

“From Concept to Closing, with Integrity”



Walsh Commercial Real Estate, LLC
3 Village Road, Suite 200 | Horsham, PA 19044
215-836-1340 | walshcre.com



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Information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is subject to errors, omissions. This property is offered subject to change of price, prior sale, lease, and or withdrawal without notice.

FORT WASHINGTON PLAZA

515 Pennsylvania Avenue, Fort Washington, PA 19034



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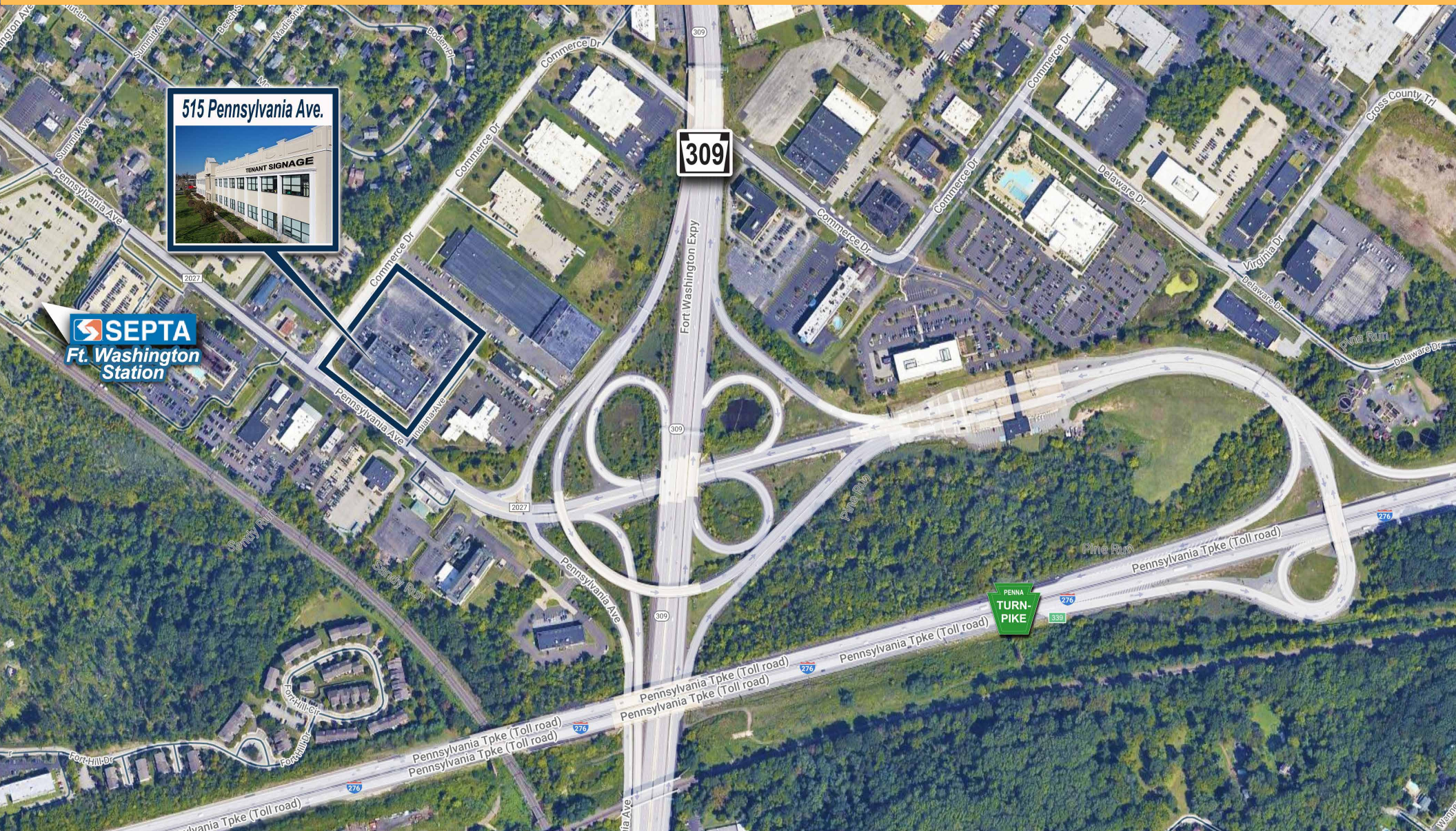
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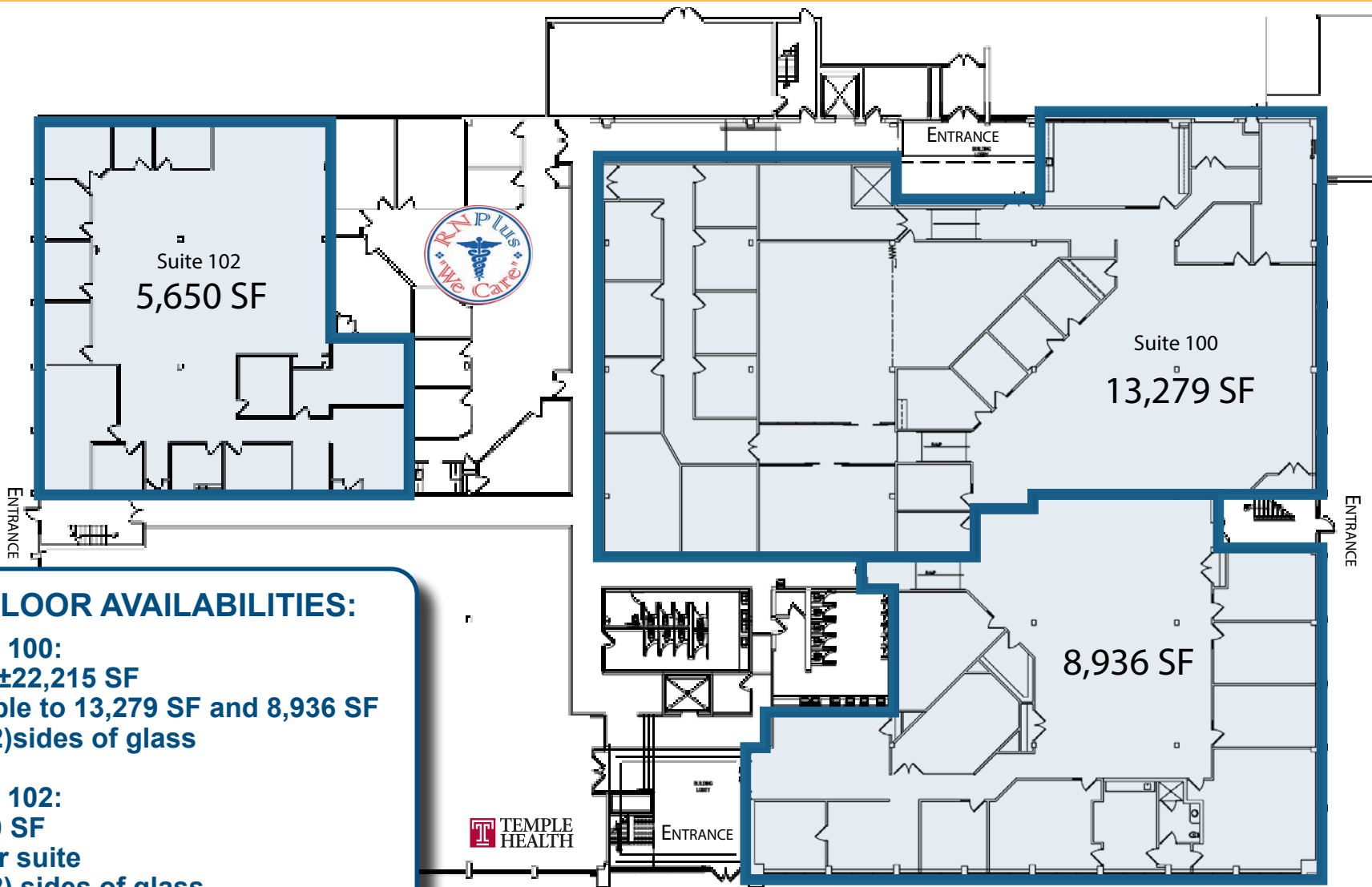
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FIRST FLOOR AVAILABILITIES:

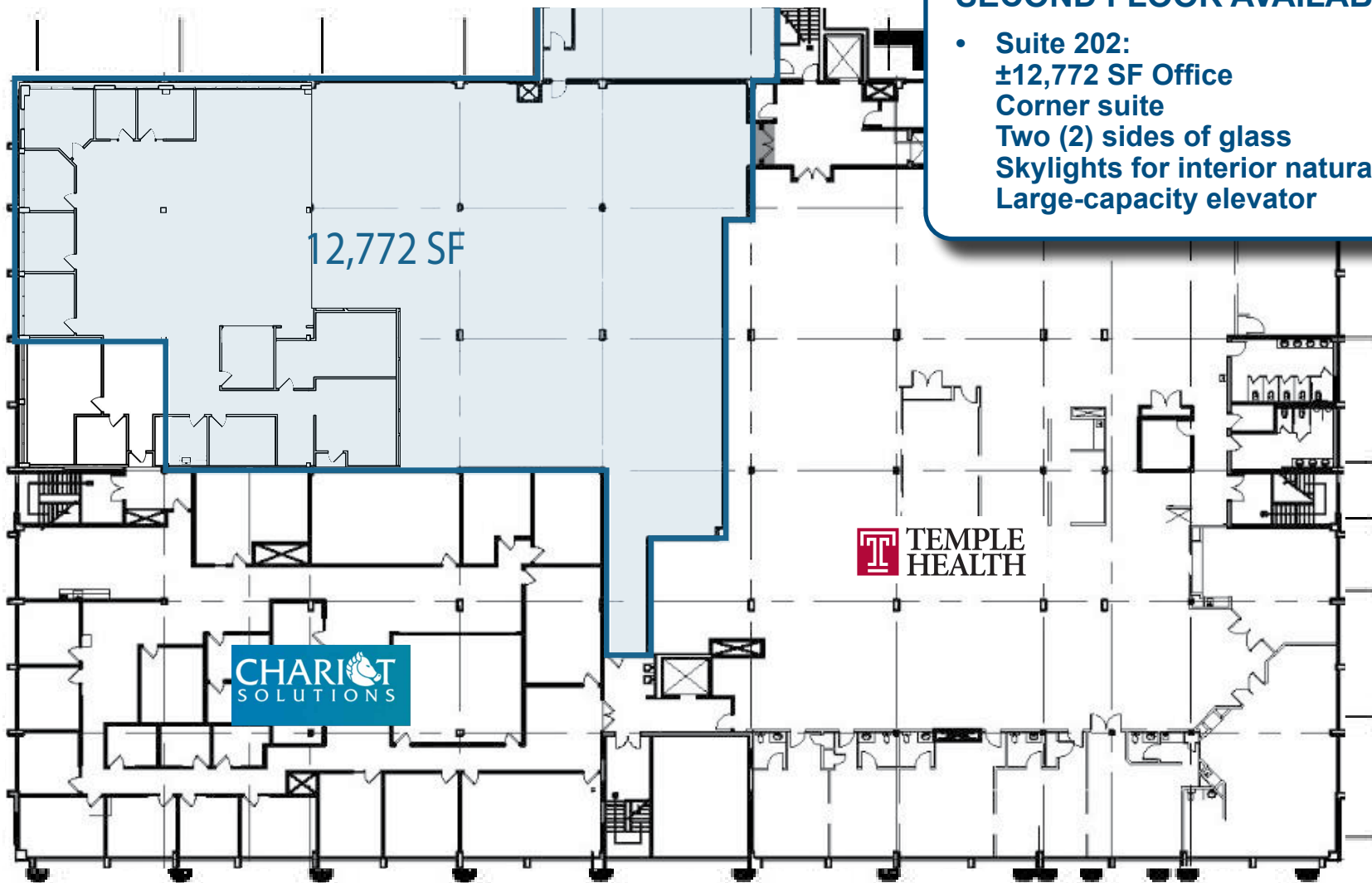
- **SUITE 100:**
Up to $\pm 22,215$ SF
Divisible to 13,279 SF and 8,936 SF
Two (2) sides of glass
- **SUITE 102:**
 $\pm 5,650$ SF
Corner suite
Two (2) sides of glass

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SECOND FLOOR AVAILABILITY:

- **Suite 202:**
±12,772 SF Office
Corner suite
Two (2) sides of glass
Skylights for interior natural light
Large-capacity elevator

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Welcome to 515 Pennsylvania Avenue

515 Pennsylvania Avenue is a multi-tenant, multi-elevator served, two-story professional office building comprised of 82,000 square feet of first-class professional office space conveniently located within immediate proximity to the area's major roadways and regional commuter rail and bus services.

Situated at the gateway to the Fort Washington Office Park, the primary business center for Upper Dublin Township and the surrounding communities of eastern Montgomery County, 515 Pennsylvania Avenue benefits greatly from an abundance of convenient on-site parking, professional property management, and immediate proximity to the Fort Washington Interchange of the east-west Pennsylvania Turnpike (Route 276), the north-south Pennsylvania Route 309, and the area's other major roadways including Bethlehem Pike, Church Road (Rt. 73), Limekiln Pike (Rt. 152), and Welsh Road (Rt. 63). SEPTA's Fort Washington Commuter Train Station (R-5 Line) is just up the street, and SEPTA Bus Routes 94, 95, and 201 further enhance the property's accessibility. SEPTA Bus Route 201, which exclusively serves to connect the Fort Washington Train Station directly with the Fort Washington Office Park, has a regularly scheduled curbside stop at 515 Pennsylvania Avenue.

Professional office leasing opportunities start at 5,600 square feet.

To learn more about leasing opportunities, or to schedule a convenient tour of 515 Pennsylvania Avenue, please contact:

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