









Availabilities

BUCKS COUNTY




OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	Oxford Plaza 444 Oxford Valley Road Langhorne, PA 19047	Paul Wolfson 610-975-4281	Class "A" Office	17,818 SF	FOR LEASE: \$21.00 + Electric New Lower Rate!	Newly renovated Class "A" office building; negotiable terms; high visibility; space can be divided; great glass line; partially covered parking; parking ratio of 5:1,000; adajacent to conferencing facility, Sheraton Hotel & Restaurant; immediate access to Route 1, I-95; located near the Oxford Valley Mall.


CHESTER COUNTY



OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	1257 Lancaster Avenue Berwyn, PA 19312	Dave Morris 610-975-4275	Office	2,200 SF	Price Reduced: Sale: \$550,000 Lease: \$15.00/SF	Walk to train Daylesford train station; 13 car parking; divisible - separate entrance to 2nd floor.
	Glenloch Corporate Center Routes 202 and 30 Exton, PA 19341	Dean Geis 610-989-0300 David McFadden 610-975-4262 Charles Tarloski 610-975-4267	88,000 to 658,000 SF Class "A" office	88,000 to 658,000 SF	\$26.00 + Electric	Fully approved for the development of six 3-story office buildings totaling 658,000 SF; 68-acre site improved with roads, electric, sewer, and communications infrastructure; significant visibility from Route 30 and Route 202 in Exton; prime location in a growing Chester County residential and commercial marketplace; directly accessible from Phoenixville Pike; close proximity to downtown Exton and the Exton Mall.
	Exton Professional Building 319 North Pottstown Pike Exton, PA 19341	Paul Wolfson 610-975-4281	3-story office 30,000 SF	Suite 101 - 1,112 SF Suite 102 - 1,665 SF Suite 105 - 920 SF	\$17.50/SF + Electric Aggressive deals	1st floor space; flexible terms; monument exterior signage; right off of main lobby; high parking ratio; ownership and property management onsite; 1,665 SF was a doctor's suite - 4 private exam rooms, waiting room, private ADA restroom, kitchenette, storage room, private exterior entrance; 920 SF has private entrance, open floor plan.
	The Commons at Valley Forge 1220 Valley Forge Road Phoenixville, PA 19460	Michael Sweeney 610-975-4277	Office Condo; Unit 1	1,880 SF	For Sale: \$183,500.	Condo; end unit - first by entrance; flexible layout - prepared for single or multiple tenants; abundant windows; well maintained; fireplace-great ambiance; new HVAC system; new roof; restaurants, retail, daycare, dry cleaning located near site; .
	Valley Forge Professional Center 1260 Valley Forge Road, #104 Phoenixville, PA 19460	Paul Wolfson 610-975-4281	Medical/Office Condo; Sale or Lease	2,196 SF	For Sale: \$230,000./\$105/SF For Lease: \$14.00/SF + Utilities & Janitorial	Medical/office condominium; well built, modern stone front (1995); abundant parking; plentiful natural light; fully furnished, usable/legal to occupy lower level; kitchenette; Class "A" management; minutes from King of Prussia, Route 202 and Turnpike; Phoenixville Hospital nearby; easy medical conversion; signage on Route 23; flexible lease or purchase options; ADA accessible; great floorplan.
NEW LISTING						
	150 East Swedesford Road Wayne, PA 19087	Dave Morris 610-975-4275	Office Condo	1,250 - 5,000 SF	Sale: \$250,000 - \$750,000	Excellent condition; 17 car parking; great sign exposure; easy access to Routes 202, 276 and 422.
	West Valley Business Center 900 West Valley Road Suites 800 and 1100 Wayne, PA 19087	Paul Wolfson 610-975-4281	Office Condominium	10,749+- SF Building can be divided, leased, or sold individually Entire building-10,749 SF Half building-5,374.5 SF Partial building-7,803 SF or 2,946 SF	For Sale: \$1,935,000 (\$180/SF) For Lease: Negotiable	Class "A" single-story office building; lease or own options; best located professional park; well-built, timeless brick design; low maintenance; abundant parking; flexible floor plan; best economics in West Valley; convenient to King of Prussia, the Main Line and Chester County; local amenities.
NEW LISTING						

Availabilities



CHESTER COUNTY (continued)

OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	Brandywine Airport Office Park Ward Avenue West Chester, PA 19380	Paul Wolfson 610-975-4281	New construction	2 - 3-story - 30,000 SF Class "A" Office Buildings - For Lease - \$24.50 + E 1 - 12,308 SF Flex Building - Rate TBD or Daycare Facility		New construction Class "A" Office Class "A" Flex Adjacent to West Chester Airport Equity ownership possible
	120 North Church Street West Chester, PA 19380	For information please call: 610-989-0300	16,842 SF	16,842 SF First Floor Suite Available - 800 SF Second Floor Suite Available - 1,000 SF	FOR SALE: \$2.5 million FOR LEASE: \$19.00/SF Full Service	Convenient to Routes 202, 3, 1 and 322; Located in the heart of West Chester business district; One block from court house; Striking atrium; Walking distance to shopping and restaurants; Zoned town center with many uses.
	1 Glenloch Corporate Center 1475 Phoenixville Pike West Chester, PA 19380	Paul Wolfson 610-975-4281	95,000 SF, Class "A" office building; sublease	3rd Fl - 17,820 SF Sublease	\$13.50/SF + E New lower rate!	Immediate occupancy; term through 5/31/2011; upgraded finishes; serene wooded setting; continuous window line; large cafeteria, training rooms; 1 mile from Rt. 202 and Rt. 30 (Exton Bypass) interchange; furniture available; high parking ratio

INDUSTRIAL	Location	Contact	Description	SF Available	Price/Rate	Comments
	East Clover Mill Flex Park East Clover Mill Road Exton, PA 19341	Paul Wolfson 610-975-4281	New Construction -	114,415 SF Flex Buildings Bldg. 2 - 389 E. Clover Mill Road - 15,175 SF -For Lease - TBD Bldg. 3 - 387 E. Clover Mill Road - 32,700 SF -For Sale - \$115 SF Bldg. 4 - 385 E. Clover Mill Road - 32,300 SF -For Sale - \$115 SF Bldg. 5 - 386 E. Clover Mill Road - 34,240 SF -For Sale - \$115 SF		Great location. New construction. Sale opportunity. Co-Listed with Lieberman Earley




DEVELOPMENT	Location	Contact	Description	SF Available	Price/Rate	Comments
 	1456 Lancaster Avenue Berwyn, PA 19312	Tom Bond 215-568-1755 Jack Byers 215-568-8015 Terry Ruch 610-975-4266	Tremendous Main Line Property Available for Sale or Lease	29,660 SF Entire Building or 36 Unit Residential 14,000 SF Retail Mixed Use Development		Easy access to Route 30; great roadway visibility; 147 parking spaces; zoning for a wide variety of uses including retail, office, medical and restaurant; SEPTA R5 Daylesford Train Station across street.

DELAWARE COUNTY



OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	28 Garrett Avenue Bryn Mawr, PA 19010	Dave Morris 610-975-4275	Small office suites for lease	250 - 2,600 SF	Negotiable \$16.00/SF	New carpet and paint; ample parking; central access off of Lancaster Avenue.
	200 Radnor-Chester Road Radnor, PA 19087	Tom Bond 215-568-1755 Jack Byers 215-568-8015 Terry Ruch 610-975-4266	Premier Retail / Office Opportunity; Up to 36,000 SF For Lease	Office - 18,000/SF Retail - 18,000/SF	Office - \$28.00/SF Retail - \$40.00/SF	Premier Retail / Office Opportunity; up to 36,000 SF for lease; 18,000 SF Office; 18,000 SF Retail; gateway to Radnor Financial Center and Radnor Corporate Center; in the heart of the best residential neighborhoods including Radnor, Bryn Mawr, Villanova, Wayne, Gladwyne, Devon, Rosemont, Berwyn and more; close to Fleming's Steakhouse, Susanna Foo and Philadelphia Sports Club; adjacent to over 5 million square feet of office space; easy access to major roadways, including I-476 and Lancaster Avenue; abundant parking - over 150 spaces.

Availabilities



DELAWARE COUNTY

<i>OFFICE</i>	Location	Contact	Description	SF Available	Price/Rate	Comments
	201 King of Prussia Road Radnor Financial Center Radnor, PA 19087	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Sublease; +/-12,634 SF	+/-12,634 SF	\$24.00 full service net of electric	Radnor Financial Center Sublease; +/-12,634 SF; \$24 full service net of electric; term through October 13, 2018; class "A" office building; premium finishes; furniture included; plug and play; abundant parking; easy access to I-476, I-76, PA Turnpike; close to SEPTA R5 and R100; next to the Main Line and Villanova Shops; minutes from King of Prussia Mall; Amenities - fitness center, restaurant, coffee shops, minutes from downtown Wayne/Radnor and The Shops at Villanova, walking distance to SEPTA R5 and R100.
	400 Lancaster Avenue Wayne, PA 19087	Dave Morris 610-975-4275	Small suites - 250 - 400 SF	250 - 400 SF	\$16.00/SF	Walk to train; 1/2 mile to I-476.
	600 Reed Road Broomall, PA 19008	Tom Bond 215-568-1755	Newly Renovated Office Space	21,850 SF - 1st Floor - 6,624 SF 1st Floor - 616 SF 2nd Floor - 1,226 SF 3rd Floor - 13,384 SF	\$20.00 plus Electric	Premier Delaware County Location; newly renovated office space; upgrading lobby and common areas; 42,254 SF, three-story building; 9' finished ceilings throughout; building signage rights available to full floor tenant; conveniently located I-476 (Blue Route), Exit 3.

DELAWARE COUNTY (continued)

<i>INDUSTRIAL</i>	Location	Contact	Description	SF Available	Price/Rate	Comments
	500-E Abbott Drive Broomall, PA 19008	Ross Weisman 610-975-4271	2nd floor office space	975 SF +/-	\$14.00/SF	Will fit-out office space to Tenant's needs; excellent work force; abundant shopping and restaurants nearby; public transportation directly into park; near I-76, I-476, and I-95.
	520-B Abbott Drive Broomall, PA 19008	Ross Weisman 610-975-4271	Flex Space Available	3,960+/- SF	\$8.50/SF NNN	Five to six offices; one to two conference rooms; reception area; two full baths; two half baths; excellent workforce; public transportation directly into park.

MONTGOMERY COUNTY

<i>OFFICE</i>	Location	Contact	Description	SF Available	Price/Rate	Comments
	One Belmont Avenue Bala Cynwyd, PA 19004	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Sublease - Full Floor Available	20,145 SF	\$18.50/SF	GSB Building - "The Landmark Office Building"; available immediately; shorter term lease available; furniture included - Plug and Play; 30-person training room; 12 covered/reserved parking spaces along with sufficient outdoor parking; large kitchen area; large IT room with racks; walk to stores and restaurants; great access to Schuylkill Expressway, Route 1 and I-95.
	25 Bala Avenue Bala Cynwyd, PA 19004	Michael Sweeney 610-975-4277 Paul Wolfson 610-975-4281	2-story office building	Call for details	\$24.00/SF + Utilities	First-class interior finishes; ample parking; Septa service direct to building; multiple restaurants and retail locations within walking distance; will build to suit tenant's premises; great glass line; leasing incentives available.








Availabilities

MONTGOMERY COUNTY (continued)

OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	408 East 4th Street Bridgeport, PA 19405	Michael Sweeney 610-975-4277 Ross Weisman 610-975-4271	Office building	Suite 203 - 1,712 SF Suite 204 - 7,700 SF Suite 207 - 1,800 SF Suite 301A - 1,142 SF	\$15.00/SF + Utilities	Immediate occupancy; 1,142-12,354 SF available; \$15.00/SF + Utilities; flexible terms; furniture potentially available; high parking ratio; upgraded finishes; abundant natural light/continuous window line; area amenities include restaurants, retail, daycare centers, dry cleaning, etc.; situated on Route 23 and less than 10 minutes from Routes 202, 30, 422, and Interstates 76, 476 276; public transportation nearby; SEPTA R6 and Bus 99.
	1515 DeKalb Pike Blue Bell, PA 19422	Tom Hummel 215-568-2505 Michael Sweeney 610-975-4277	2-story office building	1st FI - 1,200 SF 2nd FI - 1,419 SF	\$16.25/SF + Electric	Private offices; immediate occupancy; parking available.
	The Offices at Marketplace 409 2nd Avenue (Route 29) Collegeville, PA 19473	Paul Wolfson 610-975-4281	3-Story, Class "A" Office	2nd FI - 2,273 SF Available immediately 3rd FI - 2,273 SF Available immediately	\$17.50 plus electric	Great glassline; new fitout; modern building; great amenities. Best value in Collegeville!
	225 Washington Street Conshohocken, PA 19428	Tom Bond 215-701-1755 Jack Byers 215-568-8015	Sublease - Total Space 23,302 SF	Sublease - 23,302 SF	\$18.50 + Electric Below Market Rate	Millennium Corporate Center; available immediately; longer term lease available; custom buildout with numerous upgrades; distinctive architectural design with 9' to 12' ceilings; tele-conference facility; furnitur included; 30 person training room; walk to stores and restaurants; great access to PA Turnpike, I-476, and Schuylkill Expressway.
	110 Gibraltar Road Horsham, PA 19044	Michael Maloney 610-975-4280	Sublease - Total Space 3,834 SF	Sublease - 3,834 SF	\$21.00/SF Below Market Rate	Sublease; \$12.00/SF; below market rate; brand new space; immediate occupancy; lobby exposure; existing furniture negotiable/plug and play; local amenities include retail, restaurants and hotels; first floor location.
	King of Prussia Business Center Moore Road King of Prussia, PA 19406	Jim Eaton 610-975-4273 Charles Tarloski 610-975-4267	14 individual one and two-story buildings	1008 W. 8th - 1,651 SF 1008 W. 8th - 2,398 SF 1009 W. 9th - 1,133 SF 1009 W. 9th - 3,456 SF 1009 W. 9th - 9,147 SF 1012 W. 8th - 1,084 SF 1013 W. 9th - 296 SF 1013 W. 9th - 5,587 SF 1017 W. 9th - 7,387 SF 1018 W. 8th - 1,807 SF 1018 W. 8th - 2,157 SF 1019 W. 9th - 8,319 SF	FOR LEASE - Negotiable	Prime King of Prussia location; clean, 19' clear ceiling height; office built out to suit tenant; on-site amenities which include a fitness center, conference center, property management and concierge services (all free to tenants), restaurant/deli and ATM; easy access to Rt. 202, Expressway and PA Turnpike; space available from shell to plug and play.
	215 West Church Road King of Prussia, PA 19406	Paul Wolfson 610-975-4281	3-story bronze glass office building	14,550 SF Total 1st FI - 3,500 SF - 8,543 SF 2nd FI - 745 SF	\$15.50 + utilities - Best rate in King of Prussia! - New lower rate. - \$1.00/SF Broker Bonus. - \$50 for every inspection.	3-story bronze glass office building; parking ratio 4/1,000 SF; Amenities include hotels and over 300 retail stores and restaurants within one mile; Convenient access to PA Turnpike, I-76, I-476 (Blue Route) and Route 202; One mile to King of Prussia Court / Plaza; New ownership; Aggressive rates; Flexible terms; Sweat gym on site; Divisible down to +/-745 SF.

Availabilities


MONTGOMERY COUNTY (continued)


OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	Gulph Crossing 357 South Gulph Road King of Prussia, PA 19406	Paul Wolfson 610-975-4281	Medical/Office, Class "A"+ Building, 48,000 SF, 3 stories	Available Now! Third Floor +/-5,000 - 16,645 SF Second Floor +/-1,268 SF	\$22.50 + Electric New Lower Rate!	4:2 per 1,000 parking ratio; covered parking under building; incredible access; flexible floor plates; continuous glassline; zoned: office or medical use; flexible terms; 1 mile from King of Prussia Mall; monument signage on South Gulph; high visibility; 9' ceilings; wet columns.
	Metropolitan Business Center 860 First Avenue King of Prussia, PA 19406	Dave Morris 610-975-4275	REDUCED TO SELL! Office condo	Unit 8 - 5,847 SF Will divide to 3,100 SF 2,500 SF	REDUCED TO SELL! Reduced Price: \$85.00/SF	Last sale unit; excellend parking; all points access.
	Cedar Run Corporate Center 901 East 8th Avenue King of Prussia, PA 19406	Paul Wolfson 610-975-4281	Class "A", 2-1/2-story, 59,130 SF office building	1st FI - 2,818 SF 1st FI - 4,677 SF 2nd FI - 4,089 RSF 2nd FI - 14,475 SF	\$21.00/SF + Electric	Completely renovated, Class "A" Corporate headquarters building; buccolic setting; incredible upgrades; will finish to suit Tenant; private corporate setting; high parking ratio; all local amenities: shopping, food, transportation, etc.; located in the heart of King of Prussia; highway access to Routes 422, 76, 202, PA Turnpike
	1002 West 9th Avenue King of Prussia, PA 19406	Dave Morris 610-975-4275	Office building - Sale / Lease	700-10,000 SF	Reduced Sale Price! Sale - \$1,550,000 Lease - \$12.00 NNN	Immediate access to major highways; on-site bank and nearby amenities; lease-back possible; flexible unit sizes.
 	The Commons at Renaissance Renaissance Boulevard King of Prussia, PA 19406	Michael Sweeney 610-975-4277		2002 - Suite 110* 1,877 - 7,007 2002 - Suite 120* 1,770 - 7,007 2002 - Suite 130* 3,360 - 7,007 2002 - Suite 240 829 2002 - Suite 250 3,016 2004 - First Floor* 14,271 - 28,542 2004 - Second Floor 14,271 - 28,542 2008 - Suite 100* 10,895 2008 - Suite 200* 11,657 - 22,552 2009 - Suite 100* 3,660 2009 - Suite 200* 4,341 - 8,001 2011 - Suite 101 1,583 2011 - Suite 220 1,354 2011 - Suite 230 3,575	\$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$18.00/SF + Elec \$20.50/SF + Elec \$20.50/SF + Elec \$20.50/SF + Elec	Features: Immediate occupancy; Base rental rate recently reduced; No Income Tax; 76,459 SF available (suites from 1,000 - 28,542 SF); Distinctive private entrances; Energy-efficient HVAC system with individual utility meters; Abundant parking near suite entrances; Located within 5 minutes of Radnor Conshohocken and the Route 202 Corridor; Minutes away from I-476, I-76, Routes 320, 23, 202 and the Valley Forge entrance to the Pennsylvania Turnpike. Amenities: Spectacular landscaping, including rolling hills, a shimmering pond, and jogging trails; Restaurants, retail stores, daycare facilities and hotels surround The Commons at Renaissance; Public transportation in the park via SEPTA bus route (#95) and nearby light rail; Responsive and professional ownership and management.
	136 Green Tree Road Oaks, PA 19456	Dave Morris 610-975-4275	Flex - Condo	3,600 SF	For Sale: \$420,000.	Flex - Condo; Tailgate loading; 16 foot ceilings; Abundant parking; 1.5 miles to Route 422.

* denotes contiguous space


Availabilities

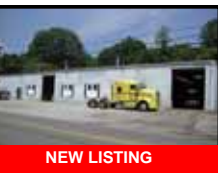
MONTGOMERY COUNTY (continued)


OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	Sunnybrook Village High Street Pottstown, PA 19464	Paul Wolfson 610-975-4281	120,000 SF complex			New construction; office/medical/retail; incredible development; built to suit. Single sided Class "A" office medical building. Turnkey fitouts. Great ownership. Flexible floor plates.
			Pad site	12,500 SF +/-	Under Agreement	
			Office	320 SF	\$535/month plus Utilities & Janitorial	
			Office	385 SF	\$640/month plus Utilities & Janitorial	
			Office	705 SF	\$175/month plus Utilities & Janitorial	

INDUSTRIAL	Location	Contact	Description	SF Available	Price/Rate	Comments
	4 Portland Road Conshohocken, PA 19428	Ross Weisman 610-975-4271	Industrial Sublease	7,840 +/- SF	Lease: \$5.00/SF NNN	Industrial sublease; available immediately; +/-7,840/SF warehouse; 16' - 17' ceiling heights; 2 drive-ins; great location - easy access to I-476, I-76, and the PA Turnpike.

	Metropolitan Business Center 625 Clark Avenue #16 King of Prussia, PA 19406	Dave Morris 610-975-4275	Flex condo	4,424 SF	Lease: Negotiable	Tailgate loading; clean room; heavy improvements.
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	Metropolitan Business Center 625 Clark Avenue #18 King of Prussia, PA 19406	Dave Morris 610-975-4275	PRICE REDUCED! Flex condo	4,330 SF	PRICE REDUCED! Sale: \$325,000.	Improved flex unit with tailgate; fully air conditioned; drop ceiling.
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	1024 W. Matsonford Road West Conshohocken, PA 19428	Ross Weisman 610-975-4271	Warehouse/Office Space	+/-8,400 SF Warehouse including +/- 900 SF Office Space	Sale: \$875,000.	Minutes from the PA Turnpike and Route 23; tremendous location at the exit ramp of Route 476; immediate access to Interstates 476 and 76; high traffic counts; approximately 12 off-street parking spaces; 2 drive-in bay doors; 16' ceilings in shop; carpet and drop ceilings in office space.
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INVESTMENT	Location	Contact	Description	SF Available	Sale: \$399,000.	Comments
	217 West Church Road King of Prussia, PA 19406	Paul Wolfson 610-975-4281	Remarkable Investment Opportunity	16,015 SF	FOR SALE: \$2,650,000.00	Remarkable Investment Opportunity; 100% Leased; CAP Rate: 8.5%; Long-term, 10-year NNN lease; Well-established tenant; Highly desired marketplace; Free-standing building; New state-of-the-art fitness facility; Stable, secure return on investment; Brand new roof; Abundant parking; Strategically located in a tremendously desired commercial, residential and retail trade area; Great demographics; Corporate guarantee on lease..




DEVELOPMENT	Location	Contact	Description	SF Available	Price/Rate	Comments
	1079 Egypt Road Oaks, PA 19456	David McFadden 610-975-4262 Michael Sweeney 610-975-4277	Development Land For Sale	28,000 SF Build-to-Suit Opportunity	FOR SALE: \$2,100,000.	5-acre development site for up to 28,000 SF available for sale; exceptional access, located minutes from Rts. 202, 422, 23, 29, 113, 363 and 252, the Blue Route (I-476) and the PA Turnpike (I-276); growing residential area; adjacent to day care center; ideal opportunity for owner/user exact specifications; abundant parking.

Availabilities

PHILADELPHIA

OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	United Plaza 30 South 17th Philadelphia, PA 19103	Dean Geis 610-989-0300 Tom Hummel 215-568-2505 Tom Bond 215-568-1755	20-story, multi-tenant class "A" office. Great Market Street West location. Building fully renovated in 2001. Convenient to Rittenhouse Square, the Westin and the Shops at Liberty	Lower Level-14,692 SF 1st Fl - 1,868 SF (can be combined for contiguous retail space of 16,560 SF) 8th Fl - 30,632 SF 14th Fl - 6,925 SF 16th Fl - 7,720 SF 17th Fl - 13,499 SF	\$14.00 NNN \$26.50/SF + E \$26.50/SF + E \$26.50/SF + E \$26.50/SF + E	Immediately available
	829-51 North American Street Philadelphia, PA 19103	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Dramatic performance/event/culture space in the heart of Northern Liberties	45,000 RSF	\$10.00-\$15.00 NNN	Dramatic performance/event/culture space in the heart of Northern Liberties; +/-20,000 RSF column free second floor with extravagant 30' plus ceilings; 13' plus ceiling heights on first floor; 3 loading docks; full service restaurant/bar; ample parking; easy access from I-95, 676, 76, Ben Franklin Bridge; close proximity to Public Transportation; Septa's Market/Frankfort line; Bus Routes 43, 57, 5 and 25.
	1128 Walnut Street Philadelphia, PA 19107	Tom Bond 215-568-1755 Jack Byers 215-568-8015	"Plug and Play Medical Offices"	4th and 5th floors available; 6,000+/- on 2 floors	\$22.00/SF, Full Service + Electric	Office building featuring an attractive marble exterior; windows on three sides; custom lobby; turn-key build-out at competitive rates; steps away from Jefferson Hospital and mass transit; close proximity to Gallery Market East, City Hall, Routes 30, 676 and 76; many SEPTA bus and train stops.

PHILADELPHIA (continued)

OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	1500 Market Street Philadelphia, PA 19103	Tom Hummel 215-568-2505	Sublease	9th Fl - 28,368 SF	\$23.50 SF Full Service	Sublease; 28,368 SF; \$23.50 SF, Full Service; Full 9th floor sublease in the heart of the city; Great west tower space; Full tenant improvement allowance included; Direct concourse access; Parking available.
	1600 Market Street Philadelphia, PA 19103	Tom Hummel 215-568-2505 Shane Funston 215-568-1590	Class "A" Building	Lobby - 5,066 SF Retail 5th Fl - 6,400 SF 14th Fl - 2,610 - 16,518 SF 16th Fl - 2,280 SF 6,619 SF 17th Fl - 1,261 SF 1,518 SF 2,274 SF 20th Fl - 3,146 SF 26th Fl - 12,037 SF 33rd Fl - 4,760 SF	\$26.00/SF + Elec	Market Street location; proximity to Suburban Station; on-site banking; conference facility; property manager on-site; strong vested ownership; on-site parking.
	1835 Market Street Philadelphia, PA 19103	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Sublease - Dramatic 26th Floor Law Firm Space	5,900 SF	For Lease: \$20.00 SF	Sublease; dramatic 26th floor law firm space; 5,900 SF; plug & play; high end furniture available; superior views, exceptional elevator exposure; above standard finishes; on-site fitness center, banking and parking; 24/7 security access to building; close to City Hall; Market Street location; easy access to Broad Street, Route 30, Route 3, I-95, I-76 and I-676; easy access to multiple SEPTA bus stops, regional railways, trolleys, and subways; easy access to many restaurants, delis, banks and hotels.


Availabilities


PHILADELPHIA (continued)

OFFICE	Location	Contact	Description	SF Available	Price/Rate	Comments
	1900 South Broad Street Philadelphia, PA 19103	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Medical / Professional Office Space	+/-5,000 RSF	For Lease	Outstanding option for small-to-medium sized office space users; adjacent to St. Agnes Hospital; turnkey improvements available; +/-10 parking spaces available; convenient to SEPTA's Broad Street Line and multiple bus lines.
NEW LISTING						
	2040 Market Street Philadelphia, PA 19103	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Corporate Signature Building	Up to 130,617 SF	For Lease	Corporate signature building; space available for delivery First Quarter 2010 with 10 year lease; building is expandable for space requirements of up to 200,000 SF for delivery fourth quarter 2010; Ground Floor retail space of 29,625 RSF is also available; upgraded elevator mechanics and cabs; new efficient HVAC heat pump throughout the building to provide first class heating and air conditioning to the premises; new energy efficient windows; new landscaping or the exterior of the ground level of the building; upgraded/renovated bathrooms; 198 parking spaces on lower level.
RETAIL	Location	Contact	Description	SF Available	Price/Rate	Comments
	3751 Island Avenue Gateway Business Center Philadelphia, PA 19153	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Philadelphia Airport Business Center	5,000 SF		Brick exterior with excellent natural light through window line; 150 parking spaces available; men's and women's bathroom on each floor; 10 minutes to Center City Philadelphia; easy access to I-95; minutes from I-476, I-676 and I-76; walking distance to SEPTA buses and trains; close to many amenities; easily accessible to many locations around the world with the Philadelphia International Airport located nearby.
	7821 Bartram Avenue Gateway Business Center Philadelphia, PA 19153	Tom Bond 215-568-1755 Rob Reeves 215-701-0724 Jack Byers 215-568-8015	Philadelphia Airport Business Center	14,450 SF Divisible by 2,250 SF		One-story office/flex building; 18' ceilings; drive-in loading; zoned G-2.
	United Plaza 30 South 17th Philadelphia, PA 19103	Tom Hummel 215-568-2505 Tom Bond 215-568-1755		1,868 SF	\$40.00 SF NNN	Highly visible; Corner retail space; 20' ceilings; Signage available; Nearly 20,000 cars per day; Premier building tenants; Heart of Center City business district.
	229 Arch Street Philadelphia, PA 19106	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Retail/Office Space - In the Heart of Olde City	20,000+/- RSF	\$18.00/SF NNN	In The Heart of Historic Olde City; delivered in vanilla shell condition; excellent foot traffic and tourist activity; vibrant culture dining and retail neighborhood; parking available; great signage available; easy loading access; ample ceiling height and column space; ability to subdivide; signage rights available
	829-51 North American Street Philadelphia, PA 19103	Tom Bond 215-568-1755 Jack Byers 215-568-8015	Dramatic performance/ event/culture space in the heart of Northern Liberties	45,000 RSF	\$10.00-\$15.00 NNN	Dramatic performance/event/culture space in the heart of Northern Liberties; +/-20,000 RSF column free second floor with extravagant 30' plus ceilings; 13' plus ceiling heights on first floor; 3 loading docks; full service restaurant/bar; ample parking; easy access from I-95, 676, 76, Ben Franklin Bridge; close proximity to Public Transportation; Septa's Market/Frankfort line; Bus Routes 43, 57, 5 and 25.

Availabilities

PHILADELPHIA (continued)

<i>RETAIL</i>	Location	Contact	Description	SF Available	Price/Rate	Comments
	1100-1154 Delaware Avenue Philadelphia, PA 19125	Tom Bond 215-568-1755	Retail Space - Northern Liberties	40,000 SF	\$24.00 SF NNN	Spectacular Northern Liberties location; \$24.00 NNN; +/- 40,000 SF available; abundant parking - 204 rooftop parking spaces and 33 additional surface parking spaces; significant signage and naming opportunities visible from I-95; loading docks with tractor trailer access; just north of the Ben Franklin Bridge; across the street from Sugar House Casino site; easy access to I-95, I-76, and I-676; direct access to SEPTA-Market/Frankford Line and Bus Route #25.
		Jack Byers 215-568-8015				

<i>DEVELOPMENT</i>	Location	Contact	Description	SF Available	Price/Rate	Comments
	3120 North 17th Street Philadelphia, PA 19132	Tom Bond 215-568-1755			FOR LEASE	Close proximity to Temple Health Complex; excellent access to Broad Street, Roosevelt Boulevard and main area highways.
		Jack Byers 215-568-8015				