

**NEW REDUCED RATE****\$13.00 NNN**

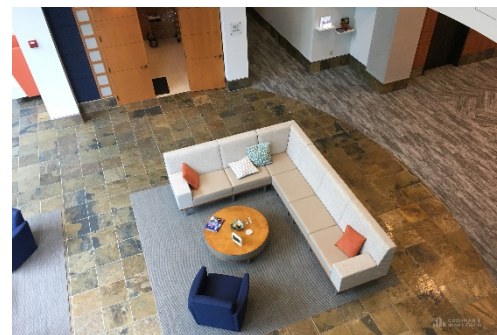
### Property Highlights

- 4,384 SF sublease – Suite 120
- 4 Energy Star rated building
- Dramatic atrium lobby with high-end finishes
- Outdoor terrace with iron furniture and umbrellas
- Furniture available
- Negotiable rental rate
- Parking ratio of 5.29/1,000 SF
- Convenient access to public transportation; SEPTA Bus Route 310 stops at parking lot entrance

- 2 miles from the Willow Grove Train Station with connection to SEPTA Bus Route 310
- Sublease through 10/31/2020

### Area Amenities

- Within 2 miles of the Willow Grove Park Mall
- Local amenities include Home Depot, Walmart Super Center, Target, Cosi, Corner Bakery Café, Anthony's Coal Fired Pizza, Starbucks, TJ Maxx, Rite Aid, Residence Inn Philadelphia Willow Grove, Extended Stay America and more

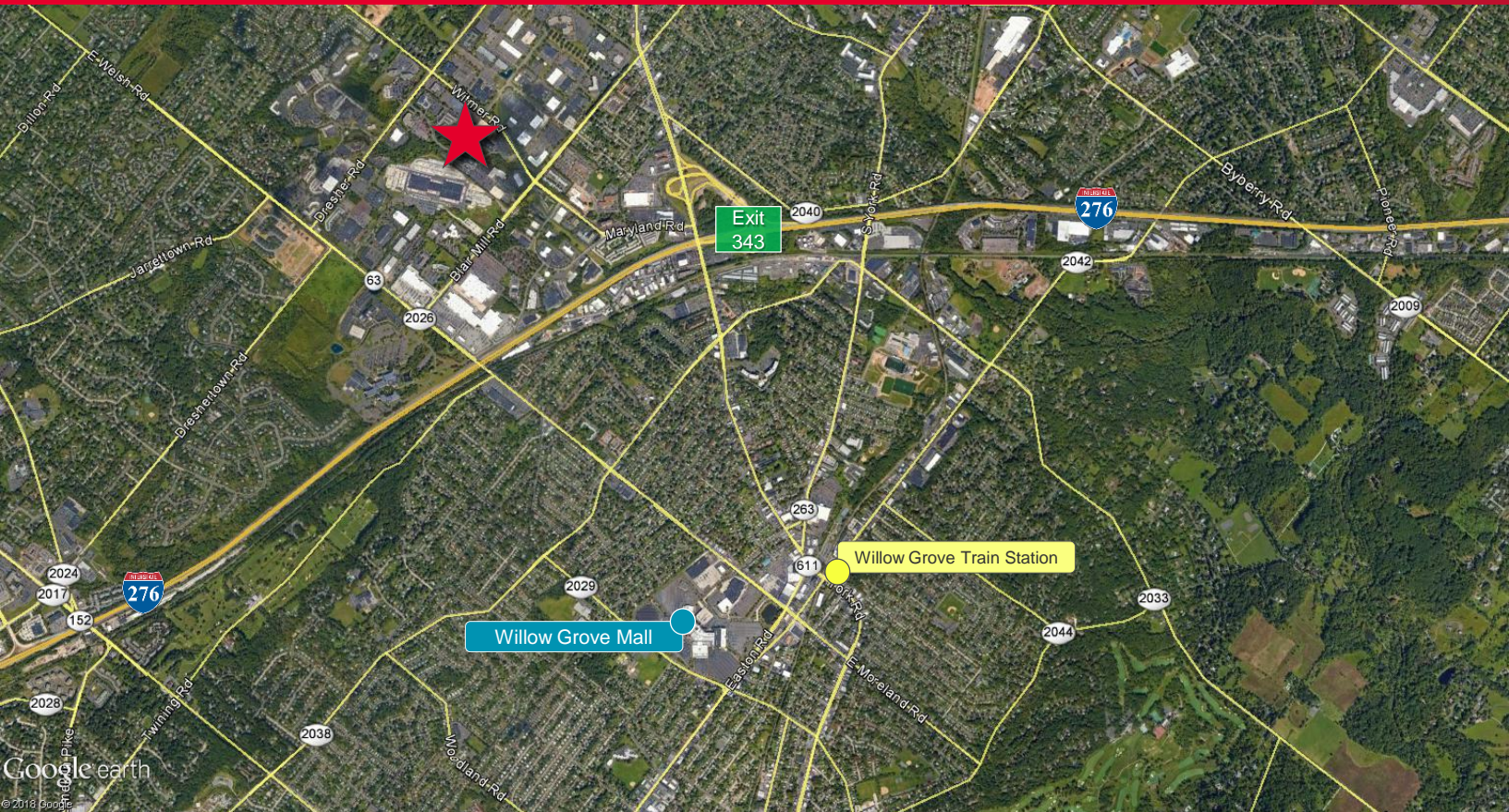


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### Suite 120

