

PRIVATE OFFICES AVAILABLE – SMALL USERS WELCOME

Traffic count: ±25,000 vehicles per day



Property Highlights

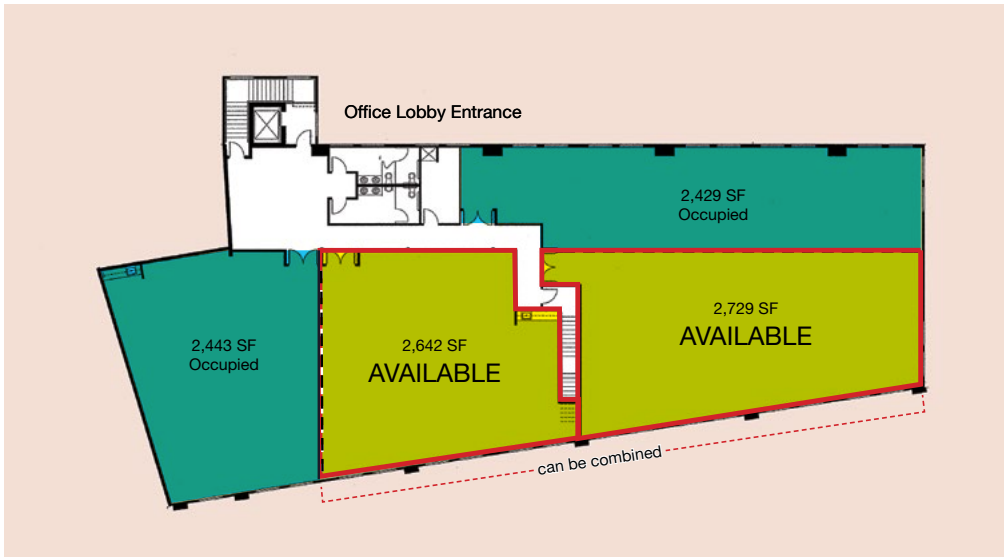
- Newly acquired by active local ownership committed to tenant satisfaction. Two turnkey office spaces available on the second floor.
 - 2,642 and 2,729 RSF respectively - can be combined for 5,371 RSF
 - ADA accessible
- Ample parking with over 80 onsite parking spaces.
- Elevatored serviced office space providing ADA accessibility.

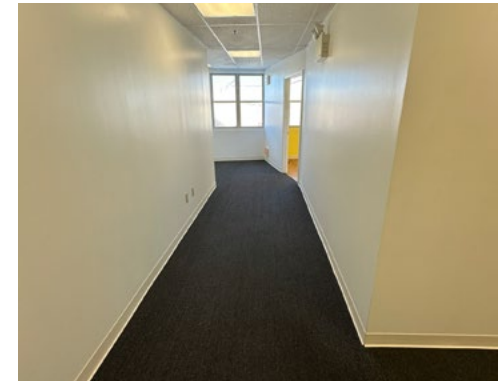
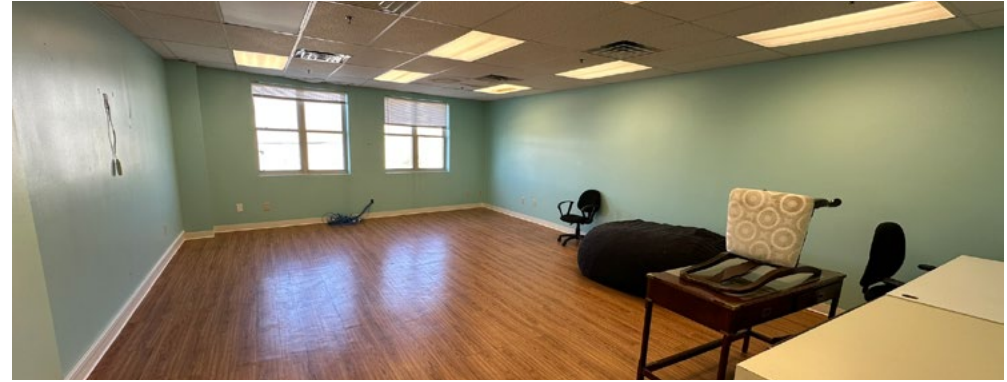
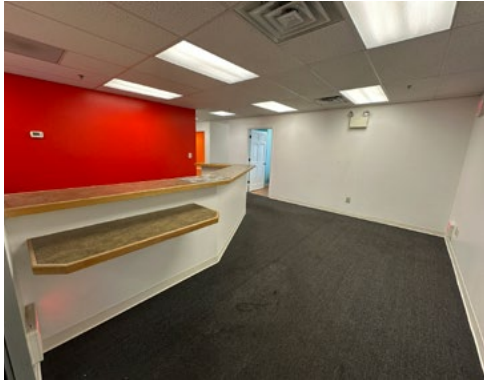
Location Highlights

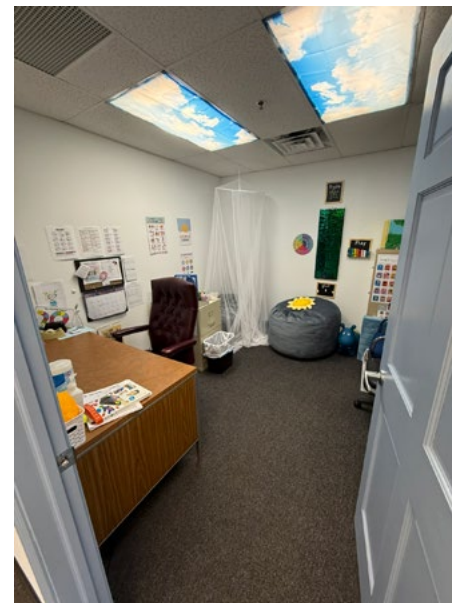
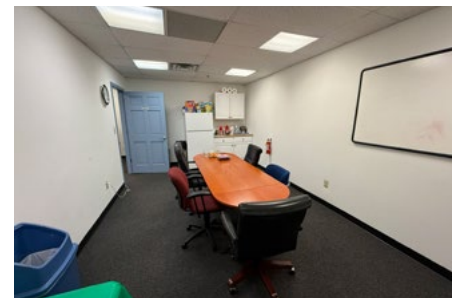
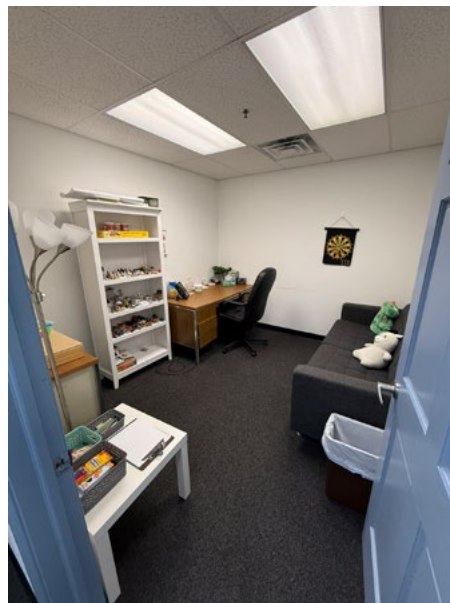
- Coming soon: New 260 Unit Luxury apartment development across the street at The Willow Grove Shopping Center.
- Conveniently located within 1.3 miles of the Willow Grove Interchange providing easy access to all major highway corridors.
- Within walking distance to SEPTA commuter rail service at the Willow Grove Train Station (R2 Line), and SEPTA commuter bus service on Easton and Old York Roads (Routes 611 and 263) via Routes 22 and 98.

49 Easton Road, Suites 202 & 203

- Suite 202 & 203 consist of 2,642 RSF and 2,729 RSF of turnkey office space. Can be combined for 5,371 RSF
 - All offices are ADA accessible
 - Lease rate and term negotiable
 - Suite 203 is 2,729 RSF of turnkey office space with ADA accessibility
- Enjoy the convenience of a private office without the commitment or expense of leasing an entire suite.**
- Lease one private office within a professionally maintained 2,729 RSF office suite
 - 11 individual offices available for single-office tenants
 - Shared amenities include a conference room, break room, kitchenette, and copy room
 - All utilities included in one simple monthly rent
 - Turnkey office environment ideal for therapists, attorneys, accountants, consultants, and remote professionals seeking a flexible, professional workspace







49 Easton Road - 2nd Floor Suite 202

