

**AVAILABLE**

# PROFESSIONAL OFFICE AND FLEX SPACE

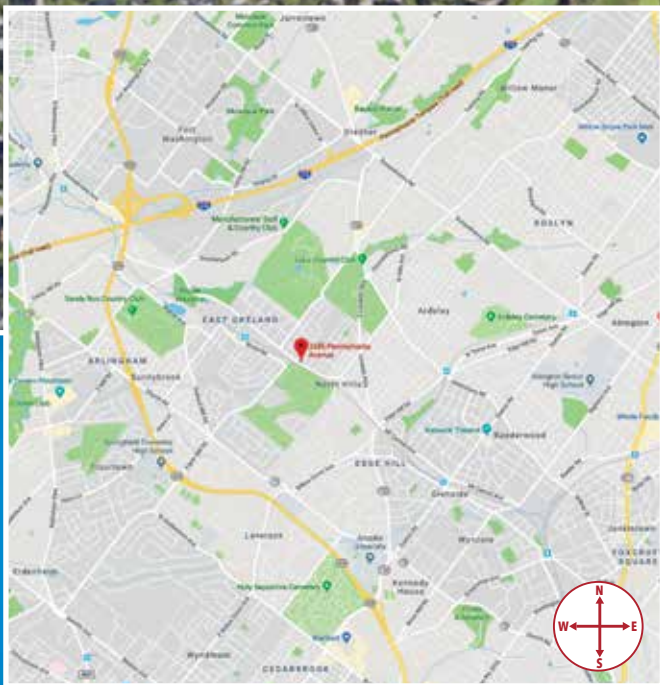


## 3245 E. PENNSYLVANIA AVENUE | GLENSIDE, PA

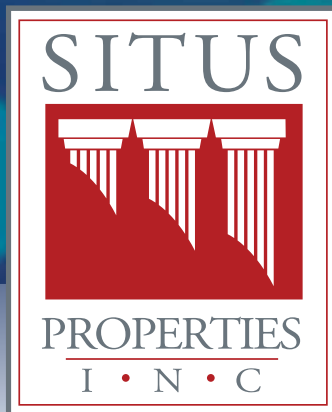


- Building of approximately 9,000 sq. ft. available for sale.
- Available office space of approximately 5,200 sq. ft. available for lease.
- Space can be reconfigured to tenant's needs.
- Direct tenant access.
- Property includes overhead drive-in door with warehouse and manufacturing space.
- Located within walking distance from SEPTA commuter rail service at the North Hills and Oreland Train Stations with service to Lansdale, Doylestown, and Center City Philadelphia.
- Accessible throughout the Philadelphia metropolitan area via the Pennsylvania Turnpike (I-276) Fort Washington Interchange, Route 309 and Route 611.

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As the exclusive agent for the ownership, **Situs Properties** is pleased to offer additional information or a personal site tour.



## Commercial Real Estate Services

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