



Investment Opportunity | Offering Summary

101 West Avenue

Jenkintown, Pennsylvania

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Offering Summary

[Download the Confidentiality Agreement](#) 

The subject is a class “B” suburban office building in an established office market with exceptional public transit access to Center City Philadelphia and the Montgomery County suburbs’ arterial and turnpike systems, executive and workforce housing, and abundant retail amenities. The current average in-place rents are healthy with solid tenants, the property is in good condition, and free covered parking is a definite plus.

The subject is located at 101 West Avenue, Jenkintown, PA in the Horsham/Willow Grove real estate submarket of Greater Philadelphia. Built in 1989 and renovated in 2019, the building is a three-story, steel and concrete structure clad in concrete panels and colorful metal mansard roof coping containing approximately 84,210 square feet (SF). The Subject Property is on a 3.35-acre site and includes 287 covered and open-air parking spaces. This asset has an attractive, large courtyard entry and atrium lobby. It is just a three-minute walk from the Jenkintown Station stop on SEPTA’s commuter rail line between Philadelphia’s Center City and surrounding Montgomery County suburbs.

The Property caters to medium and small finance, insurance, accounting, healthcare and other service-type tenants.

Vital Data

Product Type:	Office	Construction:	Steel and Concrete
RBA:	±84,210 SF	Zoning:	Gateway Commercial
Land Area:	3.35 Acres	APN:	10-00-04840-00-1
Occupancy:	53%	Suites:	12
Year Built/Renovated:	1990 / 2018 / 2024	# of Stories:	3
FAR/Parking per 1,000 SF:	0.58 / 3.4:1000	Pricing:	Withheld

Highlights



Prestigious Jenkintown address



Proximity to Old York Road shopping district



Desirable residential area



Adjacent to commuter rail station



3.4 parking spaces per 1,000 SF



Strong demographics



Extreme barriers to entry