

For Lease or Sale:

1021 Old York Road
Abington, PA 19001



AVAILABILITIES:

- 3rd Floor: 4,000 SF
\$19.00/SF Net of Expenses
- 4th Floor: 4,000 SF
\$19.00/SF Net of Expenses
- Will divide

LOCATION:

- 1 Mile from Abington Hospital
- 0.6 miles to Noble Train Station
- 3.9 Miles to Willow Grove Exit of PA Turnpike
- Local Bus Routes 22 and 55 originates from Onley Transportation Center at Broad and Olney Avenue in Philadelphia

DESCRIPTION:

- 14,000 SF 4 Story Office Building
- Built in 2007
- On-Site Parking
- Tenant Controlled HVAC
- Perimeter Floor to Ceiling Glass
- On-Site Parking and Undercover Parking
- Lower Level Storage



For more information, please contact:



MICHAEL S. FOX, *President*

 (215) 603-7789  mfox@msfoxre.com

BRETT FOX, *Vice President*

 (215) 760-8488  bfox@msfoxre.com

Eight Penn Center, 1628 John F. Kennedy Blvd., Suite 1410, Philadelphia, PA 19103 / O (215) 568-8000 / msfoxrealestate.com

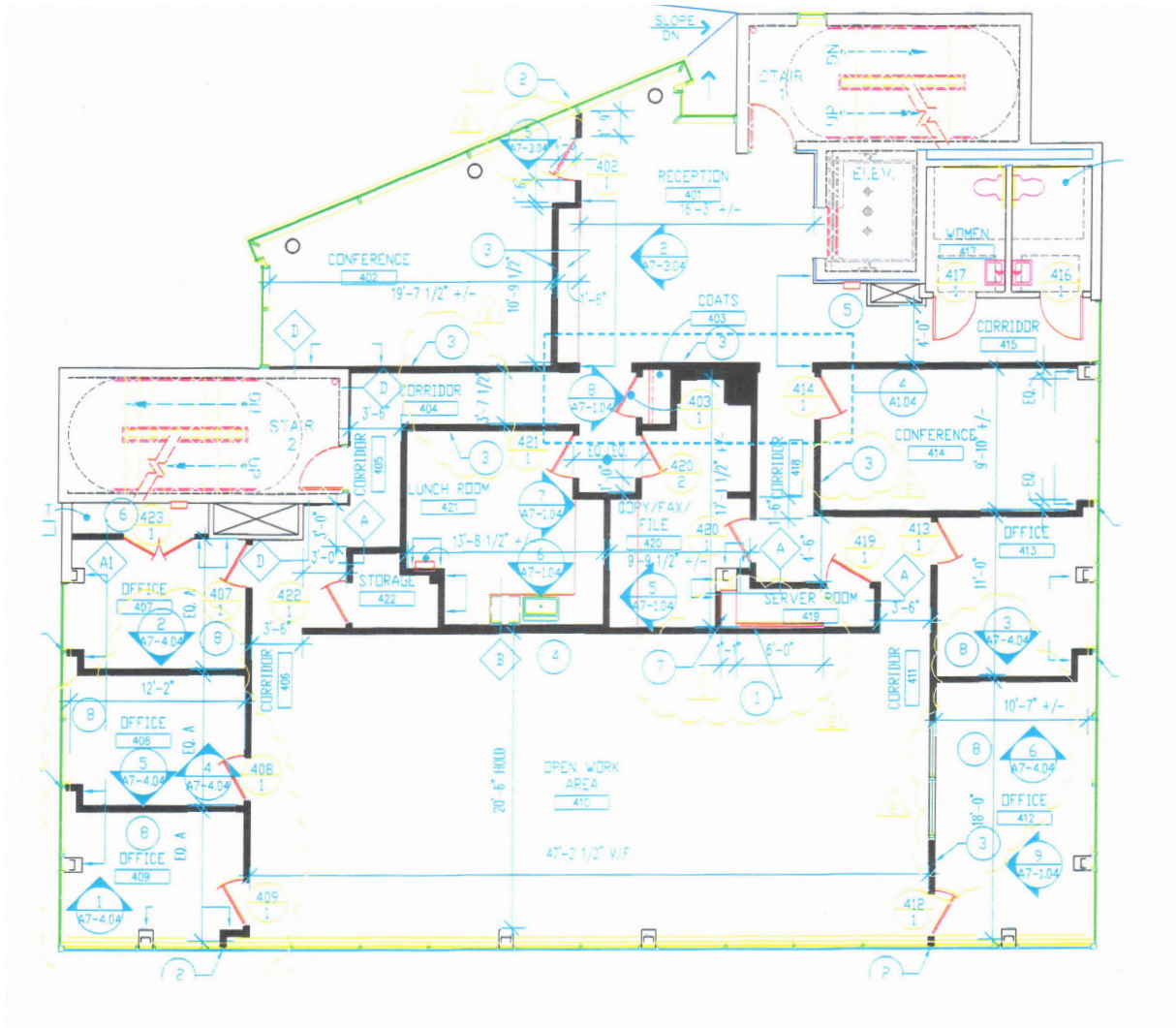
All information has been obtained from sources we believe to be reliable; however, we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions.



For Lease or Sale:

1021 Old York Road Abington, PA 19001

Suite 401 Layout



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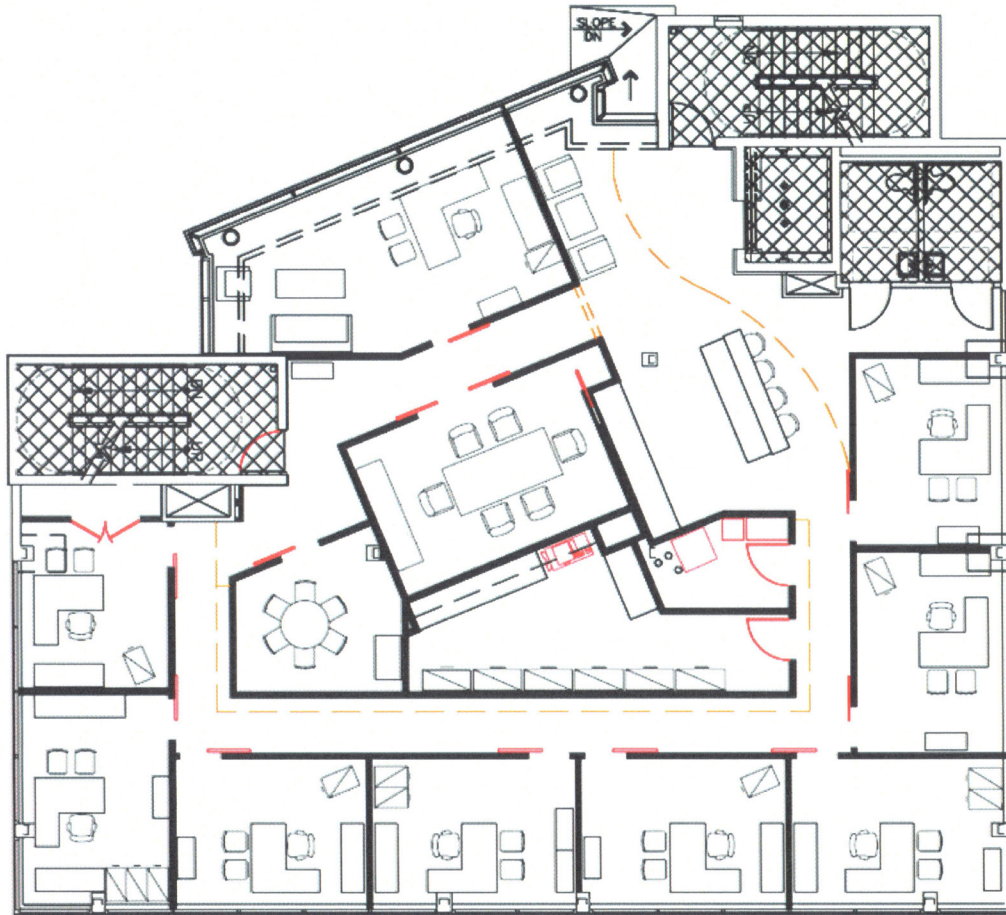
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For Lease or Sale:

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Suite 301 Layout



1 FURNITURE PLAN
FP.03 1/8" = 1'-0"



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