

300 FOUR FALLS

WEST CONSHOHOCKEN, PA

Commissions
Paid 100%
Within 48 Hours
After Lease
Execution

TROPHY OFFICE SPACE
Suites from 2,254 - 30,000 SF

MAGUIRE
HAYDEN
REAL ESTATE COMPANY

CBRE

SUMMER 2023 RENOVATIONS

- New lobby finishes
- New restroom finishes
- New exterior patio furniture



PROPERTY HIGHLIGHTS

- Desirable West Conshohocken address — NO gross receipts tax
- On-site property manager, property engineer, and security guard during normal business hours
- Six levels of covered parking with car charging stations and a short walk from the Manayunk/Norristown SEPTA Regional Rail line
- Shared conference/training room on first level
- On-site fitness center — recently renovated locker rooms and showers in a professionally operated fitness center, offering numerous group classes and one-on-one training sessions
- On-site cafe with seating and wi-fi offering daily specials and catering for corporate events
- Walking distance to numerous restaurants, first-class hotels, specialty retail shopping, the Schuylkill River Trail, and more than 1,200 apartment rentals



Amenities



COMING SUMMER 2023 – PATIO RENOVATION
VIEW FROM OUTDOOR PATIO



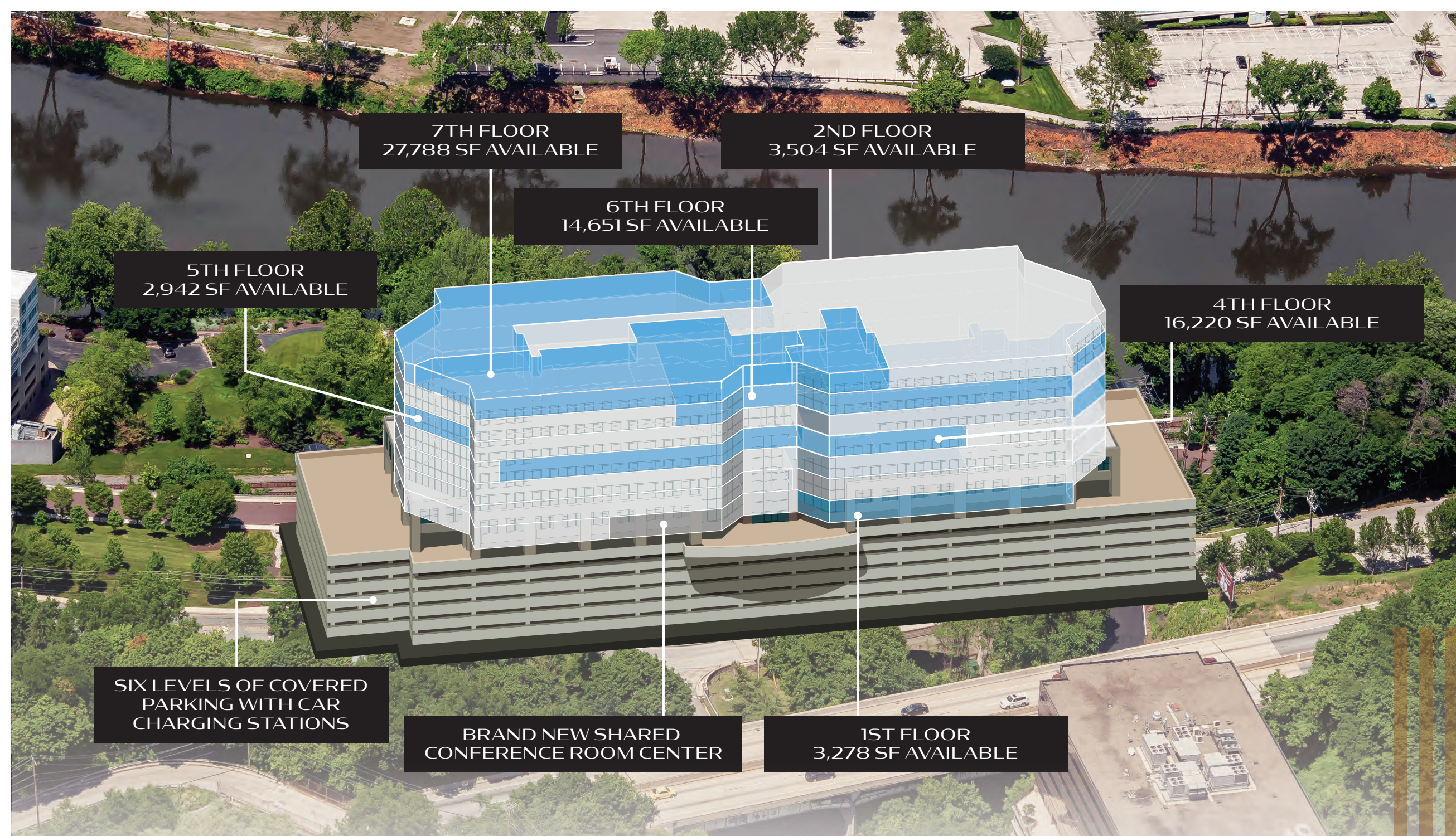
ON-SITE FITNESS CENTER



FULL-SERVICE CAFÉ



Walk to numerous restaurants, first-class hotels,
specialty retail shopping, the Schuylkill River Trail,
and more than 1,200 apartment rentals



7TH FLOOR
27,788 SF AVAILABLE

2ND FLOOR
3,504 SF AVAILABLE

6TH FLOOR
14,651 SF AVAILABLE

5TH FLOOR
2,942 SF AVAILABLE

4TH FLOOR
16,220 SF AVAILABLE

SIX LEVELS OF COVERED
PARKING WITH CAR
CHARGING STATIONS

BRAND NEW SHARED
CONFERENCE ROOM CENTER

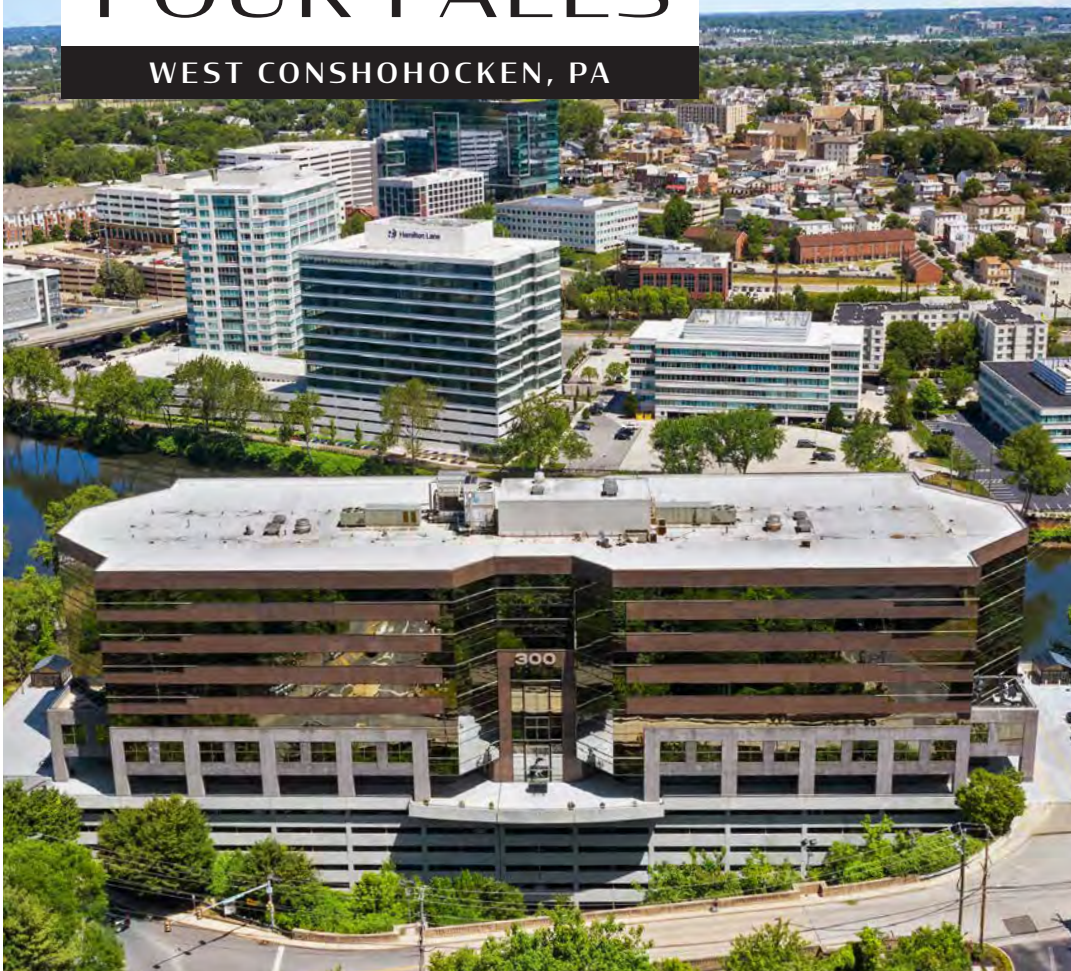
1ST FLOOR
3,278 SF AVAILABLE

EXISTING CLASS A TENANT SPACE



300 FOUR FALLS

WEST CONSHOHOCKEN, PA



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

Stephen J. Gersbach
First Vice President
+1 610 251 5138
steve.gersbach@cbre.com

Scott Gabrielsen
Executive Vice President
+1 610 308 5141
scott.gabrielsen@cbre.com

Nicholas J. Gersbach
Senior Vice President
+1 215 561 8945
nick.gersbach@cbre.com

Tyler Kopen
Associate
+1 610 256 4213
tyler.kopen@cbre.com

CBRE, Inc., 555 E. Lancaster Avenue, Suite 120, Radnor, PA 19087 | cbre.us/philadelphia | Licensed Real Estate Broker

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