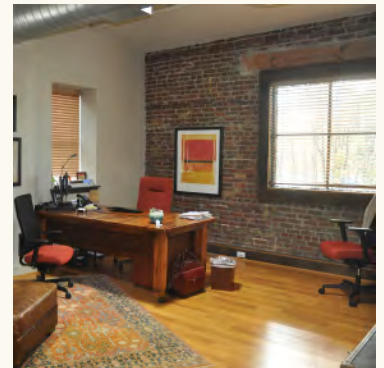
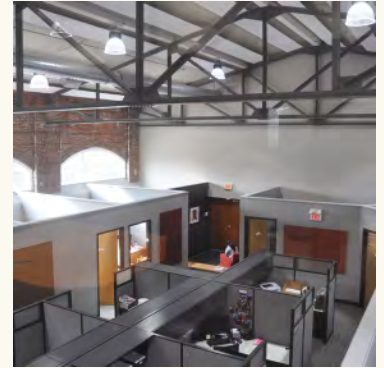


22 Cassatt Avenue

Berwyn, PA 19312

FOR SALE
OR LEASE

UNIQUE OFFICE BUILDING WITH DIRECT ACCESS TO BERWYN TRAIN STATION



Features:

- Creative office space located directly adjacent to Septa's Regional Rail Berwyn train station
- Short walk to many restaurants including La Cabra Brewing and 30 Main
- Elevator served
- Ample parking

Availability:

- For Sale:
\$3,800,000
12,181 SF Building
(up to 7,589 SF available)
- For Lease:
3rd Floor: 1,508 SF
Private restroom
Available immediately
Partially furnished

For Further Information:

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MRG

Mahoney Realty Group, Inc.

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