

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**1166-1188 DEKALB PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

SUBJECT: The TASA Building and Office Complex

PROPERTY TYPE: Commercial Office Complex

ADDRESS: 1166 and 1188 DeKalb Pike

TOWNSHIP: Whitpain (Blue Bell)

COUNTY: Montgomery

STATE: Pennsylvania

IMPROVEMENTS: The main office building is a modern three and one-half (3 ½) story circular designed structure comprising approximately 10,000 square feet. Approximately 3,000 square feet of the building is available for third party lease. The balance of the building is occupied by TASA as its headquarters building. A separate “ranch house” building comprising of approximately 1,800 square feet plus basement storage area is located on an adjacent lot within the TASA complex with address of 1188 DeKalb Pike. This building is also available for third party lease and is currently occupied. A third building, currently the “mail room” building comprising approximately 1,800 square feet is situated in the center of the complex and is currently available for lease. The complex is well maintained with manicured lawns, walkways and outside seating areas. The onsite striped and macadamed parking areas are meticulously maintained.

LOT SIZE: ± 2 acres

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

CURRENT AVAILABILITY:

Main Building

Various self contained office suites with individual thermostat controls for heating/air-conditioning and individual entrances. Suite sizes range from 180 to 600 rentable square feet. Contiguous suites can be combined to make up to 1,200 rentable square feet of office available.

Former Mail Room Building

A separate 1,800 square foot commercial one-story building located in the center of the complex, fully air-conditioned and heated, two (2) lavatories, kitchen area, storage area and finished office area with open floor plan. Separately metered utilities and ample parking.

PARKING:

Ample off street parking for tenants and visitors to the complex.

UTILITIES:

Electric, gas, public water and sewer on site.

MISCELLANEOUS:

The property is well located with frontage on Route 202, an equal distance between Route 422 and Route 73 in Blue Bell, Pennsylvania and minutes from the Plymouth Meeting exit of the Pennsylvania Turnpike.

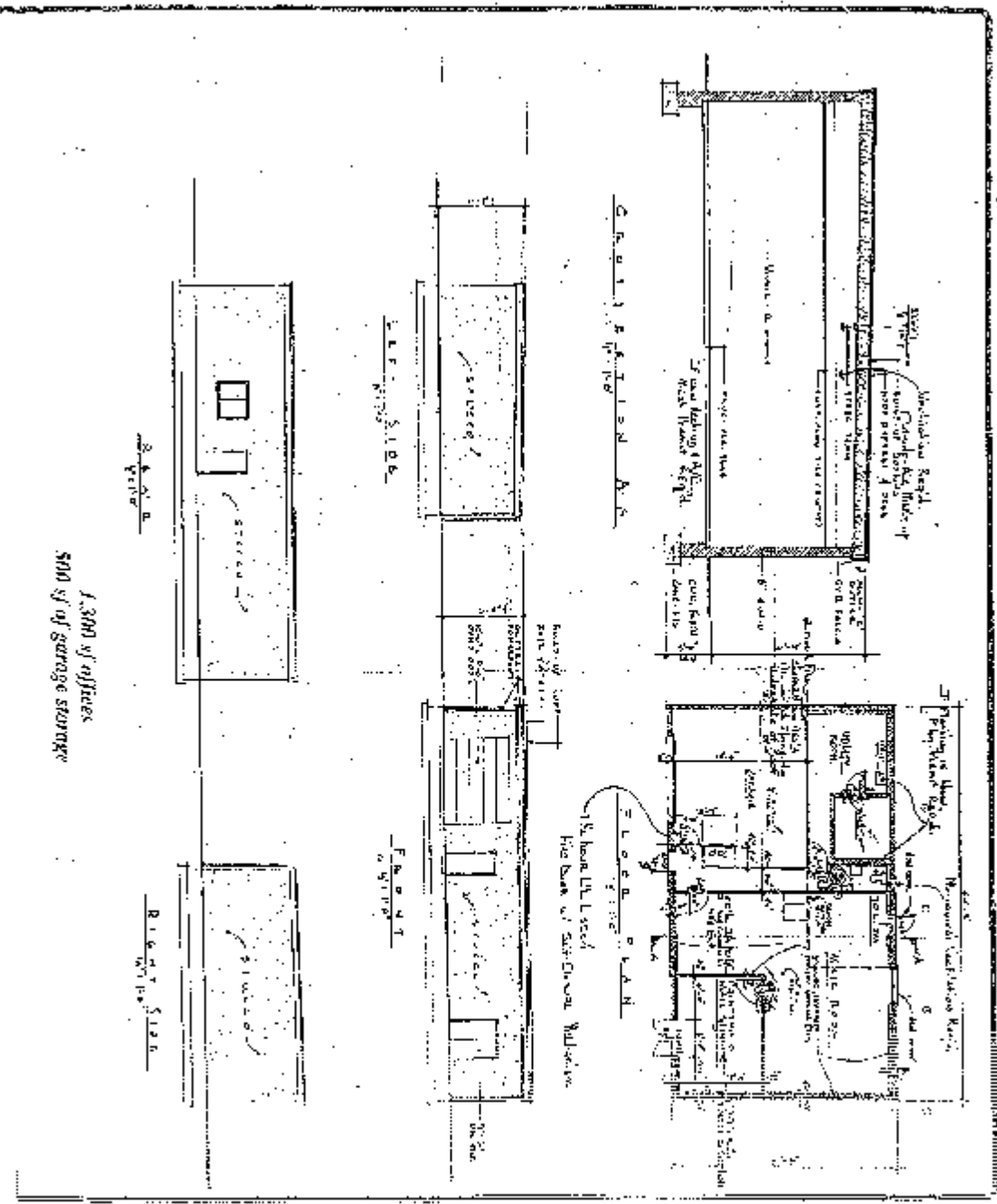
RENT:

Please contact agent for current rates. Rent for office suites in main building includes utilities.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.



COSTAR

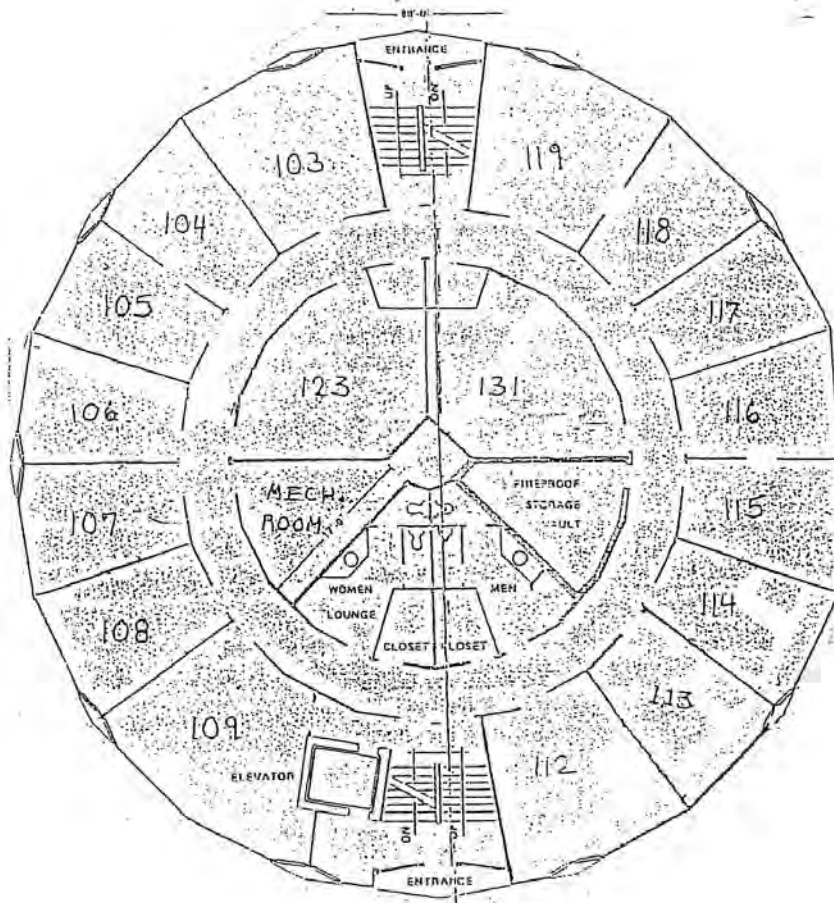


1,300 sq. ft. of office
500 sq. ft. of garage storage

<p>Architectural Firm Name</p> <p>123 Main Street</p> <p>City, State, Zip</p>	<p>Contract No.</p> <p>Date</p>
---	---------------------------------

EXHIBIT "A"
TO
SUBLEASE AGREEMENT

PLAN OF PREMISES



FIRST FLOOR

TASA BUILDING
1166 Dekalb Pike
Blue Bell, PA 19422