



February 2012

OFFICE AVAILABILITIES

PROPERTY	ADDRESS	PROPERTY FEATURES	CONTACT
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Available Office Space in the Western Suburbs



MULTI-STORY BRICK OFFICE BUILDING

**152 E. High Street
Pottstown, PA**

For Lease

- Office space for lease in historic downtown Pottstown
- 3rd Floor: 3,000 SF
- 4th Floor: 3,200 SF and 1,650 SF
- Abundant parking
- Easy access to public transportation
- Surrounded by numerous amenities including restaurants, shopping, banking, etc.

Keith O'Brien
kobrien@jacksoncross.com
(610) 265-7700 ext 129



TWO STORY CLASS A OFFICE BUILDING

**480 School Lane
Harleysville, PA**

For Sublease

- Sublease through December 2022
- Class A, 2 Story Office Building
- 26,527 Rentable Square Feet on the 2nd Floor
- Asking Rent: Negotiable
- Private entrance, large bull pen areas, presentation rooms, large cafeteria room
- Furniture available and in excellent condition
- 3.5 Miles from Northeast Extension Exit 31 - Lansdale
- Surrounded by numerous amenities

Keith O'Brien
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(610) 265-7700 ext 129

Kyle O'Brien
kyobrien@jacksoncross.com
(610) 265-7700 ext 141



2 STORY OFFICE BUILDING

**483 Main Street
Harleysville, PA**

For Sublease

- Sublease through December 2022
- Unique 2 Story Office Building & additional basement storage
- 13,019 Rentable Square Feet: 1st Floor
- 13,286 Rentable Square Feet: 2nd Floor
- Asking Rent: Negotiable
- Furniture available and in excellent condition
- 3.5 Miles from Northeast Extension Exit 31 - Lansdale
- Surrounded by numerous amenities

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Advisory Services ■ Brokerage Services ■ CRE Strategies ■ Investments ■ Property Management

Jackson Cross Partners, LLC, 1010 W. Ninth Avenue, Suite 10, King of Prussia, PA 19406, P: 610.265.7700, F: 610.265.7370

www.jacksoncross.com

Property information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and is submitted to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. Jackson Cross Partners, LLC, any cooperating broker, and any sales person working with either, are representing the owner's interest and have fiduciary responsibilities to the owner, but are obligated to treat all parties fairly. Property listings held by brokerage firms other than Jackson Cross Partners, LLC may be included herein.



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Available Office Space in the Western Suburbs			
	<p>1170 Devon Park Drive King of Prussia, PA</p>	<p>For Sublease</p> <ul style="list-style-type: none"> • 13,185 SF available—1st Floor • 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>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> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>OUTSTANDING SUBLEASE OPPORTUNITY WITH RARE SIGNAGE</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>Neil DeRiemer nderiemer@jacksoncross.com (610) 265-7700 ext 116</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>UNIQUE OPPORTUNITY IN MEDIA</p>			
	<p>109 John Robert Thomas Exton, PA</p>	<p>For Sale</p> <ul style="list-style-type: none"> • Office Condominium • 50 Line Phone System • Active Fireplace in 675 SF Loft • Superior Rt 30, Rt 202 and 30 Bypass Access • Close to Exton Mall and Main St. at Exton • Poured Concrete Full Basement 	<p>Neil DeRiemer nderiemer@jacksoncross.com (610) 265-7700 ext 116</p> <p>John P. Morrissey, SIOR jpm@jacksoncross.com (610) 265-7700 ext 124</p>
<p>OFFICE CONDOMINIUM</p>			

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Available Office Space in the Western Suburbs



IDEAL SINGLE TENANT PAD

1708-14 E. Lancaster Ave., Paoli, PA

For Lease

- 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

Neil DeRiemer
nderiemer@jacksoncross.com
(610) 265-7700 ext 116



POTENTIAL DEVELOPMENT SITE

400 East DeKalb Pike King of Prussia, PA

For Sale

- 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

Keith O'Brien
kobrien@jacksoncross.com
(610) 265-7700 ext 129



3 STORY CLASS A OFFICE BUILDING

601 Dresher Road Horsham, PA

For Lease

- 41,931 RSF/3 story Class A office building
- 5,829 SF available on the 1st floor (8,471 SF cont.)
- 2,642 SF available on the 1st floor (8,471 SF cont.)
- 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

Kyle O'Brien
kyobrien@jacksoncross.com
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Available Office Space in the Western Suburbs



**361 E. Lancaster Avenue
Downingtown, PA**

For Sublease

- 904 SF available
- Lancaster Avenue exposure & signage
- 12,369 cars per day
- Elevator Access
- Off street parking
- Conference / Kitchen Room

Neil DeReimer
ndereimer@jacksoncross.com
(610) 265-7700 ext 116

OUTSTANDING SUBLEASE



**33-39 W. Market Street
West Chester, PA**

For Sale

- Charming Historic Architecture
- 4 Unit Combination Flexibility
- Well Located on Market Street in Downtown West Chester
- High Speed Internet Available
- Flexible Zoning Uses
- Exceptional Redevelopment Site

Neil DeRiemer
nderiemer@jacksoncross.com
(610) 265-7700 ext 116

John P. Morrissey, SIOR
jpm@jacksoncross.com
(610) 265-7700 ext 124

**4 UNIT COMBINATION
FLEXIBILITY**



**255 Schoolhouse Road
Souderton, PA**

For Lease

- 2,500 SF Office Space
- Private Entrance
- 4 Perimeter offices w/windows
- 8 cubes w/work stations
- Break & lunch room
- Men's & women's restroom
- 8 to 10 parking spaces
- Minutes from the Lansdale Interchange and Route 63

Nick Adams
nadams@jacksoncross.com
(610) 265-7700 ext 130

PREMIER OFFICE LOCATION

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Available Office Space in the Western Suburbs



**1330 Powell Street
Norristown, PA**

For Sale

- Aggressively priced office/medical condo
- \$250,000 / \$118 psf
- 2,115 RSF
- Immediate access to Montgomery Hospital and public transportation

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ASKING PRICE \$175,000

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Available Office Space in Philadelphia



**1234 Market Street
Philadelphia, PA**

For Lease

- 60,145 SF available (33,114SF/9,695SF/17,336SF)
- 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

Pete Davisson, SIOR, CCIM
pd@jacksoncross.com
(302) 792-1301 ext 223

CLASS A OFFICE SPACE IN AN EXCELLENT CENTER CITY



**949 East Erie Avenue
Philadelphia, PA**

For Lease

- ± 32,000 SF for lease
- 10' to 12' ceiling height
- Fully sprinklered
- Aggressive landlord
- Fit-out to suit
- Retail Possibilities
 - Public transit service
 - Population within 1 mile radius: 44,116
 - 26,700 daily traffic count within 1 mile radius

Philip Rothenberg, SIOR
prothenberg@jacksoncross.com
(610) 265-7700 ext 128

± 32,000 SF OFFICE

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