

BALA POINTE OFFICE CENTER

111 PRESIDENTIAL BOULEVARD, BALA CYNWYD, PA 19004

CLASS A OFFICE FOR LEASE



- **CONVENIENTLY LOCATED JUST OUTSIDE PHILADELPHIA'S CITY LIMITS**
- **SIX STAIRWELLS SERVICING THE 1st & 2nd FLOORS ACCESSIBLE FROM COVERED PARKING**
- **HANDS-FREE BATHROOM FIXTURES**

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Downtown Philadelphia

(approx. 6.8 miles /13 min)



PHL PHILADELPHIA INTERNATIONAL AIRPORT

(approx. 13 miles /16 min)



**Philadelphia
Bala Cynwyd**

**BALA POINTE
OFFICE CENTER**

Property Features

- Located just off I-76 and minutes from Philadelphia and Philadelphia International Airport
- Located just outside city limits (no earned income tax)
- Onsite management/maintenance
- Free common area WiFi
- Conference facility with AV hookup
- Abundant free parking (mostly covered)
- Renovated courtyard with putting green and corn hole

Availability

- | | |
|---------------------|----------|
| • 500-1,000 SF | 4 spaces |
| • 1,000 - 2,500 SF | 6 spaces |
| • 2,500 - 5,000 SF | 4 spaces |
| • 5,000 - 10,000 SF | 1 space |
| • 10,000+ SF | 1 space |

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Local Amenities

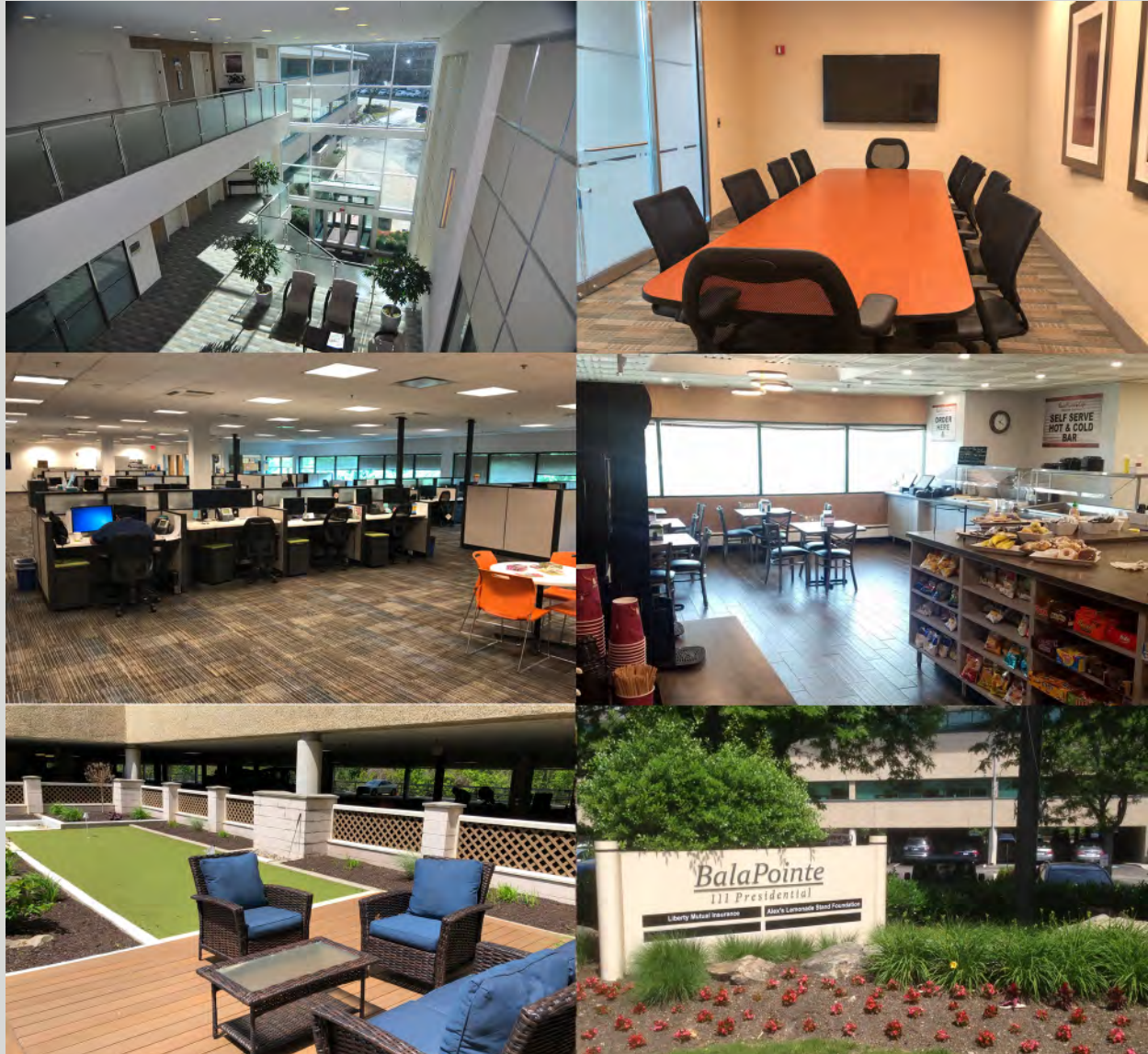
- Hotels
- Restaurants
- Cafes
- Delis
- Banks
- Fitness Centers

Transportation

- Quick access to I-76 (Schuylkill Expressway)
- SEPTA Bus Lines 1, 44 & 65
- Septa Regional Rail Station (Bala Station)

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