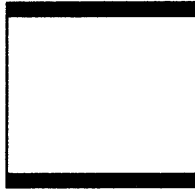


PROPERTY INFORMATION PACKAGE

NEW OFFICES/WAREHOUSE FOR LEASE

MUTUAL
REAL ESTATE
CORPORATION



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

PROPERTY ADDRESS

455 Maryland Drive
Fort Washington, Pennsylvania

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS



VIEW FROM MARYLAND DRIVE

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SIDE VIEW

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VIEW FROM PARKING LOT

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SUMMARY OF PERTINENT INFORMATION

PROPERTY TYPE:	New Commercial Office Suites for Lease
ADDRESS:	455 Maryland Drive
TOWNSHIP:	Upper Dublin (Ft. Washington)
COUNTY:	Montgomery
STATE:	Pennsylvania
DESCRIPTION:	Modern, single story office/flex masonry building
AVAILABLE OFFICE AREA:	Below are the available offices and or warehouse suites based upon their gross leasable area (see attached plan) A – 4,261 square feet of G.L.A. B – 1,750 square feet of G.L.A. C – 710 square feet of G.L.A. D – 1,506 square feet of G.L.A. E – 2,045 square feet of G.L.A. F – 1,000 square feet of G.L.A. G – 1,477 square feet of G.L.A.
AVAILABLE WAREHOUSE AREA:	+/- 1,000 sf
CEILING HEIGHT	14'-16' under beam
PARKING:	Ample (4.5 per 1,000 NRSF office; 2 per 1,000 NRSF for Warehouse) off street parking around the perimeter of the building
LOADING:	One (1) Tailgate loading door One (1) Drive-in loading (proposed)
FIRE PROTECTION:	100% wet system
HVAC SYSTEM:	Multiple roof mounted units providing forced air throughout with individual controls.
UTILITIES:	Electric – Peco Energy (HT Rate) 277/480, 120/208, 1600 AMP, Natural gas
WATER	Public
SEWER:	Public
COMMUNICATION:	Full high speed communication/computer hub located at the property
LAVATORIES:	Multiple male and female lavatories at various locations within the building with handicap accessibility.
FENESTRATION:	Multiple perimeter windows, skylights, and floor to ceiling glass front areas to accommodate premier atrium style reception areas.

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ZONING:

Employment Center District

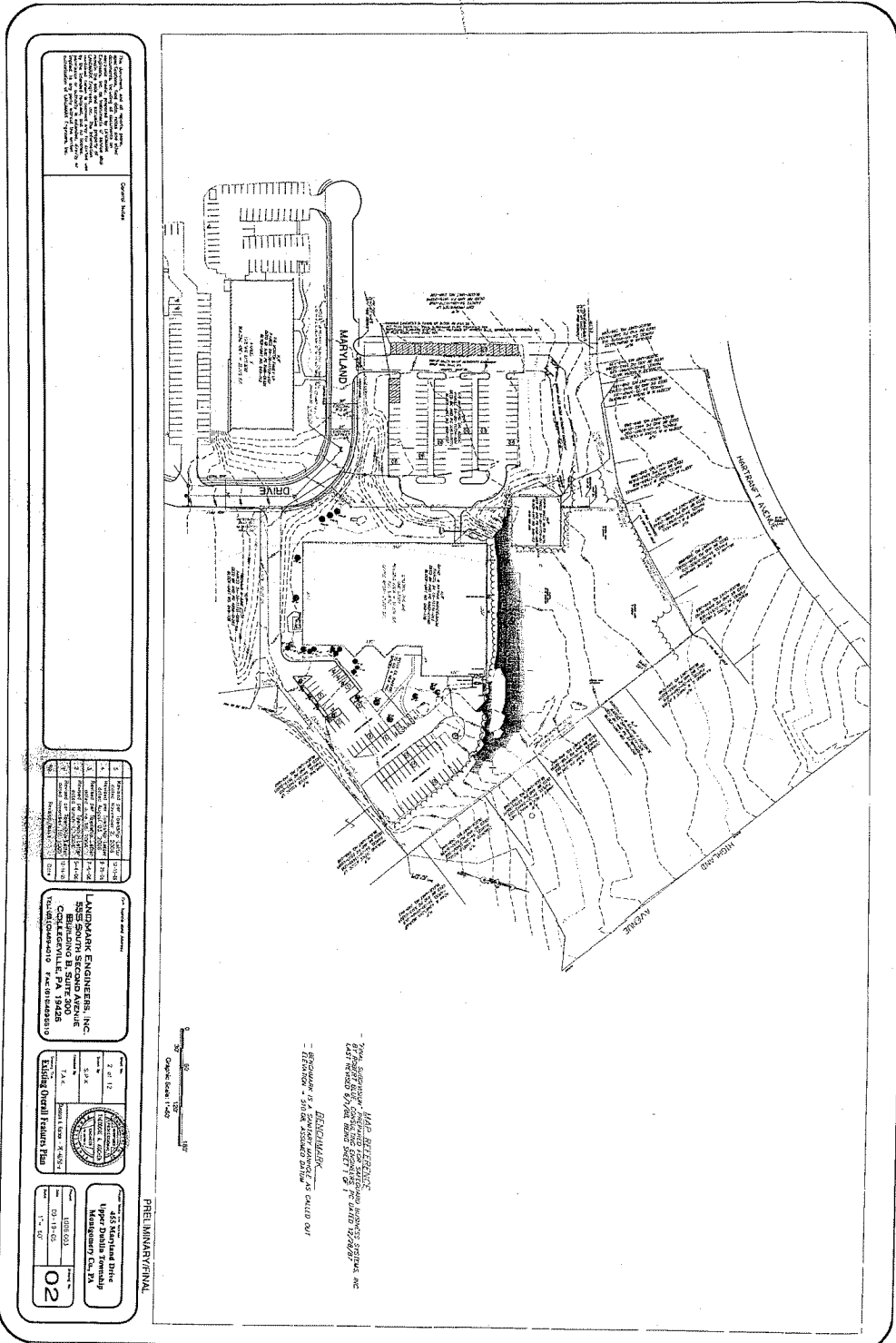
MISCELLANEOUS:

Conveniently located within Ft. Washington business park with access to the Pennsylvania Turnpike; Routes 309, 63 & 73; access to Septa Rail and bus within minutes of the property; close to multiple shopping areas and numerous restaurants and other amenities. The building will have an exercise/training room with amenities for use by tenants within the building.

PREMISE PLAN
455 MARYLAND DRIVE



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2. All dimensions are to the centerline of the road unless otherwise noted. 3. All dimensions are to the centerline of the road unless otherwise noted. 4. All dimensions are to the centerline of the road unless otherwise noted. 5. All dimensions are to the centerline of the road unless otherwise noted. 6. All dimensions are to the centerline of the road unless otherwise noted. 7. All dimensions are to the centerline of the road unless otherwise noted. 8. All dimensions are to the centerline of the road unless otherwise noted. 9. All dimensions are to the centerline of the road unless otherwise noted. 10. All dimensions are to the centerline of the road unless otherwise noted.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11-11-03	LANDMARK ENGINEERS, INC.
2	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
3	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
4	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
5	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
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8	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
9	REVISION	11-11-03	LANDMARK ENGINEERS, INC.
10	REVISION	11-11-03	LANDMARK ENGINEERS, INC.

LANDMARK ENGINEERS, INC.
 5555 SOUTH SECOND AVENUE
 CHESAPEAKE, VA 23041
 TEL: (804) 635-1111
 FAX: (804) 635-1111

1055 North Main Street
 Chesapeake, VA 23041
 Tel: (804) 635-1111
 Fax: (804) 635-1111

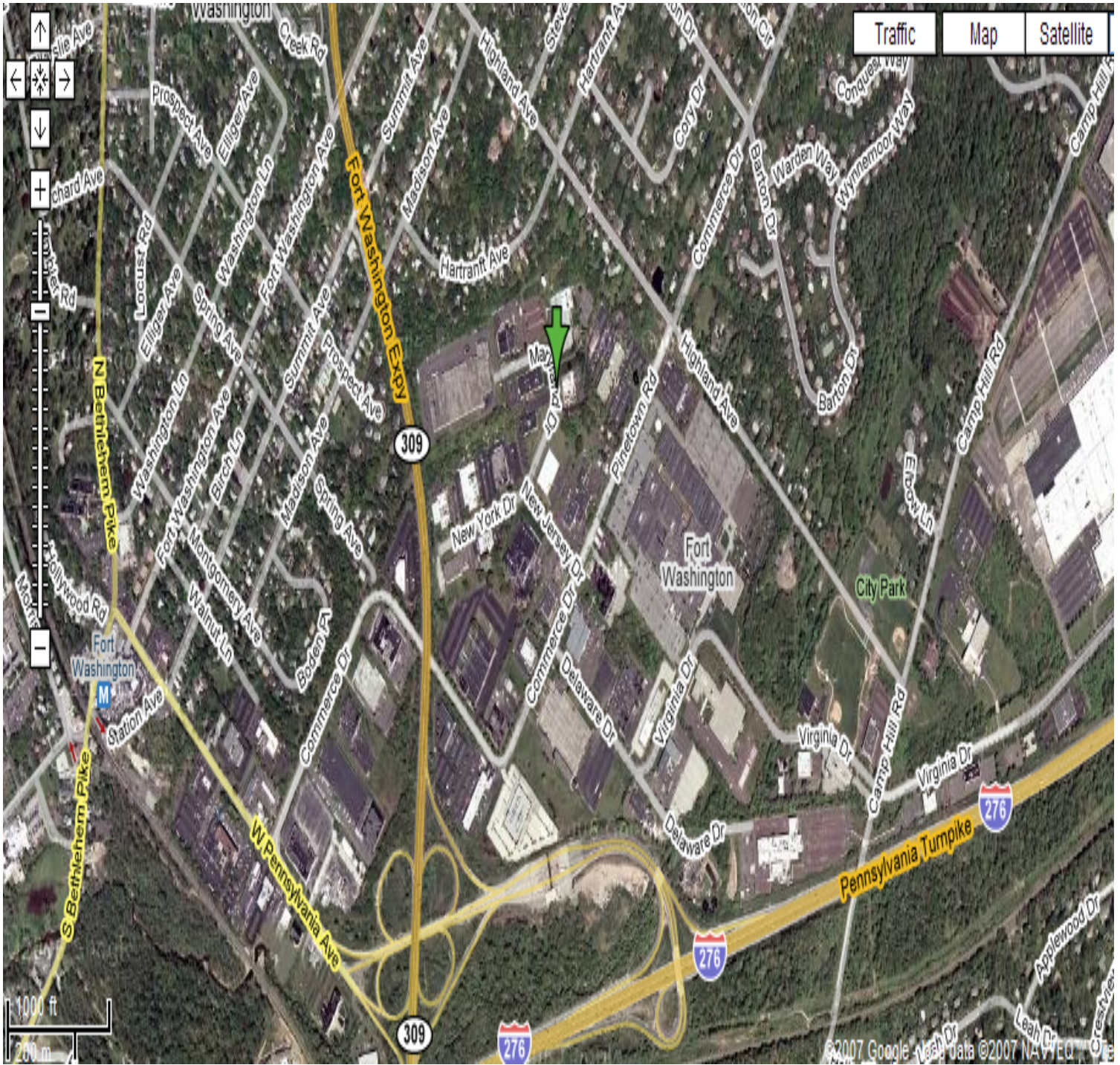
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 Chesapeake, VA 23041
 Tel: (804) 635-1111
 Fax: (804) 635-1111

Scale: 1" = 40'
 North Arrow

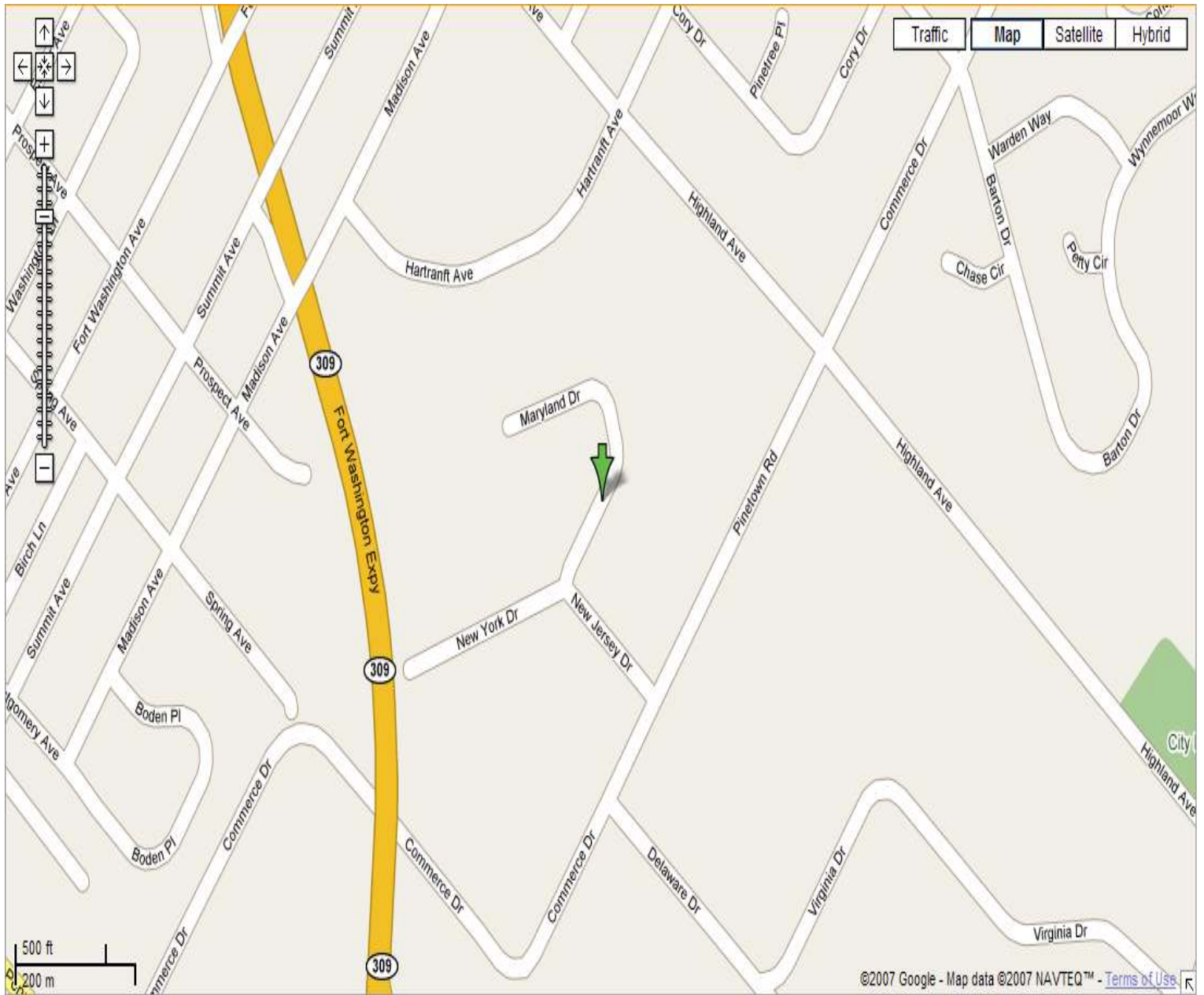
THIS SITE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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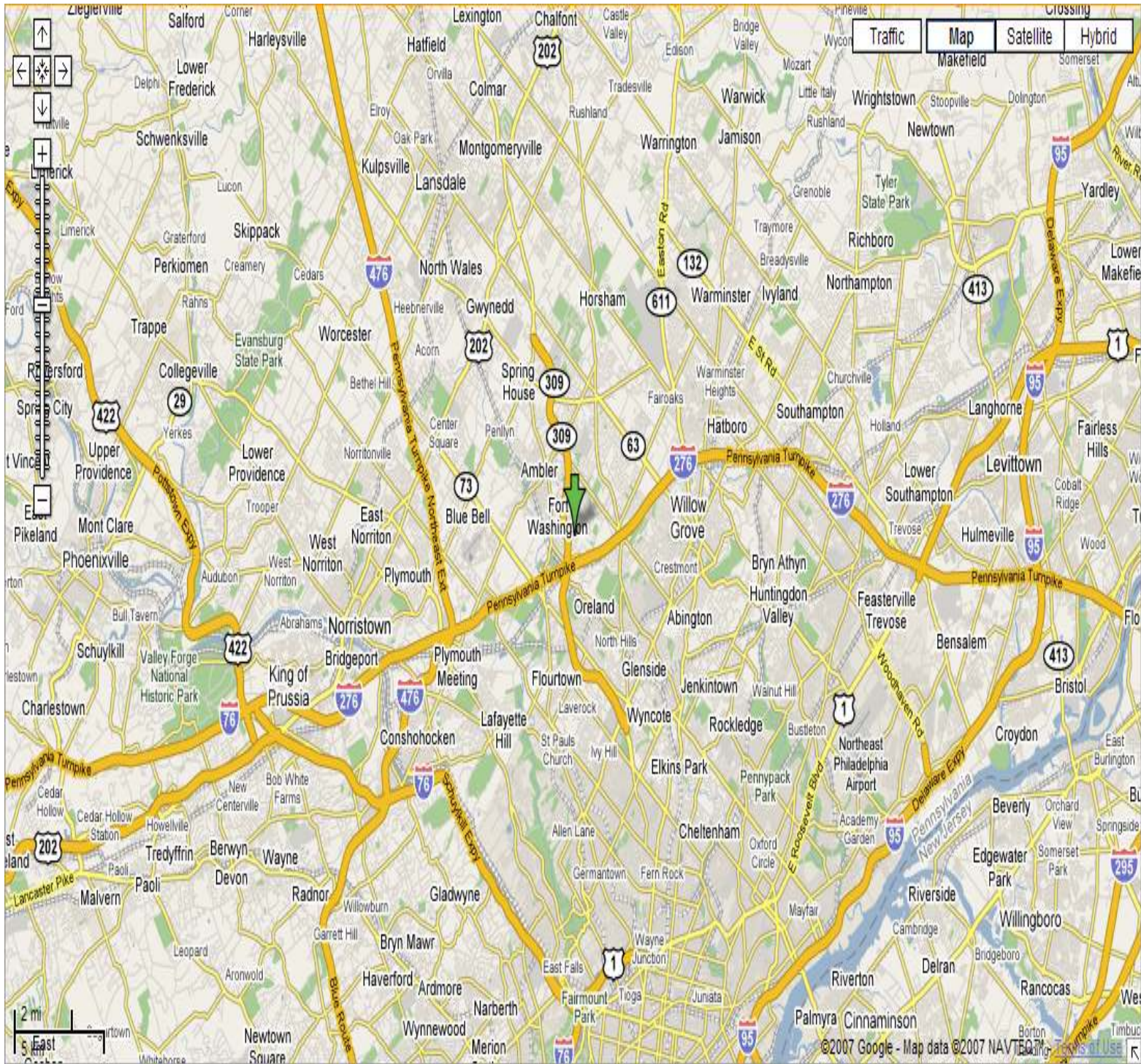
AERIAL VIEW

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LOCAL VIEW

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REGIONAL VIEW

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