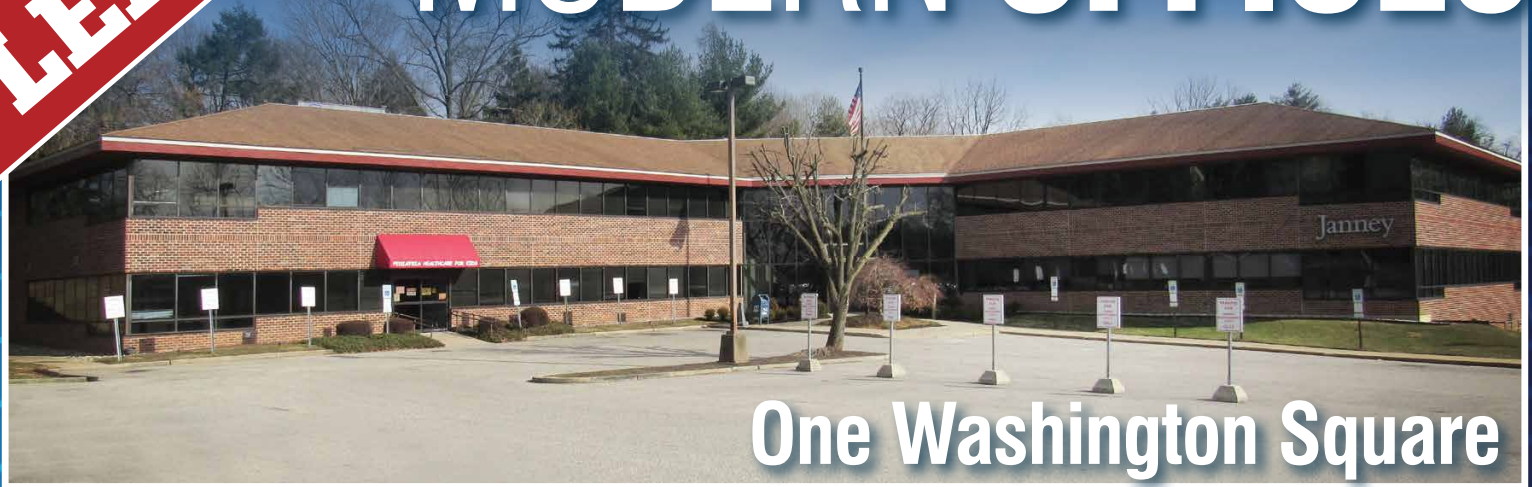


LEASE

MODERN OFFICES



8101 WASHINGTON LANE

WYNCOTE PA

PROPERTY FEATURES:

- Two (2) story Class A office building of approximately 50,000 square feet including a partially finished basement.
- Two (2) elevators; one (1) passenger and one (1) freight providing access to the lower level basement from loading area.
- Two (2) story atrium lobby.
- Monument Signage.
- Card access entry system.
- Office space from 1,000 sf to 8,000 sf available for immediate occupancy.
- Ample parking for 179 cars plus loading area.
- Located on Washington Lane at Church Road (Route 73) minutes from Route 309 connecting to the PA Turnpike (Route I-276) at the Fort Washington Exit and Old York Road (Route 611) providing access throughout the Metropolitan Philadelphia area.

Main Lobby



Well-appointed Interior Space

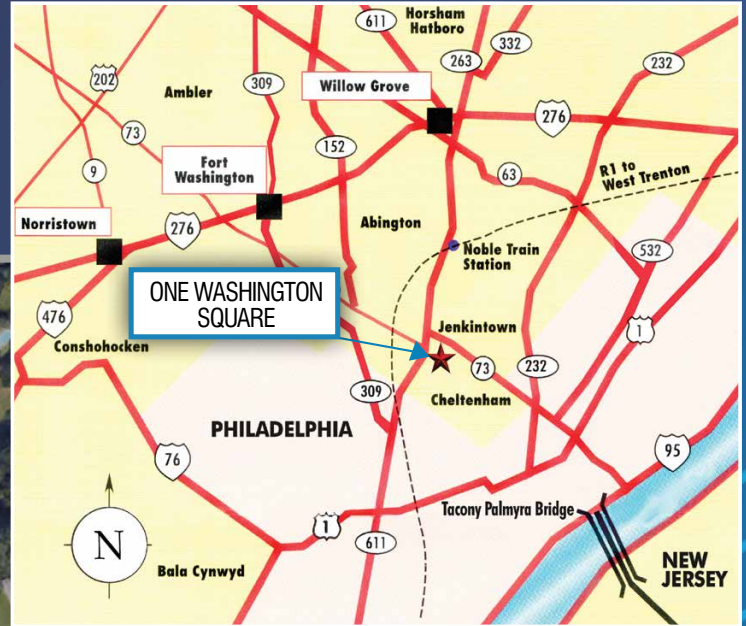


8101 WASHINGTON LANE

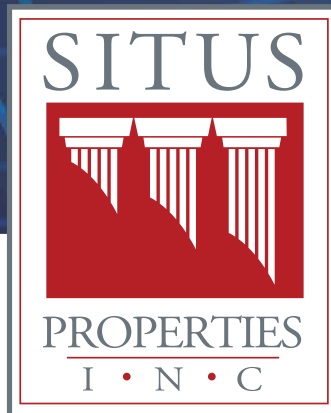
WYNCOTE PA



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



*Map not drawn to scale



Commercial Real Estate Services

275 Commerce Drive | Suite 104 | Fort Washington, PA 19034
215-886-9400 | www.situsproperties.com