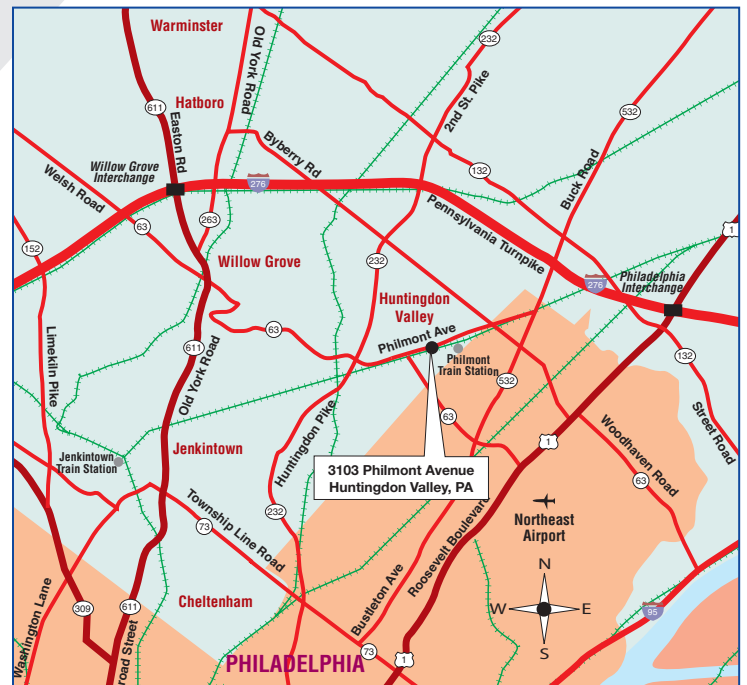


**LEASE**  
New Offices



## 3103 PHILMONT AVE • HUNTINGDON VALLEY, PA

- Newly renovated multi-tenant office building containing approximately 72,000 square feet.
- Suites from 1,000 to 25,000 square feet.
- Elevator serviced with basement storage.
- Immediate occupancy.
- Monument and directory signage.
- Ample parking for 405 cars.
- SEPTA Commuter Rail Service within walking distance at the Philmont Station (R3 Line) at Philmont Avenue & Tomlinson Road providing transportation from Center City Philadelphia to West Trenton.
- Situated minutes from Roosevelt Boulevard (Route 1) and I-95 via Woodhaven Road. The Pennsylvania Turnpike Philadelphia Interchange is located approximately four (4) miles from the property.
- Strategically situated within four (4) miles of the Northeast Philadelphia Airport.



### Commercial Real Estate Services

275 Commerce Drive • Suite 104  
Fort Washington, PA 19034

215-886-9400

[www.situsproperties.com](http://www.situsproperties.com)

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