













PROPERTY	ADDRESS	PROPERTY FEATURES	CONTACT
Available Office Space in the Western Suburbs			
 <p>EXCELLENT CLASS A OFFICE SPACE IN PREMIER LOCATION</p>	<p>Trinity Corporate Center 70-76 E. Swedesford Road Malvern, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> Ideally located in Malvern at Great Valley <ul style="list-style-type: none"> - Access - Visibility - Labor 150,832 SF total 121,960 SF immediately available Suites from 1,800 to 100,000 SF contiguous Aggressive non-REIT ownership Asking rate: \$20.50-\$22.00 PSF Parking: Up to 5/1,000 	<p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>Mike McGann mmcgann@jacksoncross.com (610) 610-265-7700 ext 136</p>
 <p>3 STORY OFFICE BUILDING</p>	<p>100 Deerfield Lane Malvern, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> 2,635–12,091 SF available Class A office space 3 story office building Built in 2003 Immediate access to Route 30 and major access roadways (Route 202) Surrounded by area amenities: restaurants, shopping centers and banks \$21.50 + Electric 	<p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>
 <p>3 STORY CLASS A OFFICE BUILDING</p>	<p>601 Dresher Road Horsham, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> 41,931 RSF/3 story Class A office building 2,280 SF available on the second floor 2 sides of glass with perimeter offices and large bull pen area Asking Rate: \$20.75 PSF, Net of Electric Located in the Pennsylvania Business Center Public transportation and multiple hotels within walking distance Numerous restaurants and shopping within close proximity Bank on the first floor 1 mile from I-276 Pennsylvania Turnpike 	<p>Kyle O'Brien kyobrien@jacksoncross.com (610) 265-7700 ext 141</p> <p>Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p>

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 <p>EXCELLENT FLEX BUILDING</p>	<p>Naamans Creek Center 12 Creek Parkway Boothwyn, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • 32,000 SF flex building • 2 suites available <ul style="list-style-type: none"> - 11,561 SF - 7,573 SF • Flexible floor plan • 18' clear ceiling height • Modern HVAC systems • Ample parking • \$10.00 NNN • Tailgate and drive-in loading • Minutes from I-95 and Route 1—immediately off of 322 • Access to a large, high-qualified labor pool 	<p>Eric Gorman, CCIM egorman@jacksoncross.com (610) 265-7700 ext 125</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>
 <p>SINGLE STORY OFFICE/FLEX BUILDING</p>	<p>Naamans Creek Center 23 Creek Parkway Boothwyn, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • 60,000 SF flex building • 3 suites available <ul style="list-style-type: none"> - 14,200 SF - 8,380 SF - 8,770 SF • Space is divisible to 8,380 SF • Flexible floor plan • Tailgate loading • 18' clear ceiling height • Modern HVAC systems • Gas heat, public water and sewer • Fully sprinklered • Corporate signage available • Minutes from I-95 and Route 1—immediately off of 322 	<p>Eric Gorman, CCIM egorman@jacksoncross.com (610) 265-7700 ext 125</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>
 <p>OUTSTANDING AVAILABILITY</p>	<p>Naamans Creek Center 18 Creek Parkway Boothwyn, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • 25,000 SF available • ± 5,000 SF office • ± 20,000 SF warehouse • High image red brick construction • Ceiling height: 18' clear • Dock high plus drive-up loading • Stable Ownership • Priced aggressively • Superior access—just minutes from Routes 322, 476, 76 and I-95 	<p>Eric Gorman, CCIM egorman@jacksoncross.com (610) 265-7700 ext 125</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>




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	<p>Pinebrook Corporate Center I & II 2550 & 2650 Eisenhower Ave Valley Forge, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • Located in the Valley Forge Corporate Center • 6 buildings totaling 115,000 SF office space • Entire building available immediately: 14,580 SF • Suites from 1,050 SF available • Parking ratio: 4.0 spaces per 1,000 SF • Flexible floor plates with individual suite entrances • Each suite separately metered HVAC and electricity • Building signage available • Less than 1 mile from Route 422 and less than 3 miles to the PA Turnpike, Route 202 and I-76 	<p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p> <p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>Mike McGann mmcgann@jacksoncross.com (610) 610-265-7700 ext 136</p>
<p>EXCELLENT OFFICE SPACE LOCATED IN THE VALLEY FORGE CORPORATE CENTER</p>		<p>496 West Germantown Pike Plymouth Meeting, PA</p> <p>For Lease</p> <ul style="list-style-type: none"> • 60,429 RSF available/divisible • 40,023 RSF on the first floor and 20,406 RSF on the second floor • Redundant power available • On-site Property Management (mall management office) • Parking ratio: 3.6 spots/1,000 RSF • Immediate access to the Plymouth Meeting Interchange: Pennsylvania Turnpike, North East Extension and the Blue Route • Adjacent to the Plymouth Meeting Mall, Redstone Grill, California Pizza Kitchen, Benihana Restaurant, Dave and Busters, Whole Foods, hotels and banking 	<p>Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p> <p>Kyle O'Brien kyobrien@jacksoncross.com (610) 265-7700 ext 141</p>
<p>PREMIER LOCATION</p>		<p>1 West Main Street Norristown, PA</p> <p>For Lease</p> <ul style="list-style-type: none"> • Excellent location — directly across the street from the Norristown Courthouse • Bright and spacious floor plan • Outstanding views • Walking distance to cafes, shopping and other amenities 	<p>Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>PREMIER LAW OFFICE SPACE</p>			




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 CHARMING 2 STORY OFFICE	332 King of Prussia Road Wayne, PA	For Lease <ul style="list-style-type: none"> • Charming 2 story office (800 SF) • Perfect for single practitioner • Beautiful interior • In the heart of Radnor • Walking distance to Radnor Train Station • Asking Rent: \$27.00 PSF + Electric 	MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111 John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124
 PREMIER OFFICE LOCATION	130 N. Presidential Blvd. Bala Cynwyd, PA	For Lease <ul style="list-style-type: none"> • 14,643 RBA <ul style="list-style-type: none"> - 4,700 SF total available - 2,500 SF suite available - 2,200 SF suite available • \$18.75 PSF full service • Ownership on-site • Full service rent • Parking lot • Walking distance to amenities: bank, restaurants and shopping • Centrally located: Incredible access to City Avenue (Route 1), The Schuylkill Expressway (I-76) and just minutes to the Philadelphia International Airport 	Philip Rothenberg, SIOR prothenberg@jacksoncross.com (610) 265-7700 ext 128 MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111
 WAREHOUSE/OFFICE/FLEX	300 National Road Exton, PA	For Lease <ul style="list-style-type: none"> • 2,600 SF warehouse space • 18'0" clear height • R3 zoning • 3 drive-ins • Located off of Route 30 • Easy access to the Route 202 Corridor • Easy access to all major routes 	John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124 MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111




**Under
Market Lease
Rate**




LEASED


LEASED

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 <p data-bbox="142 615 380 638">CLASS A OFFICE SPACE</p>	<p data-bbox="459 375 659 426">820 Adams Avenue Valley Forge, PA</p>	<p data-bbox="771 375 878 399">For Lease</p> <ul data-bbox="771 415 1235 630" style="list-style-type: none"> • 4,274 SF available • Class A office space • Distinctive building elements • Built in 2003 • Ample parking • Close proximity to King of Prussia and Route 422 • \$21.50 PSF 	<p data-bbox="1260 375 1458 445">John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p> <p data-bbox="1260 472 1516 541">MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>
 <p data-bbox="147 1073 375 1123">OUTSTANDING OFFICE AVAILABILITY</p>	<p data-bbox="459 863 672 913">92 County Line Road Colmar, PA</p>	<p data-bbox="771 863 878 886">For Lease</p> <ul data-bbox="771 903 1179 1226" style="list-style-type: none"> • 12,200 SF office available • Second floor suite • Perimeter offices • Centralized bullpen • Abundant parking • Immediate access to Route 309 • Minutes from 202 • 8 miles to PA Turnpike, I-476 Lansdale Interchange • Shopping, banks and restaurant amenities close by 	<p data-bbox="1260 863 1484 932">Nick Adams nadams@jacksoncross.com (610) 265-7700 ext 130</p> <p data-bbox="1260 957 1484 1024">Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p>
 <p data-bbox="123 1577 399 1600">IDEAL SINGLE TENANT PAD</p>	<p data-bbox="459 1394 732 1444">1708-14 E. Lancaster Ave. Paoli, PA</p>	<p data-bbox="771 1394 878 1417">For Lease</p> <ul data-bbox="771 1434 1192 1713" style="list-style-type: none"> • Lancaster Avenue exposure • Bank site approved • Ideal single tenant pad • 0.925 acres • Zoned C1 • 20,000 daily traffic count • + 37 parking spaces available • 6,400 SF contiguous in 4 retail units • Single-family 2,800 SF house also available 	<p data-bbox="1260 1394 1516 1463">Neil DeRiemer nderiemer@jacksoncross.com (610) 265-7700 ext 116</p> <p data-bbox="1260 1488 1516 1560">MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>

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 <p>DOWNTOWN WAYNE OFFICE CONDO</p>	<p>512 West Lancaster Avenue Wayne, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • 1,428 SF office condo • Location, location, location - Downtown Wayne office condo • Professional office space • 2 offices; open bull pen; kitchen; copy/fax area • Amenities within walking distance • \$25.00 PSF NNN 	<p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p>
 <p>OUTSTANDING SUBLEASE OPPORTUNITY WITH RARE SIGNAGE</p>	<p>170 South Warner Road King of Prussia, PA</p>	<p>For Sublease</p> <ul style="list-style-type: none"> • 46,821 SF available • Third Floor: 29,506 RSF • Second Floor: 1,707 RSF • First Floor: 15,608 RSF; divisible • Outstanding signage on Route 202 • Term through December 2015 • FF & E existing and negotiable • Data center within the space • 600 KVA generator backup on-site • Full commissions to co-operating brokers 	<p>Mike McGann mmcgann@jacksoncross.com (610) 610-265-7700 ext 136</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
 <p>3 STORY CLASS A OFFICE</p>	<p>115 East Chestnut Street West Chester, PA</p>	<p>For Sale or Lease</p> <ul style="list-style-type: none"> • 3 story modern Class A office comprised of 3,828 SF • Location—Downtown Borough of West Chester • Perfect for professional and financial services companies • 4 executive offices; 6 small/private offices; 5 bullpen areas; 3 restrooms (1 on each floor) • Climate controlled server room • 13 stackable parking spaces • Walking distance to downtown amenities 	<p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>

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	<p>1 Bacton Hill Road Frazer, PA</p>	<p>For Sale or Lease</p> <ul style="list-style-type: none"> • Suites from 580 SF–2,250 SF • Quality incubator office space • On-site parking • Conveniently located one 1/2 mile from Route 30 and Route 202 • Low maintenance exterior facade 	<p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>OFFICE SPACE IN AN EXCELLENT LOCATION</p>			
	<p>12-14 E. Germantown Pike Plymouth Meeting, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • Asking Price: \$1,200,000 • Development opportunity • 2.76 acres for sale • Two contiguous parcels <ul style="list-style-type: none"> - 14 E. Germantown Pike: 1.988 acres - 12 E. Germantown Pike: 0.772 acres • Whitmarsh Township • Zoned Village Commercial-2 • Existing buildings: <ul style="list-style-type: none"> - Converted barn/commercial - Converted farmhouse/multi-family quadplex • 1/2 mile from the Plymouth Meeting Interchange • 1/2 mile from the Plymouth Meeting Mall and numerous amenities 	<p>Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p> <p>Kyle O'Brien kyobrien@jacksoncross.com (610) 265-7700 ext 141</p>
<p>DEVELOPMENT OPPORTUNITY</p>			
	<p>5 Llandillo Road Havertown, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • 18,900 SF on 3 floors • Classrooms, library, office area and mechanicals • Zoning: O-1; Office District • Desirable Havertown Township location • Located one quarter mile from the intersection of Route 1 (Township Line Road) and Route 3 (West Chester Pike) • Sale Price: \$2,000,000 	<p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>DESIRABLE HAVERFORD TOWNSHIP LOCATION</p>			

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 <p>UNIQUE OPPORTUNITY IN MEDIA</p>	<p>1100 N. Providence Road Media, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • 12,000 SF • Single building user • Interior finishes • 2 story building with substantial parking in Media • No earned income tax • Building has an elevator • 2 streets off of the Media/Newtown Square exit of the Media By-Pass • 1 exit from Route 476 (The Blue Route) • Located directly on Route 252/Providence Road • Minutes from the courthouse 	<p>MaryFrances McGarrity mfmcgarrity@jacksoncross.com (610) 265-7700 ext 111</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
 <p>OPPORTUNITY AVAILABLE</p>	<p>201 South 10th Street Marcus Hook, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • 23 acres available • Zoning: Office/Flex/Retail/Residential • Expansive parking opportunities • Minutes from Philadelphia, Delaware and the Philadelphia International Airport via I-95 • Build to Suit/Rentals from 30,000 SF to 150,000 SF 	<p>Eric Gorman, CCIM egorman@jacksoncross.com (610) 265-7700 ext 125</p>
 <p>POTENTIAL DEVELOPMENT SITE</p>	<p>400 East DeKalb Pike King of Prussia, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • Potential development site • Rare opportunity in a highly visible location • ± 1 acre • Zoned C-3 Commercial District • Upper Merion Township • Traffic count—15,000—22,000 trips per day • Frontage on Route 202 • Less than 3 miles from the PA Turnpike • Surrounded by area amenities: King of Prussia Mall, restaurants, shopping, banking and more 	<p>Keith O'Brien kobrien@jacksoncross.com (610) 265-7700 ext 129</p>

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Available Office Space in Philadelphia			
	<p>1234 Market Street Philadelphia, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • 35,580 SF available • Great value rental rate: \$20.00 + Electric • SEPTA station on-site • Walking distance to Market East Station, with direct link to 30th Street Station, AMTRAK and Philadelphia International Airport • Close proximity to City Hall, Convention Center and Reading Terminal Market • SBA HUBZone Qualified 	<p>Pete Davisson, SIOR, CCIM pd@jacksoncross.com (215) 564-2720 ext 300</p>
<p>CLASS A OFFICE SPACE IN AN EXCELLENT CENTER CITY LOCATION</p>			
	<p>949 East Erie Avenue Philadelphia, PA</p>	<p>For Lease</p> <ul style="list-style-type: none"> • ± 32,000 SF for lease • 10' to 12' ceiling height • Fully sprinklered • Aggressive landlord • Fit-out to suit • Retail Possibilities <ul style="list-style-type: none"> - Public transit service - Population within 1 mile radius: 44,116 - 26,700 daily traffic count within 1 mile radius 	<p>Philip Rothenberg, SIOR prothenberg@jacksoncross.com (610) 265-7700 ext 128</p>
<p>± 32,000 SF OFFICE</p>			