

**LEASE**

# Professional Office Space



Building A

## 700 Cottman Avenue • Philadelphia, PA

- Medical office complex of approximately 29,240 square feet in two (2) buildings.
- Parking for 117 cars plus on-street parking.
- Direct entrances to medical office suites and tenant controlled heating and cooling.
- Tenant access at all times.
- Exterior signage
- Strategically located on Cottman Avenue (Route 73) with access throughout the metropolitan Philadelphia area via Roosevelt Boulevard (Route 1) and Old York Road (Route 611).
- SEPTA Regional Rail on the Fox Chase Line at the Ryers Station to/from center city Philadelphia located across Cottman Avenue. SEPTA Bus Service with a stop at the property via Routes 77 and 70 providing transportation from Roosevelt Boulevard and northeast Philadelphia and Chestnut Hill and at Fern Rock Transportation Center, the Broad Street Line and Regional Rail Lines.



NOT TO SCALE



Building B



### 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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