



FORT WASHINGTON TECH CENTER

1100 VIRGINIA DRIVE | FORT WASHINGTON, PA

New Class A office space

Large block availability

Flexible, light-infused spaces in a prime suburban location

fwtechcenter.com



OVERVIEW



The **Fort Washington Tech Center** presents 680,000 square feet of premier suburban office space, located conveniently along the Pennsylvania Turnpike in Fort Washington, PA. Its Class A status includes upgraded spaces with 15-foot ceiling heights and combines unparalleled amenities with modern infrastructure.

This dynamic environment is ideal in attracting new employees and retaining existing talent. Commuters by car and public transit have easy access with its location just off the Pennsylvania Turnpike between the Route 309 interchange and Virginia Drive slip ramp, and a private shuttle bus providing connections to the Fort Washington train station. Numerous on-site amenities include a fitness center, stylish modern eatery with outdoor seating, coffee shop, conference center, technology lounge, dual feed power, outdoor basketball court and a 1.5-acre outdoor plaza complete with a tiered seating area, flowering trees and lush landscaping.

REACH
215K
people living within
five miles

PROXIMITY
26
miles to Center City
Philadelphia

SPACE
680K
total square feet of
Class A office space

HIGHLIGHTS



Class A office building



15+ foot finished ceiling heights



Multiple building entry points and direct suite access



Elevator-free, reducing close-distance interaction



Dual feed power to the building from two separate substations



Full time on-site staff including property management and administration, security, engineering, and day porter



Recently completed upgrades to common areas



6/1,000 parking available



1.5 acre outdoor plaza



Building signage visible to 100,000 cars per day



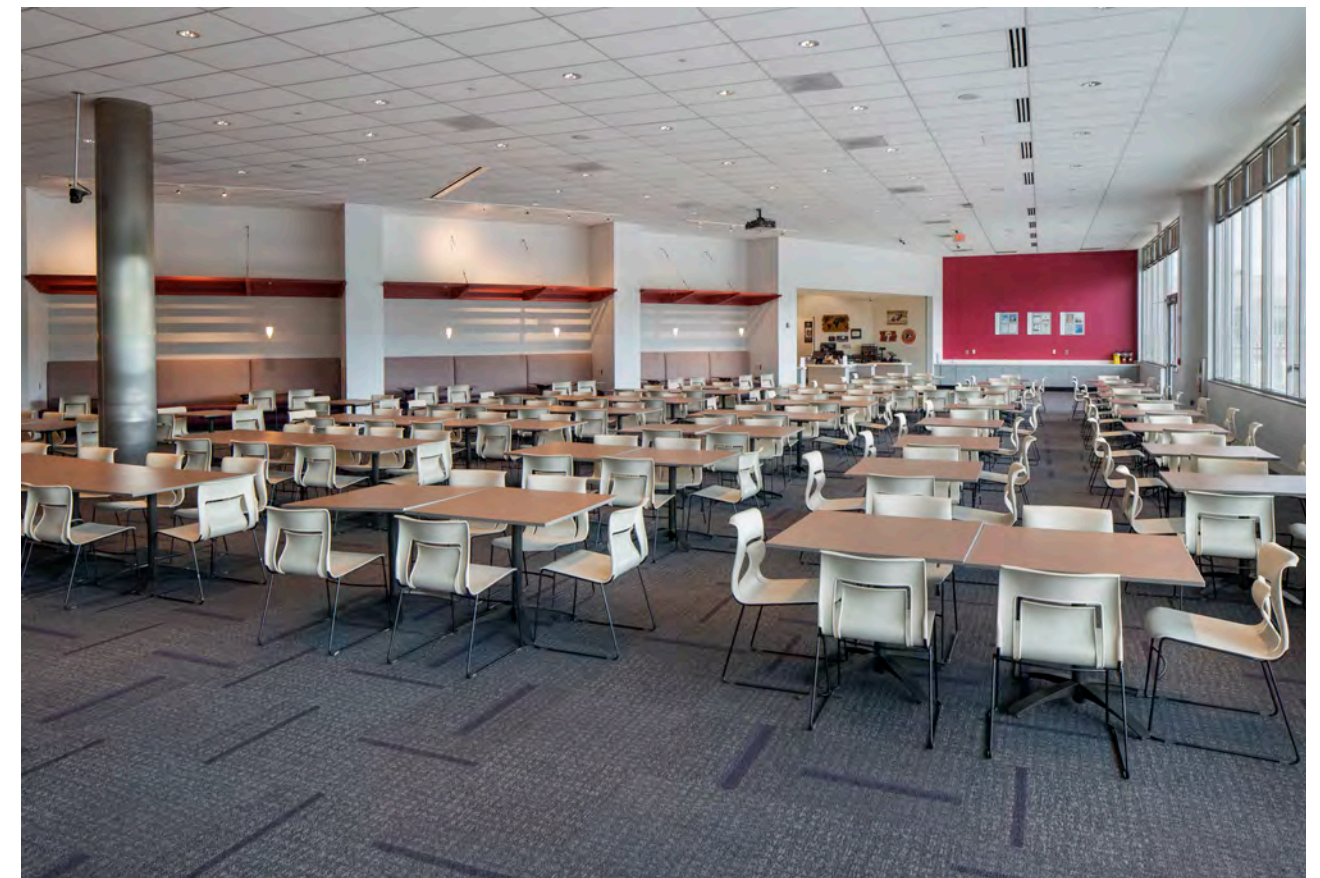
0.25 miles to the PA Turnpike



Public transit stop at building



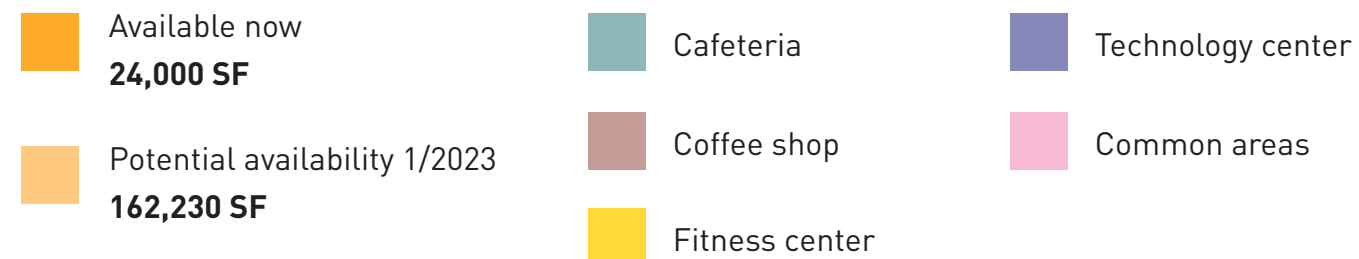
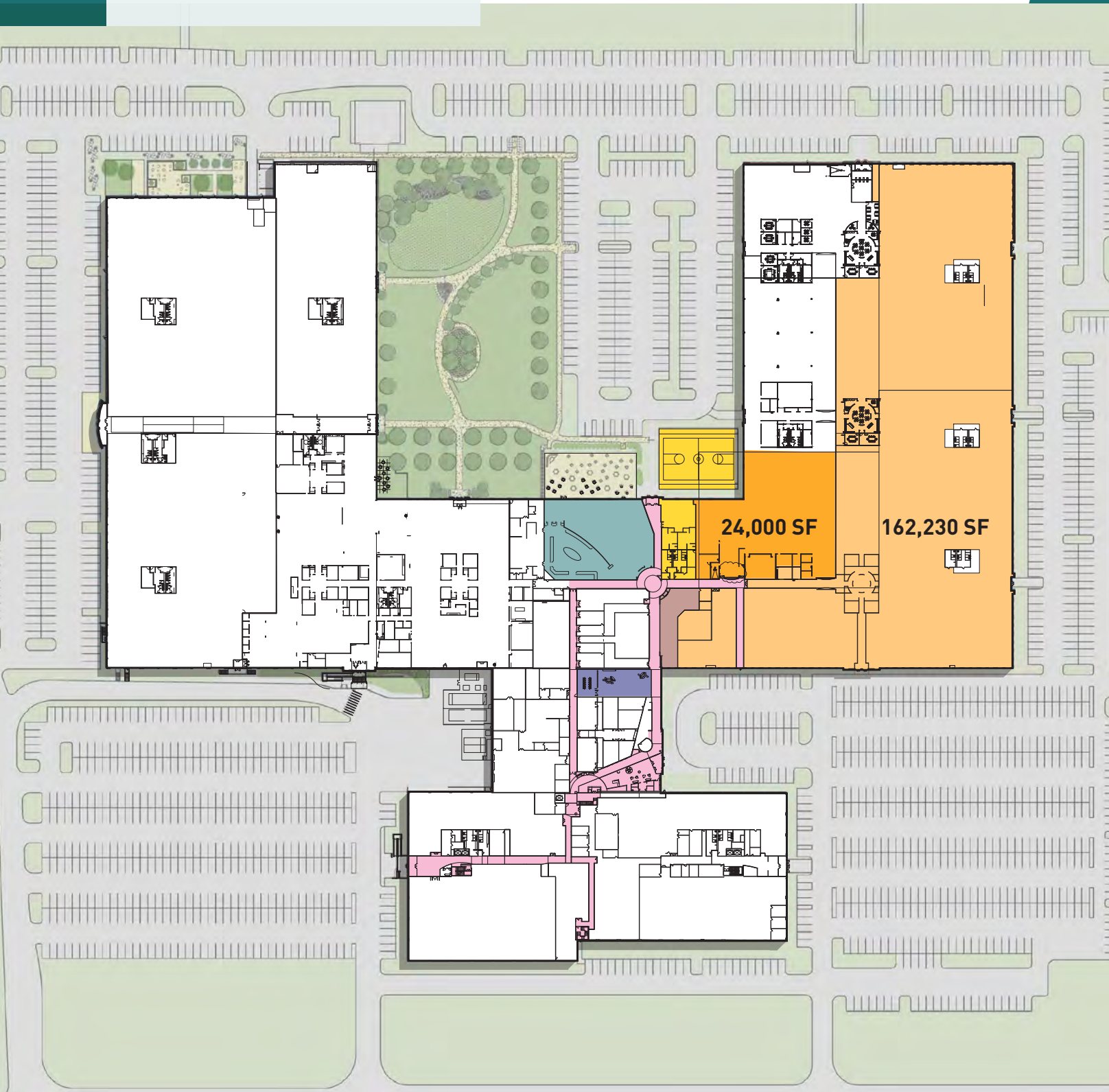
Private shuttle bus connecting to the Fort Washington train station



Amenities include:

- » Fitness center
- » Outdoor basketball court
- » Modern full service cafeteria
- » Conference center
- » Technology lounge (upgrades underway)
- » Coffee shop/convenience store
- » Shared MDF Room

AVAILABILITY



The Full Package

- » 24K+ SF available now, 162K+ SF potential availability 2023
- » High, 15'+ ceilings, large windows and oversized skylight combine for an inspiring work environment
- » Efficient floor plans with low add-on factors, low electric and OPEX
- » Build-out ready for optimal customization



Focus on Health and Safety

- » Multiple entrances
- » Direct outdoor access to tenant spaces
- » Single floor elevator-free workplace
- » Large, flexible floorplates
- » Self-contained, dedicated restrooms



LOCATION

NEARBY AMENITIES

Eat & Drink

- Luciana's Pizzeria & Grill
- Nick's Pizza
- Primo Hoagies
- Salad Works
- West Ave Grill
- Starbucks
- McDonald's
- Fireside Bar & Grill
- Domino's Pizza
- Tannery Run Brew Works
- Forest & Main Brewing Co.
- Bridget's Steakhouse
- Chipotle
- Wendy's
- Carnita Feliz

Shopping & Services

- FedEx Ship Center
- USPS
- Santander Bank
- George's Market
- Hallmark
- Lester Martin Jewelers
- Rite Aid
- CVS
- PetValu
- Wawa
- Rite Aid
- Dresher Farm Market
- Fine Wine & Good Spirits

Hotels

- Holiday Inn Express
- Hilton Garden Inn
- Best Western

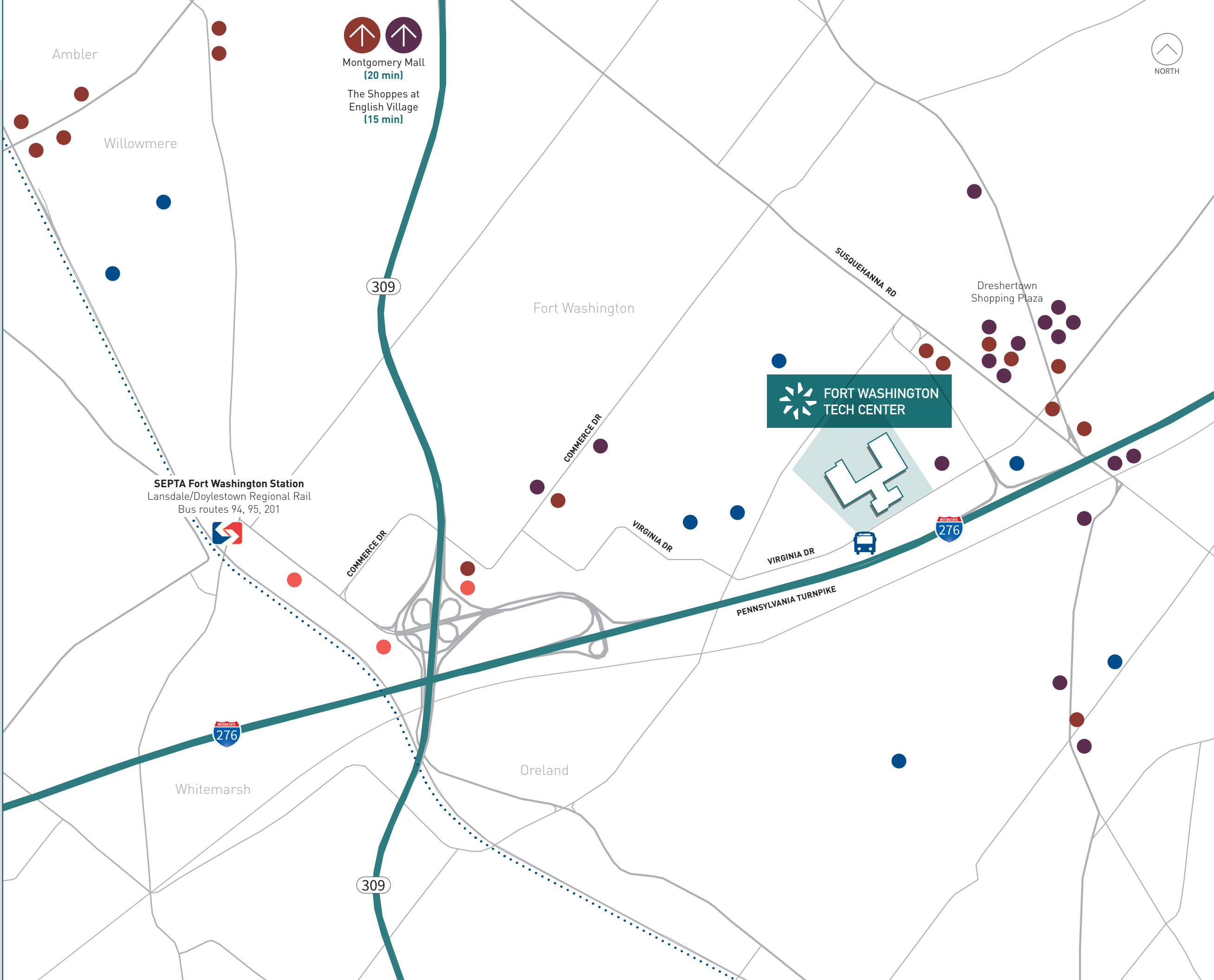
Fitness & Activities

- Lifetime Fitness
- LA Fitness
- Manufacturers' Golf and Country Club
- Ambler State Park
- Upper Dublin Golf & Fitness Club
- Upper Dublin Sports Park
- Campbell Athletic Complex

TRAVEL TIMES

Bus line directly adjacent to building for immediate access to transit

- 1** min to the Pennsylvania Turnpike (I-276)
- 7** min by private shuttle to Fort Washington Station
- 15** min to King of Prussia
- 30** min to Center City Philadelphia
- 40** min to Philadelphia Int'l Airport



FORT WASHINGTON TECH CENTER

TEAM

With world class amenities and an ideal commuter location, **Fort Washington Tech Center** offers a one-of-a-kind opportunity for prime suburban office space in the Philadelphia area.

Ownership & Building Management



Founded in 2012, Opal Holdings is a prominent real estate investment firm based in New York City. Using strategic partnerships, Opal's real estate portfolio is valued at a market capitalization of over \$1,500,000,000. Opal Holdings targets value-added or opportunistic properties in the office, retail, residential, and hotel sectors looking to be repositioned or redeveloped. Through joint ventures with select high, net-worth individuals and institutional equity partners, the Opal acquisition team identifies, acquires, and adds value to underperforming real estate assets in prime locations and generates significant returns for investors and partners.

The Fort Washington Technology Center offers a full time, on-site property management staff team that includes a senior manager, administrator, security, day porter and building engineers.

Leasing



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