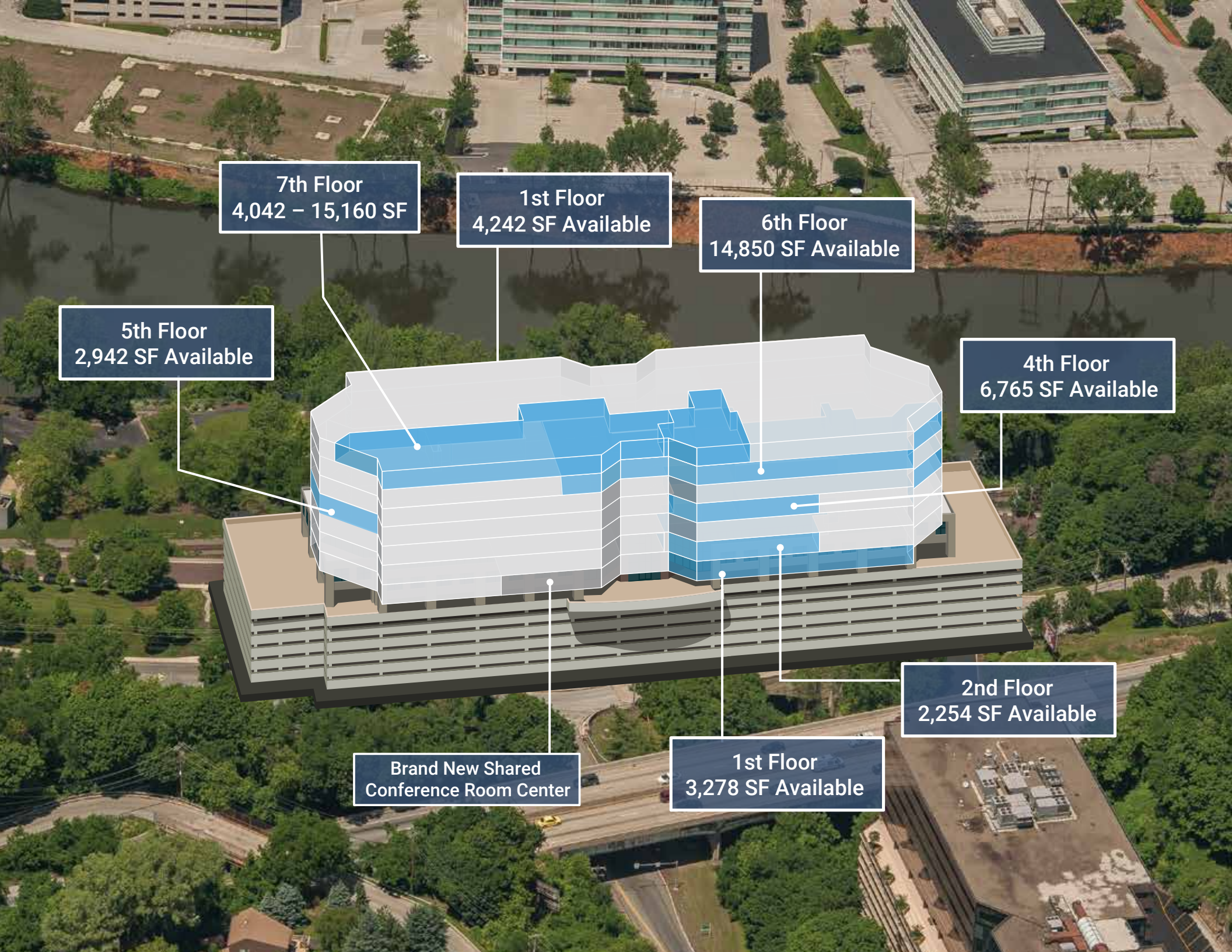




Premier Class A Office Space

300 Four Falls Corporate Center

MAGUIRE
HAYDEN
REAL ESTATE COMPANY



7th Floor
4,042 – 15,160 SF

1st Floor
4,242 SF Available

6th Floor
14,850 SF Available

5th Floor
2,942 SF Available

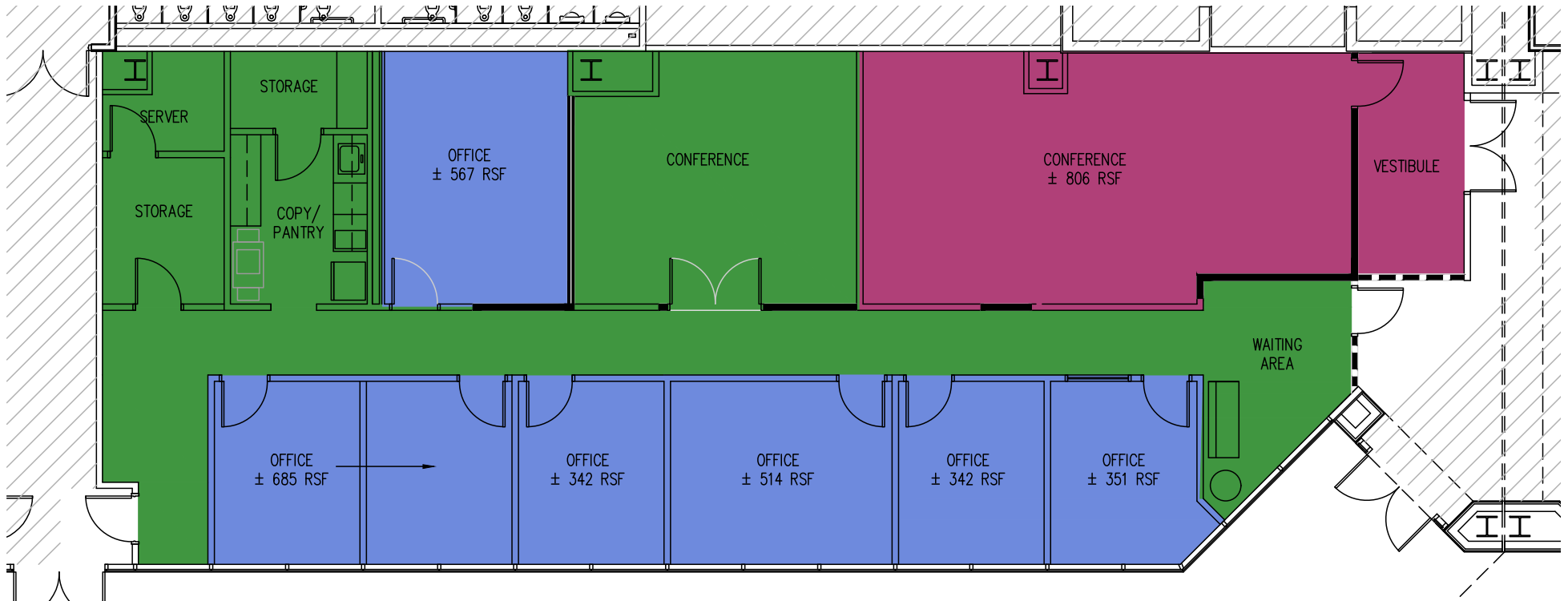
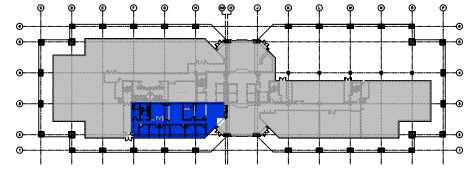
4th Floor
6,765 SF Available

2nd Floor
2,254 SF Available

1st Floor
3,278 SF Available

Brand New Shared
Conference Room Center

SHARED CONFERENCE ROOM CENTER & EXECUTIVE OFFICE SUITES



BRAND NEW SHARED CONFERENCE ROOM CENTER AT 300 FOUR FALLS!

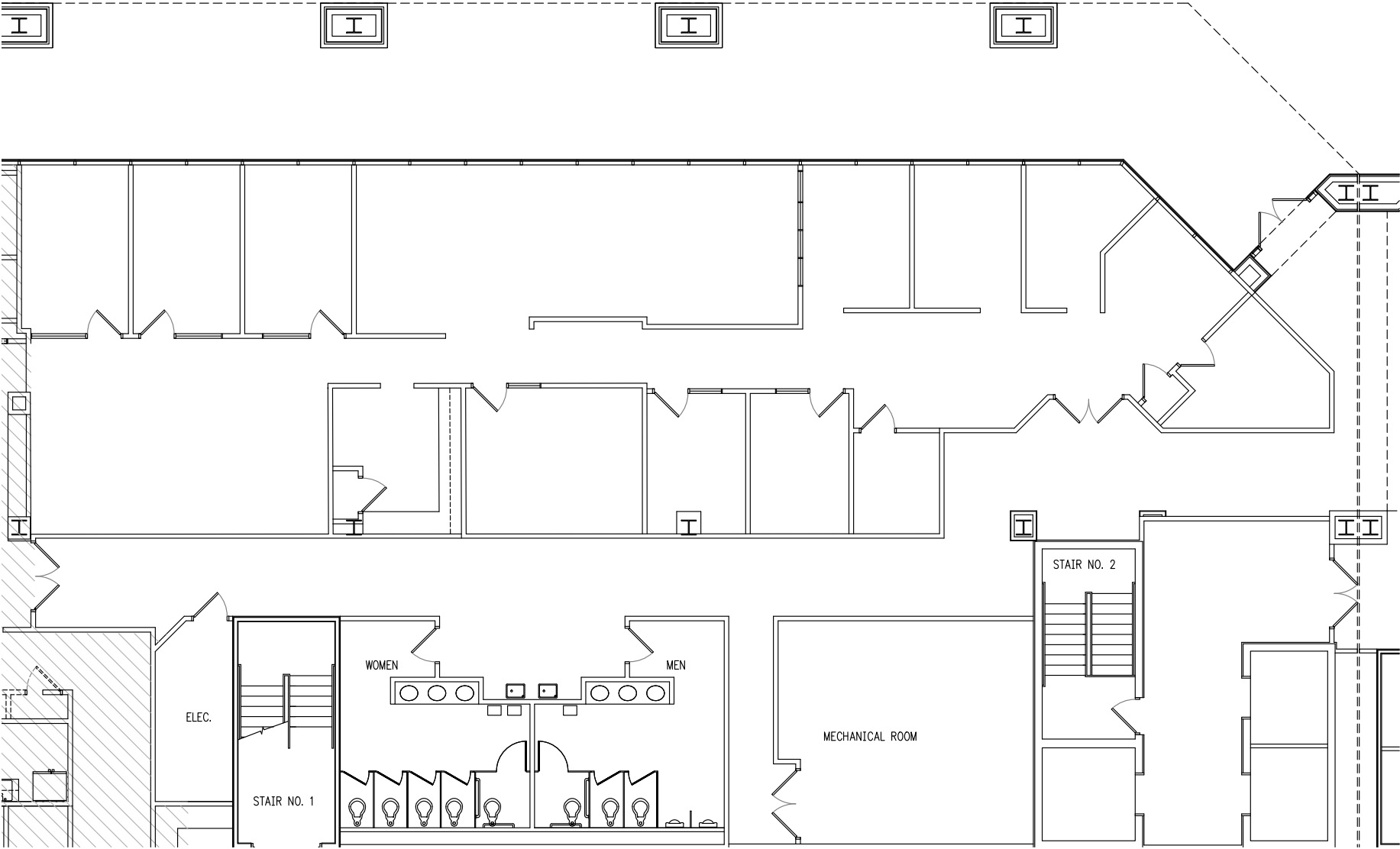
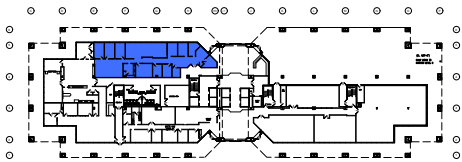
- It will be available to all tenants in the building, at no cost!
- Access and scheduling will be done through our onsite property manager



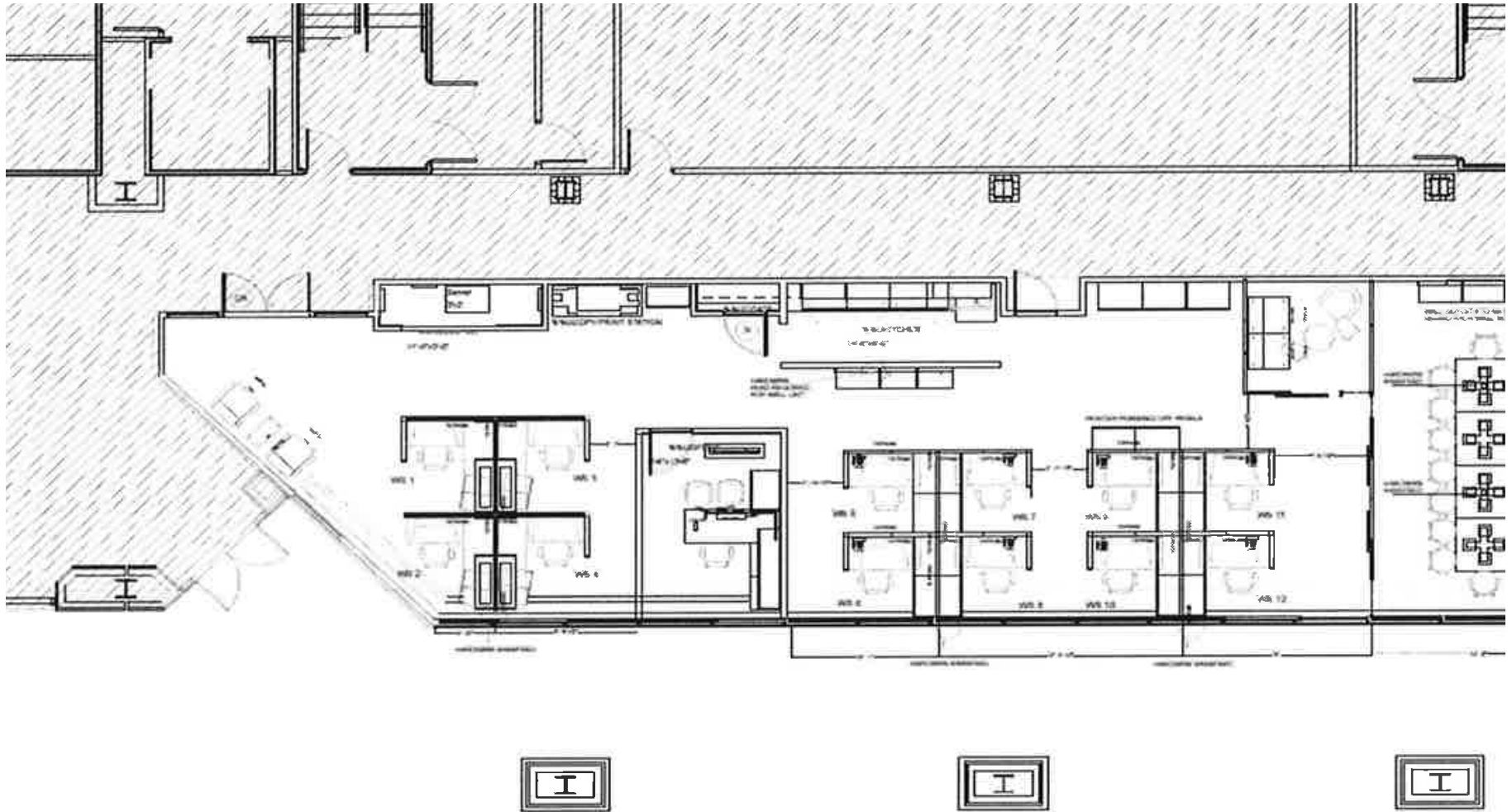
Examples of Shared Conference Room Centers in our Portfolio!



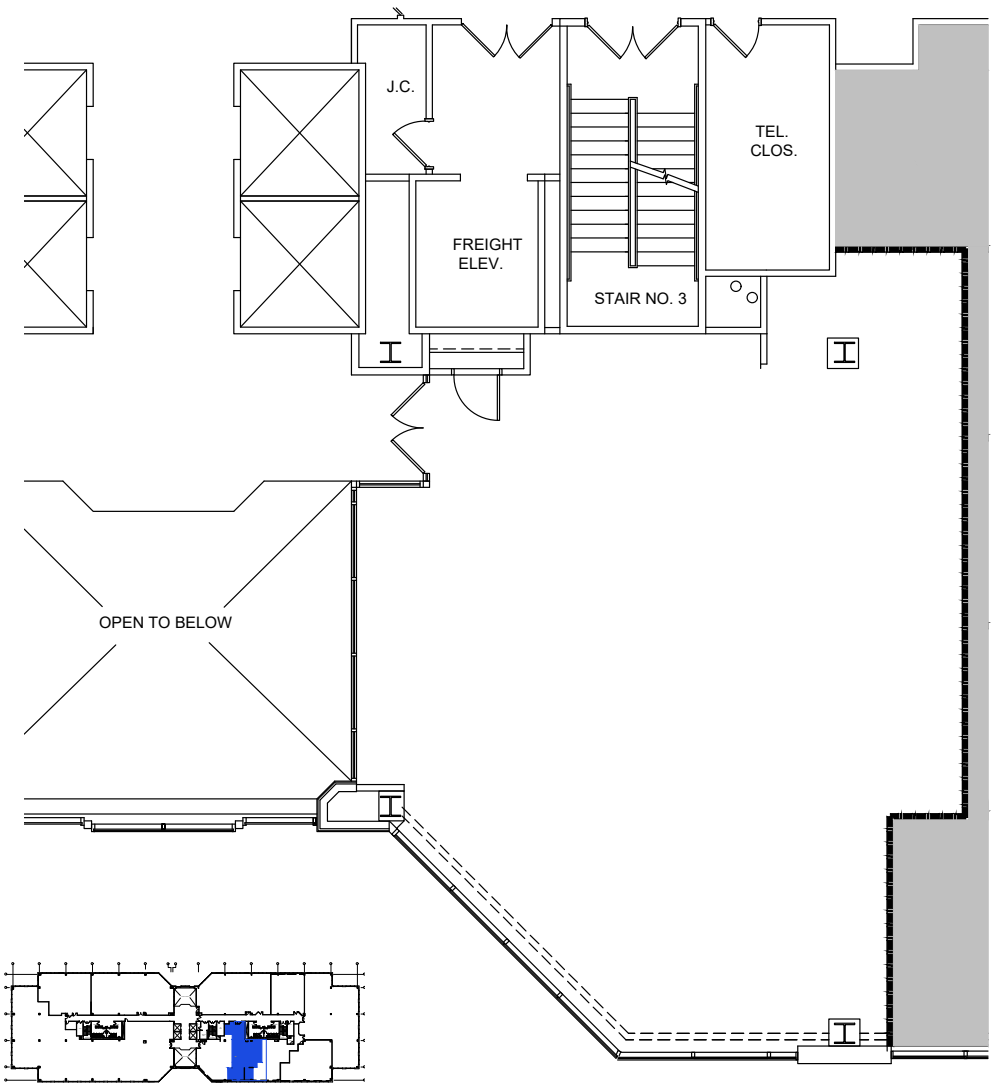
4,242 RSF Available – First Floor Space



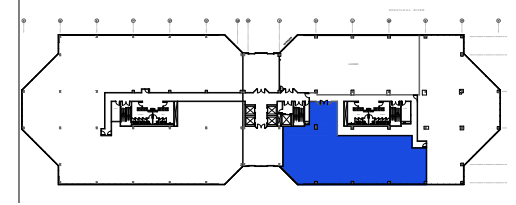
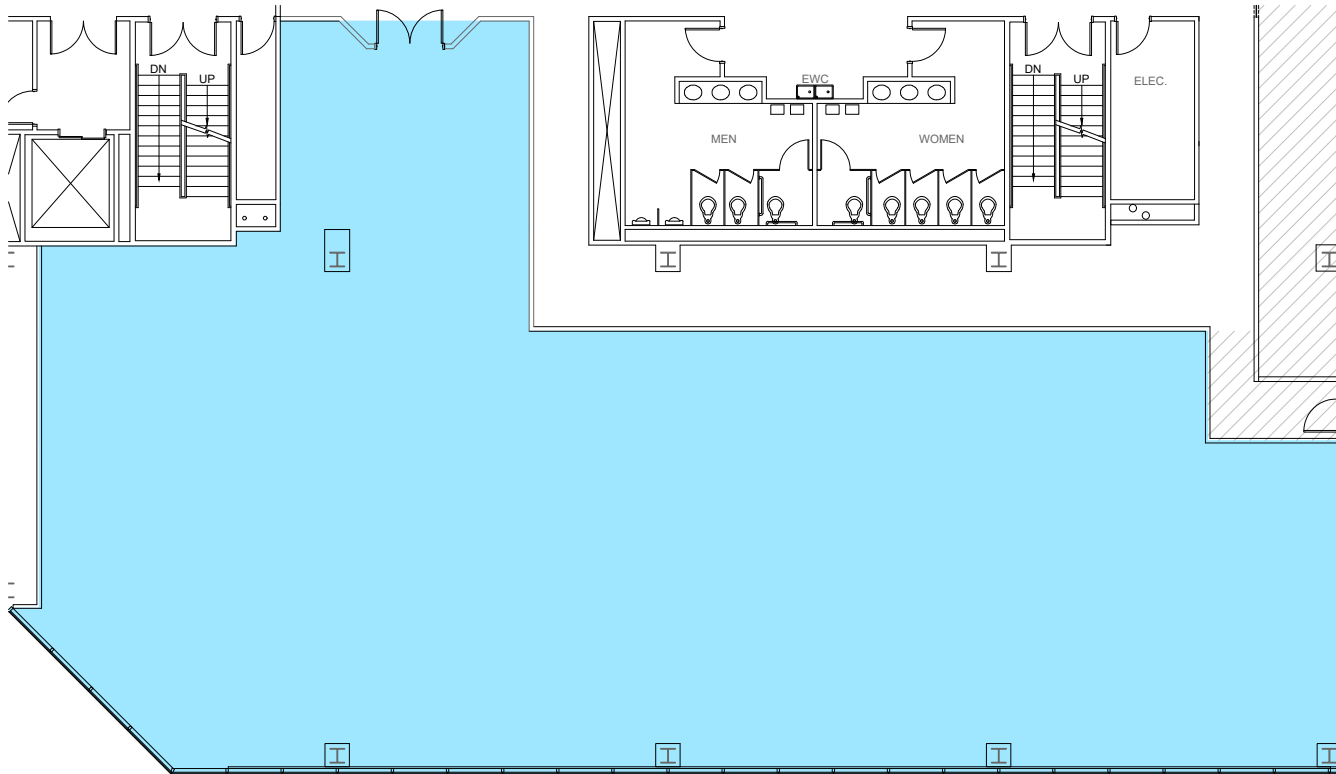
3,278 RSF Available – First Floor Space



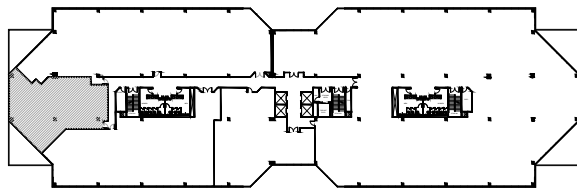
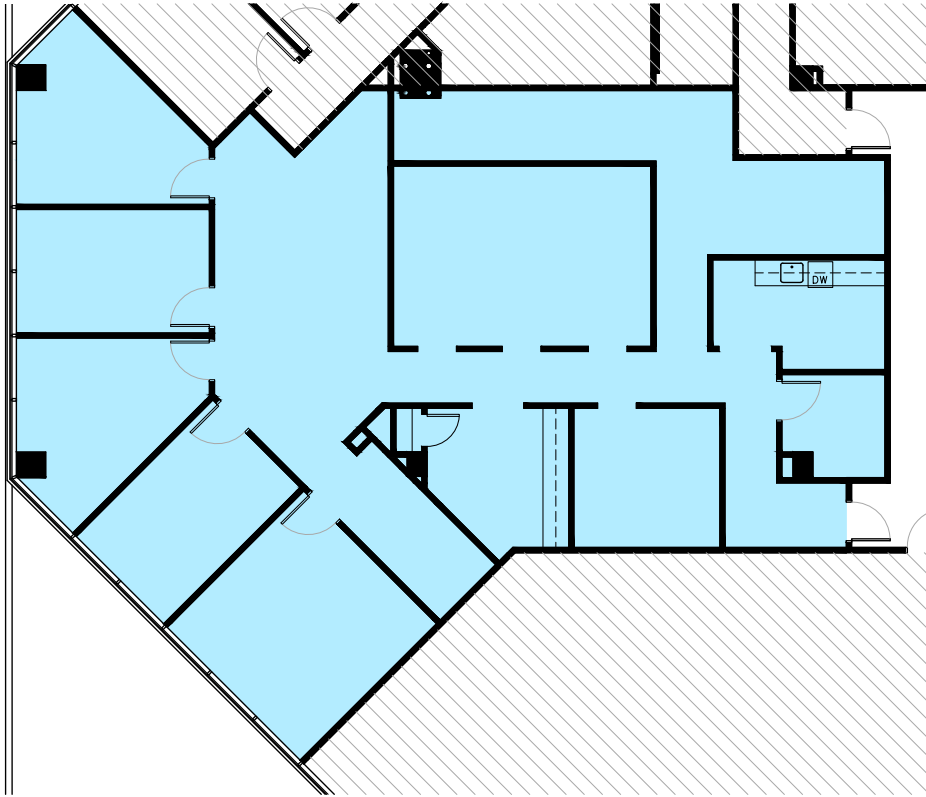
2,254 SF Available – Second Floor Space



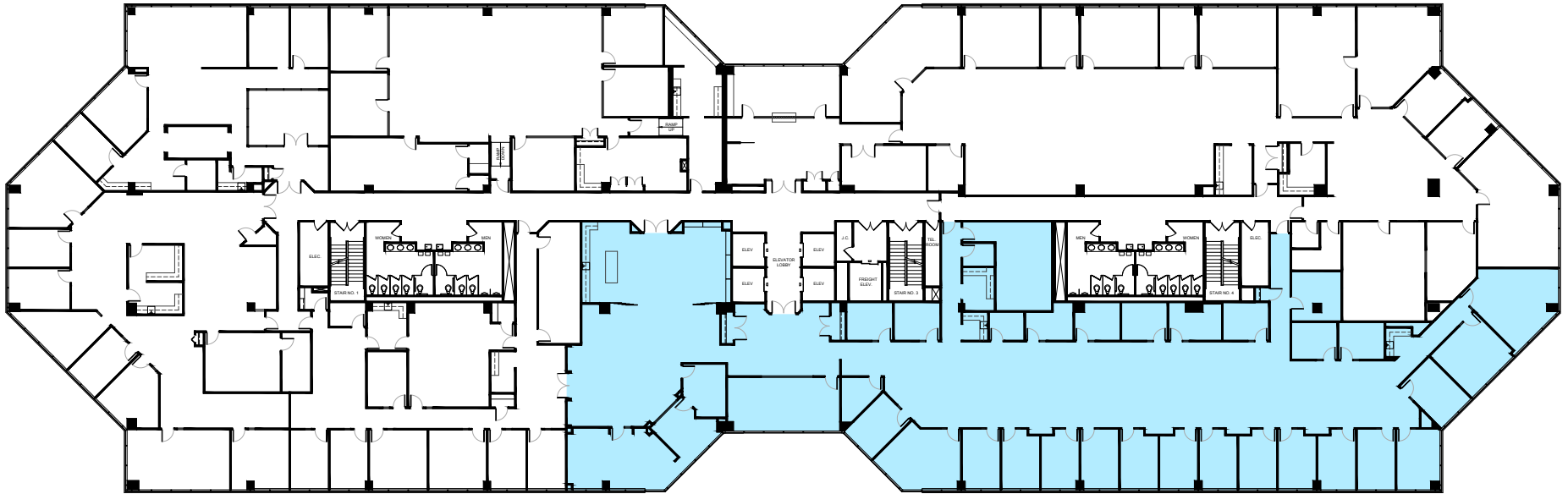
Up to 6,765 SF Available – Fourth Floor Space



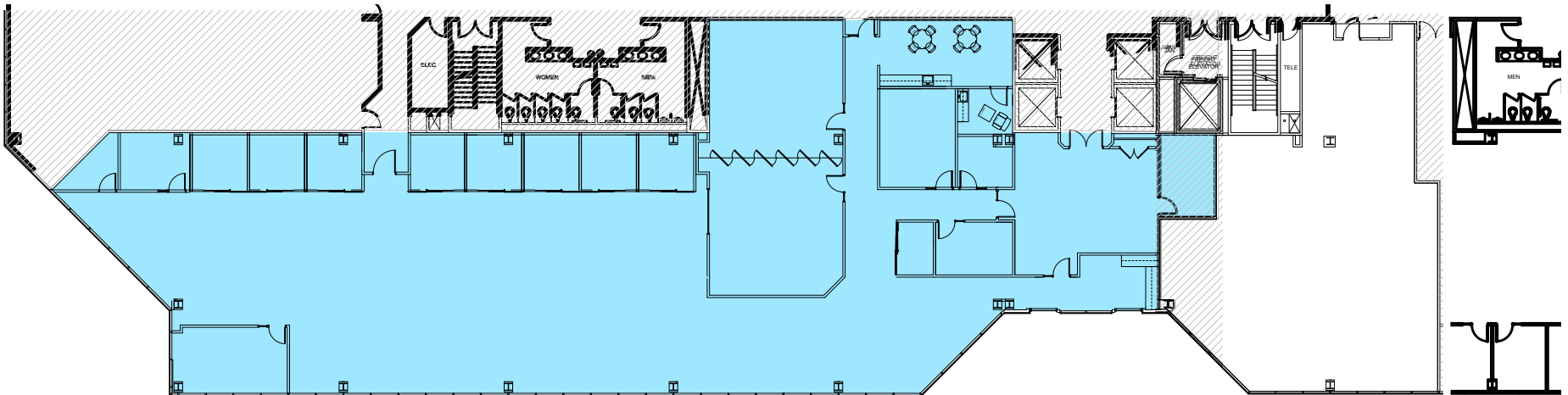
2,942 SF Available – Fifth Floor Space



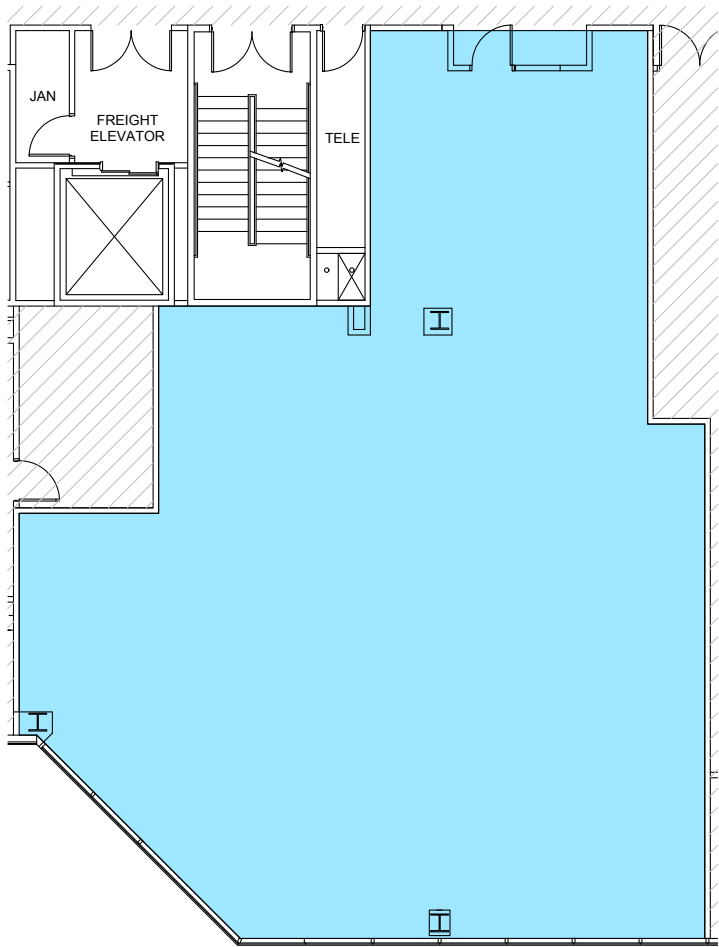
Up to 14,860 SF Available – Sixth Floor Space



Up to 15,160 SF Available – Seventh Floor Space



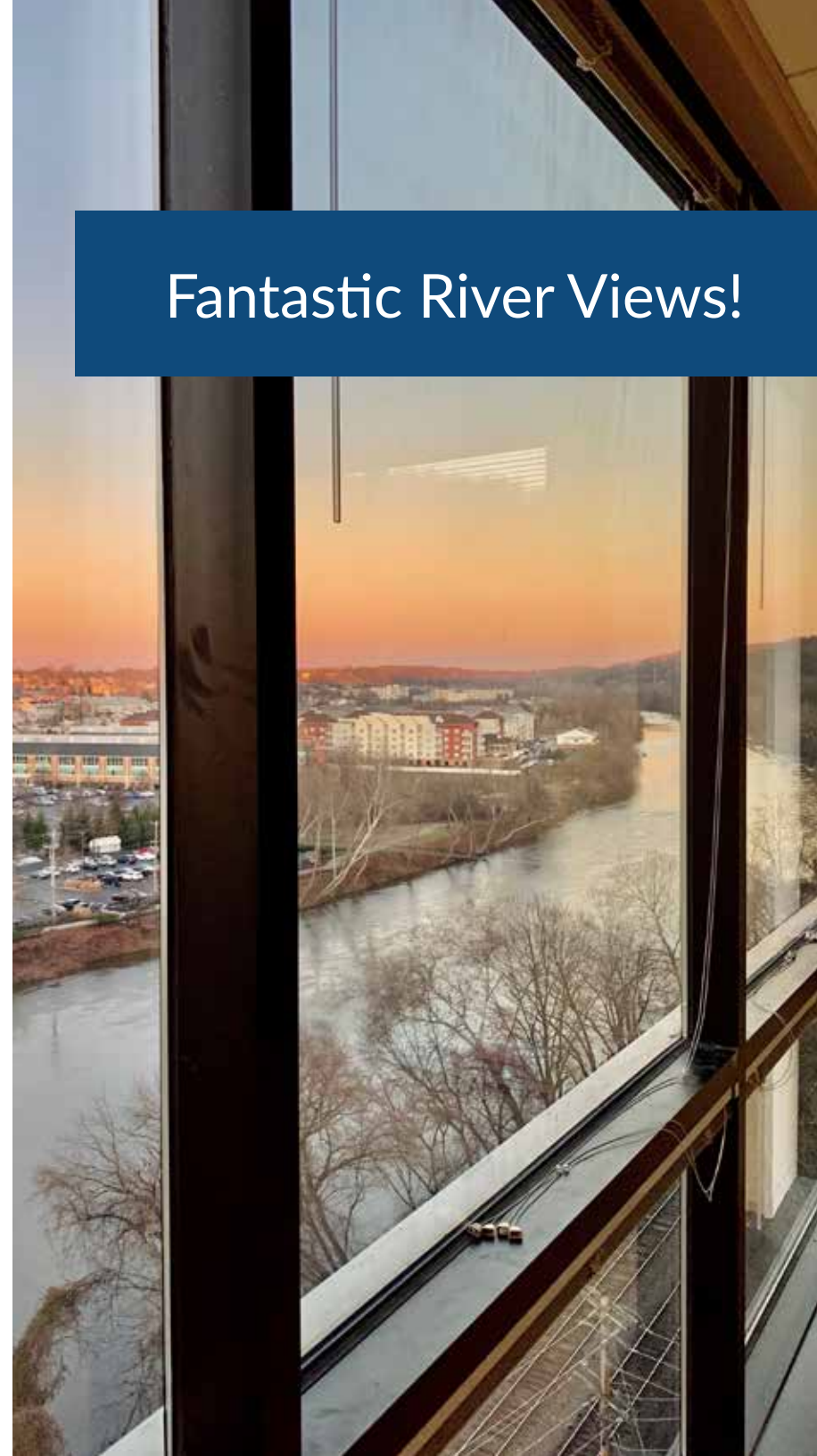
4,042 SF Available – Seventh Floor Space







Fantastic River Views!



Fantastic River Views!





Existing Class A Tenant Space





Existing Class A Tenant Space



Café at 300 Four Falls

BEFORE

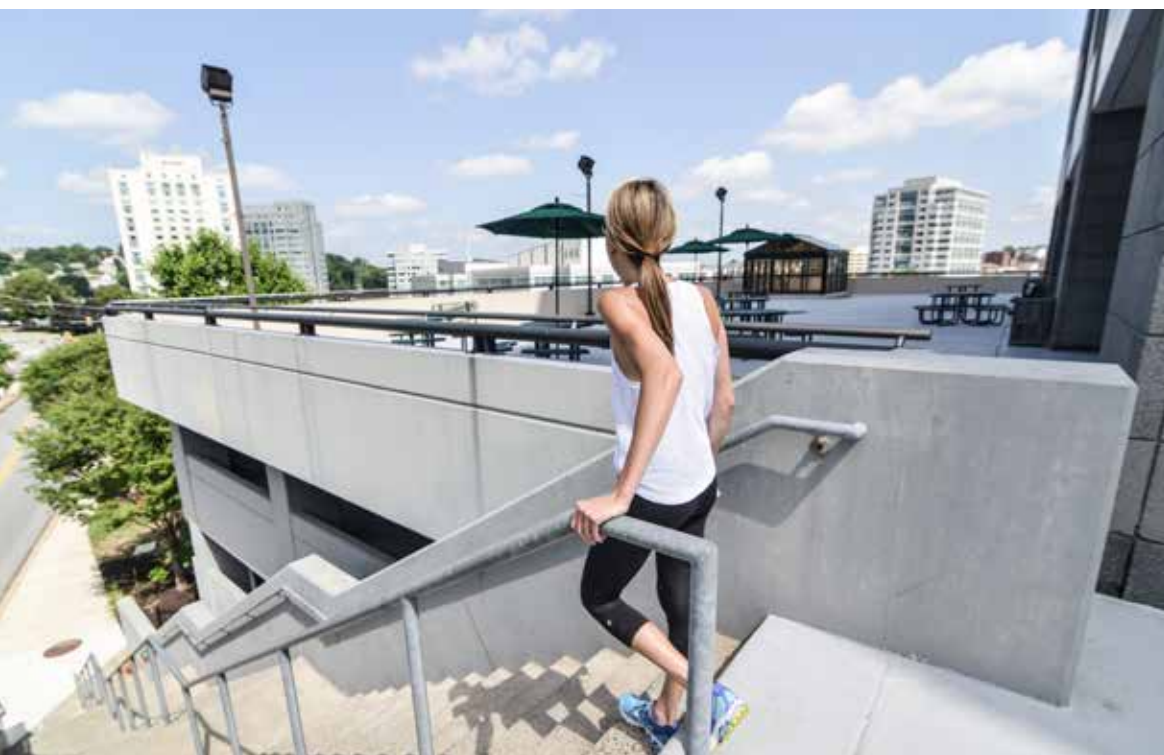


AFTER

Added some color to the walls
and brand new flooring!
(The view from the roof)

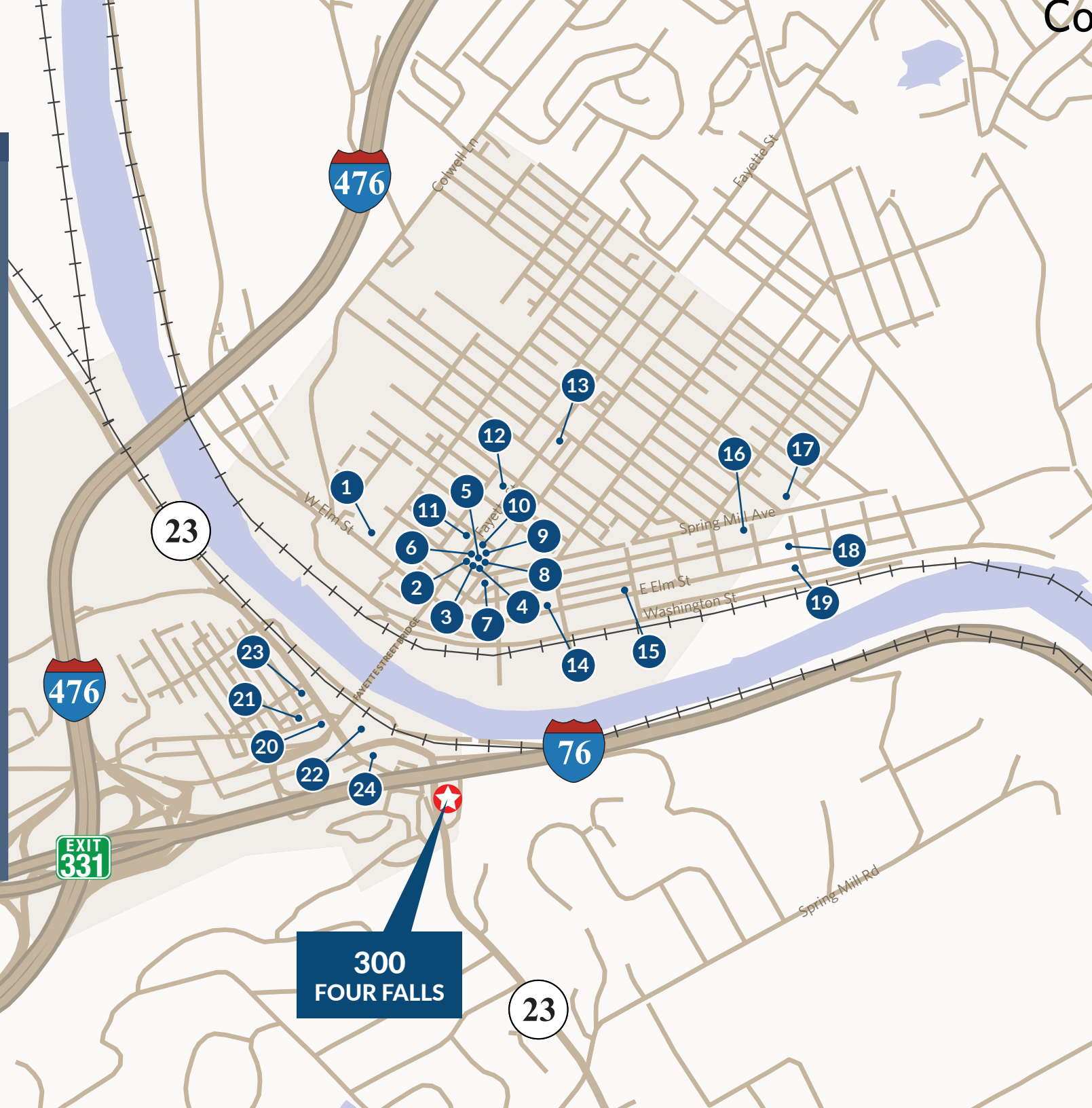


Six (6) levels of covered parking.



RESTAURANTS

- 1 Guppy's Good Times
- 2 Snap Custom Pizza
- 3 Southern Cross Kitchen
- 4 Viggiano's Italian Restaurant
- 5 The Lucky Gastropub
- 6 Jimmy John's
- 7 El Limon
- 8 Flanigan's Boathouse
- 9 Tradestone Cafe & Confections
- 10 Great American Pub
- 11 Tierra Caliente
- 12 Fayette Street Grille
- 13 MasterPeace Grill
- 14 Pepperoncini Restaurant & Bar
- 15 Cerdo
- 16 Trattoria Totario
- 17 Coyote Crossing
- 18 Bar Lucca
- 19 Conshohocken Brewing
- 20 Jasper's West Side
- 21 The Gypsy Saloon
- 22 Legend's Sports Bar and Grill at the Mariott Hotel
- 23 Baggataway Tavern
- 24 Wawa



Enjoy the Finest Office Space in the Market

On-site security guard during normal business hours, Monday through Friday.

On-site property manager and property engineer.

Car charging stations.

Outdoor patio area with picnic tables overlooking the river and abundant meeting and relaxation space on the north, south and west sides.

Recently renovated locker rooms and showers in a professionally-operated fitness center, offering numerous group classes and one-on-one training sessions.

Professionally-operated cafe with seating and wi-fi offering daily specials and catering for corporate events.

Short drive to Philadelphia International Airport (30 minutes) and 30th Street Station (20 minutes) enabling easy access to New York City and Washington, D.C.

Within walking distance to numerous restaurants, first-class hotels, specialty retail shopping, and more than 1,200 rental apartments.



Healthy Living in West Conshohocken

From panoramic views of the river to an idyllic location near many of the area's best hiking, biking and walking trails, this is the perfect blend of location and amenities

Short walk from the Manayunk/Norristown Regional Rail line and offers convenient access to 76, 476, Route 23 and the Pennsylvania Turnpike.

Building is located near numerous local gyms, fitness centers, yoga and pilates studios.



ABOUT THE LANDLORD

MAGUIRE HAYDEN



Maguire Hayden Real Estate Company is a commercial real estate investment and operating firm that primarily acquires office, flex, industrial and life science properties in the Mid-Atlantic Region. Our long standing relationships within the commercial real estate and financing industry, combined with 40+ years of knowledge of the region have uniquely positioned us to effectively capitalize on regional real estate market volatility. Through impeccable investment expertise and commercial real estate experience, the firm has proven its ability to add substantial value to its assets through targeted capital improvements and timely vacancy reduction. Maguire Hayden currently owns approximately 5 million square feet of space within a +/- 200 mile radius of Philadelphia.



ABOUT PROPERTY MANAGEMENT

HAYDEN MANAGEMENT

The Hayden Management Company is a full service asset and building management company specializing in due diligence, leasing, building and construction management. Their main presence is in the office, industrial, flex and life science asset classes. With approximately five (5) million square feet under management, they have a unique commitment to tenant service and asset improvement. Being privately owned and funded, they take special pride in caring for and improving their buildings. Their company's principals have over 40+ years of combined industry experience and have consistently practiced our core belief that tenant service and business integrity fosters long term tenant retention and ultimately maximizes value for tenants, investors and ownership.



Taylor Young

CELL 610.202.8334

EMAIL tyoung@haydenrei.com

Maguire Hayden is a privately held commercial real estate firm, acquiring office, industrial and mixed-use properties, improving, repositioning and professionally managing them.

Maguire Hayden Real Estate Company

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