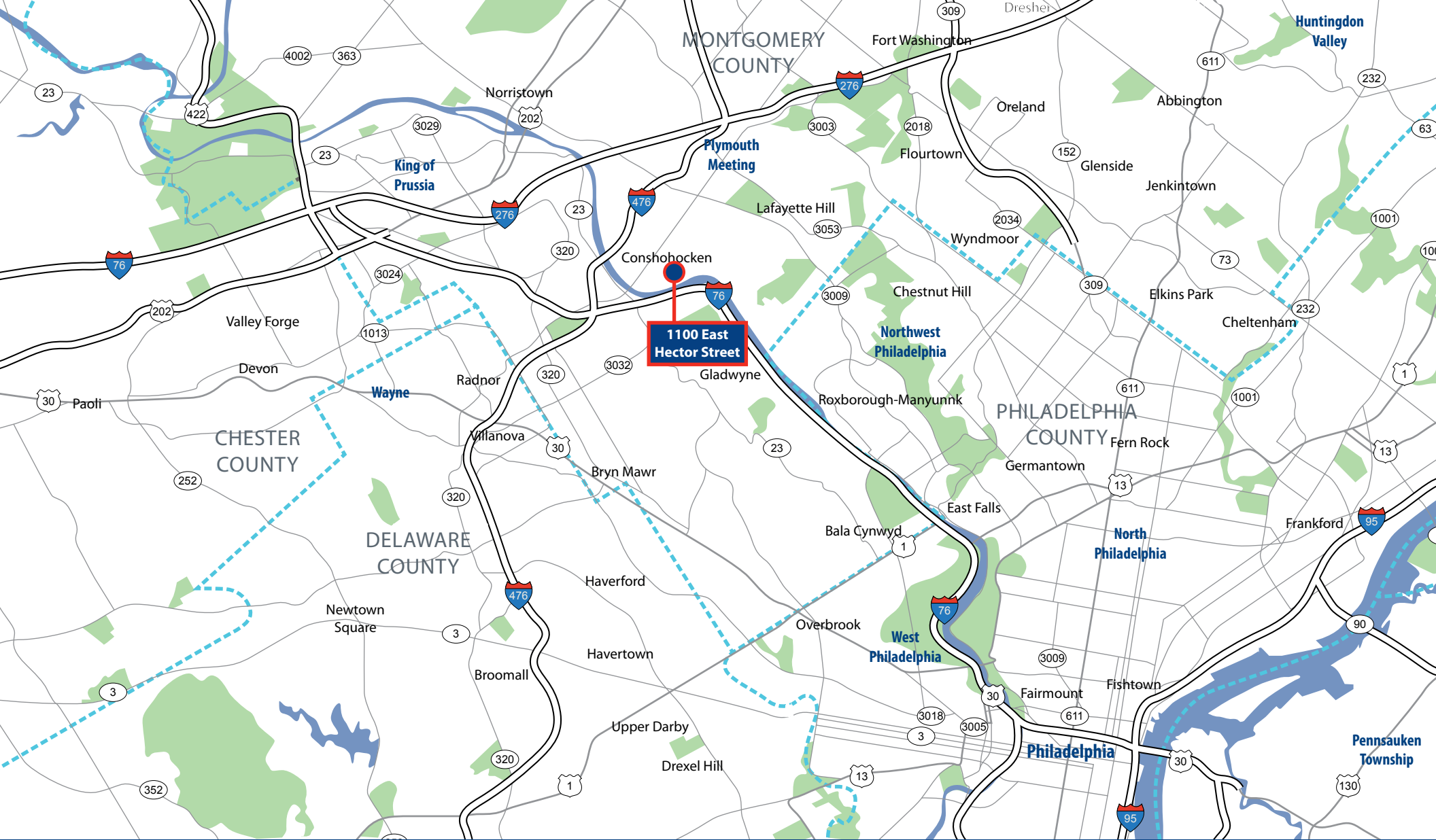
- Outstanding ownership - Kalmon Dolgin Associates, One of the country's premier redevelopers of warehouse conversions to Class A office space.
- Brand new full-service amenity center on site including a cafe, fitness center and share conference and training facilities.
- Walkable to Spring Mill train station servicing the Manayunk/ Norristown (R6) SEPTA line.
- Excellent access to I-476, I-76 & I-276.
- Outstanding Work, Play, Stay environment with waterfront apartments and a multitude of restaurants within walking distance.
- Vibrant location for outdoor activities such as the Schuylkill Waterfront, Bike Path and Walking Trail.





BUILDING FEATURES

- Former industrial/warehouse conversion of 42,000 SF of Class A single-story office.
- Outstanding ceiling height of 16' throughout.
- New roof, HVAC, Facade and Windows.
- New parking will surround the entire property.
- Prominent signage rights.
- Unique opportunity to have your building in the heart of Philadelphia's most dynamic suburban market.
- Opportunity for your company to create a very work friendly, efficient environment - open ceiling and plenty of natural light.



PHILADELPHIA 20 minutes
 WAYNE 12 minutes
 PLYMOUTH MEETING 8 minutes
 KING OF PRUSSIA 15 minutes

WILLOW GROVE 20 minutes
 MALVERN 22 minutes
 BALA CYNWYD 14 minutes
 FORT WASHINGTON 18 minutes



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