

PRIME OFFICE SPACE

Noble Plaza

801 Old York Road | Jenkintown | PA

**Commercial
Real Estate
Services**

LEASE



PROPERTY HIGHLIGHTS

- Five-story multi-tenant office building containing approximately 55,000 square feet.
- Office suites from 1,100 to 2,300 square feet.
- Offices customized to tenant specifications.
- Directly adjacent to Noble Train Station with SEPTA Regional Rail Service (R-5) to Center City Philadelphia, 30th Street Station, Langhorne, and West Trenton.
- Parking for more than two hundred (200) vehicles.
- Monument signage along Old York Road (Route 611).
- SEPTA Commuter Bus Service (Route 55) with stops between Doylestown and Olney Transportation Center.
- Accessible throughout the Philadelphia metropolitan area via the Pennsylvania Turnpike (I-276) Willow Grove Interchange, Route 611, Cottman Avenue (Route 73), and Route 309.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



SitusProperties.com
215-886-9400

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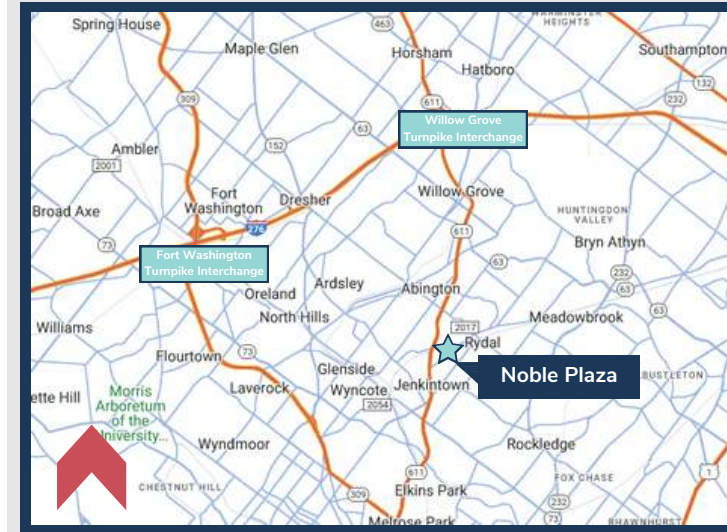
Monument Signage



First Floor Lobby Entrance



Noble Train Station



Jenkintown

- Walkable to various shops, restaurants, and service establishments including Wawa, Starbucks, Longhorn Steakhouse, and CVS Pharmacy.
- Located at a signalized intersection.
- Onsite management.



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DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	11,982	114,161	421,958
Households	2,717	22,550	55,548
Average HH Income	\$122,453	\$111,887	\$89,166



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