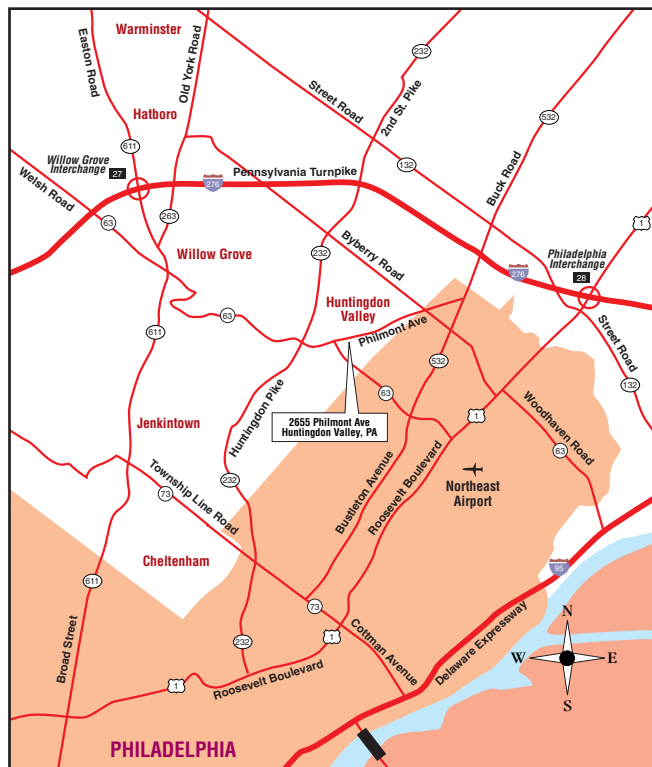


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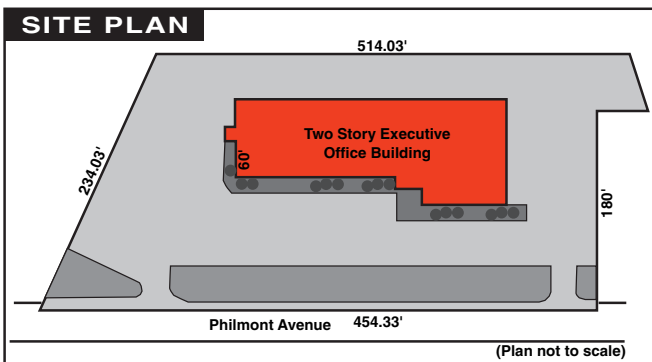
# PRESTIGIOUS SUBURBAN OFFICES



## 2655 Philmont Avenue, Huntingdon Valley, Montgomery County, PA



- Office suites available from 600 square feet for immediate occupancy
- Approximately 26,300 square feet on 1.75 acres divided for multi-tenant use
- Impressive Atrium Lobby
- Office areas custom built to tenant specifications
- Zoned heating and cooling with thermostat controls
- Building code access entry system
- Parking for 90 cars
- Conveniently located on Philmont Avenue (Route 63) providing access throughout the metropolitan Philadelphia area via I-95 and The Pennsylvania Turnpike (Route 276). The property is strategically situated within four miles of the Northeast Philadelphia Airport, and is approximately a 30 minute commute to Philadelphia International Airport.



### Commercial Real Estate Services

500 Old York Road • Suite 110  
 Jenkintown, PA 19046  
 215.886.9400 • Fax 215.885.6563

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