



B A L A P L A Z A

CLOSE TO NATURE.  
CLOSE TO HOME.  
CLOSE TO PERFECT.



# LOCATION

Situated in suburban Lower Merion Township, Bala Plaza offers a prime location just 15 minutes from Center City Philadelphia. Its proximity to major highways, including I-76, ensures easy accessibility.

The campus boasts a unique blend of convenience and nature, with woodland trails nearby and a wide variety of dining and shopping options within walking distance. Situated in a thriving community, Bala Plaza maintains a perfect balance between growth and suburban tranquility.

## CAMPUS BUILDINGS

- One Bala Plaza
- Two Bala Plaza
- Three Bala Plaza East and Three Bala Plaza West

## HOTELS

1. Hilton Philadelphia City Avenue
2. Homewood Suites by Hilton
3. Courtyard Philadelphia City Avenue
4. Residence Inn

## RESTAURANTS

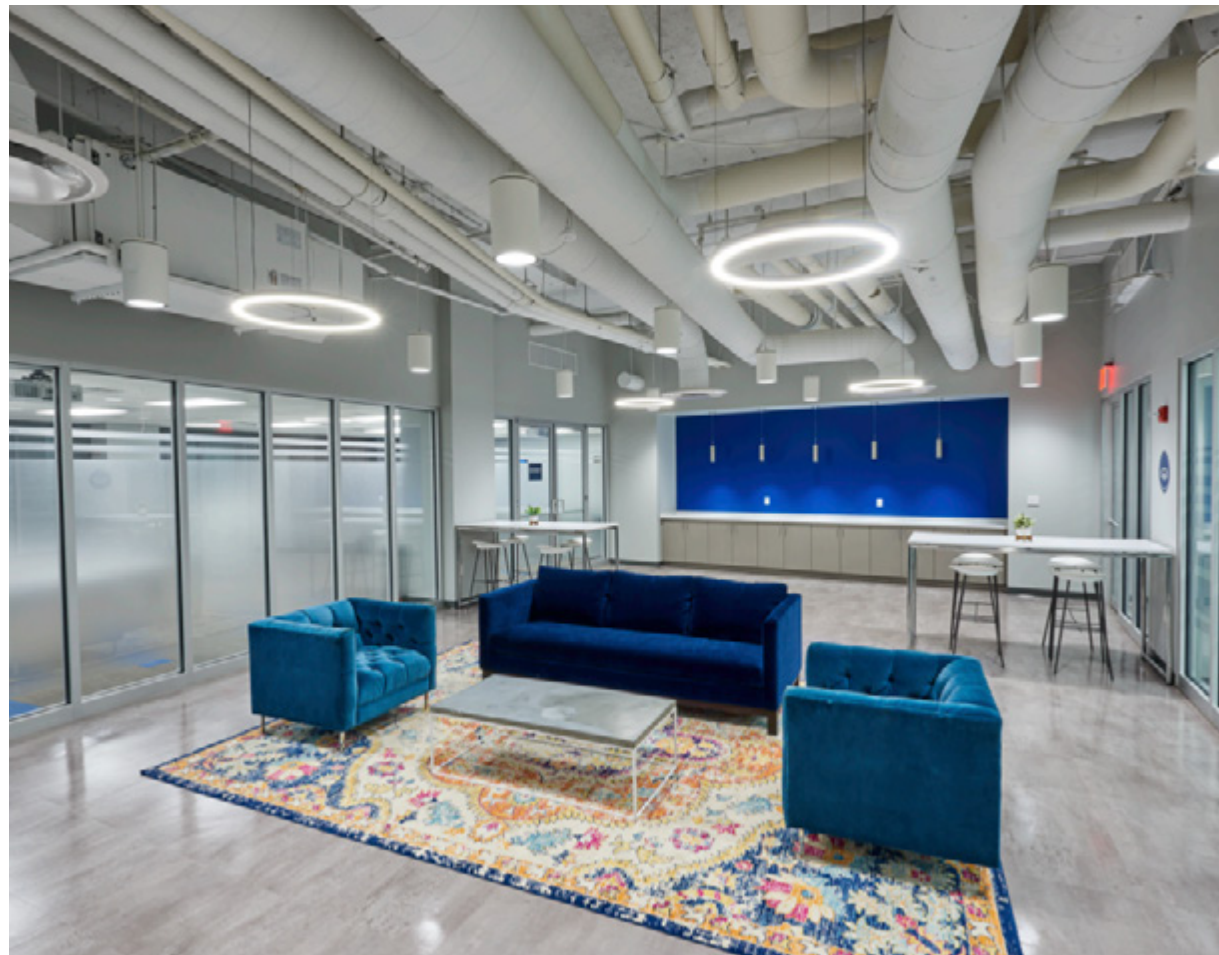
- |                             |                            |
|-----------------------------|----------------------------|
| 1. Mama's Pizzeria          | 11. Top Hat Coffee Lounge  |
| 2. Taco Bell                | 12. Starbucks              |
| 3. Qdoba                    | 13. Chick-fil-A            |
| 4. Olive Garden             | 14. Chipotle Mexican Grill |
| 5. Five Guys                | 15. TGI Fridays            |
| 6. Sardi's Pollo A La Brasa | 16. Panera Bread           |
| 7. El Limon                 | 17. LongHorn Steakhouse    |
| 8. Honeygrow                | 18. Lark                   |
| 9. Katz's Deli Kitchen      | 19. The Landing Kitchen    |
| 10. One Bala Restaurant     |                            |

## RETAIL

1. ACME Markets
2. CHANEL
3. Saks Fifth Avenue
4. PNC Bank
5. Target
6. Verizon
7. TD Bank







# AMENITIES

Bala Plaza offers everything you need to cultivate your greatest self with amenities designed to uplift and energize. Collaborate in the on-site conferencing center, reenergize in the state-of-the-art fitness center, and benefit from plentiful parking equipped with electronic car charging stations.



BIKE ROOM & BIKE SHARING



MULTI-USE SPORTS COURT



COURTYARDS



COFFEE BAR



CONFERENCING



FITNESS CENTER



ON-SITE DELI



EV CHARGING



ON-SITE SECURITY



CO-WORKING SPACES





BALA PLAZA

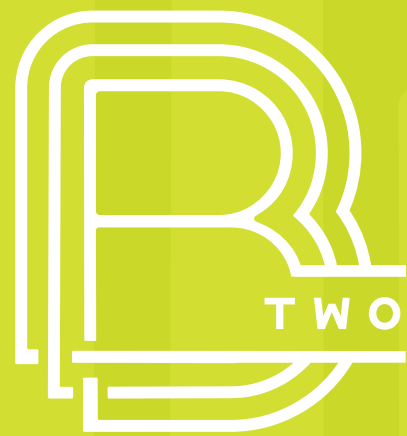


## Your sanctuary for work, life and play.

One Bala Plaza features a newly renovated deli, state-of-the-art lobby and building exterior with revitalized terraces. Discover multi-sport courts, a fitness center, professional meeting facilities, secure indoor and outdoor bike storage, a scenic walking path and an array of other Class A amenities.







BALA PLAZA







## Everything you need, all in one place.

Renovated lobbies with lounge spaces and our reimagined plaza-level retail space (including Top Hat Coffee Lounge and an on-site deli) offer both office and medical users a fantastic workplace experience. There is truly something new to discover around every corner at Two Bala Plaza.







BALA PLAZA



## Where close to nature comes to life.

Three Bala Plaza East & Three Bala Plaza West are a sanctuary for inspiration and relaxation, fit for even the busiest of professionals. On the outside, discover The Hub, a lush outdoor seating and game area to inspire your greatest ideas. Inside, you'll discover luxurious lobbies and a coworking lounge available 24/7, food service and a conferencing center, offering everything your team needs to stay productive and prosperous.





# FUTURE DEVELOPMENT



BUILD-TO-SUIT  
OPPORTUNITIES  
UP TO 500,000 SF



OUTDOOR  
AMPHITHEATER



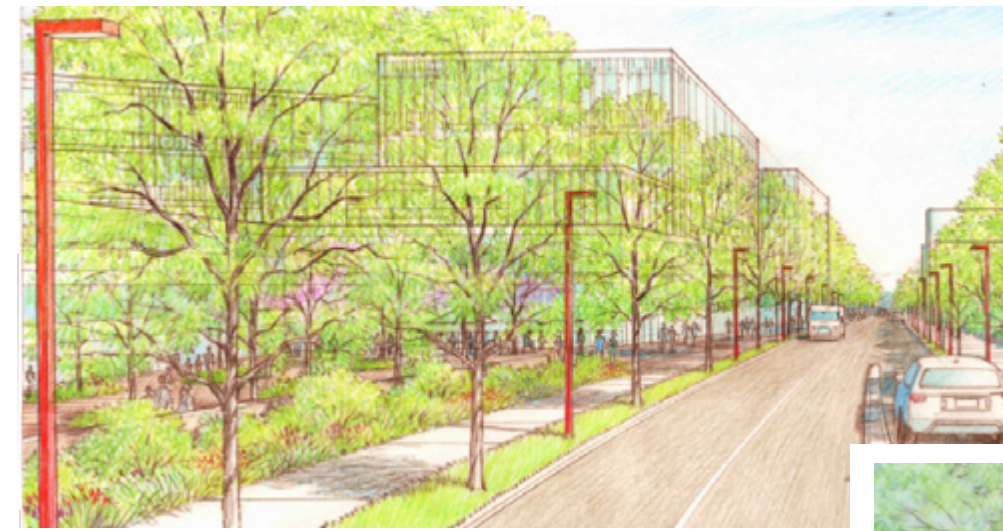
HOTEL



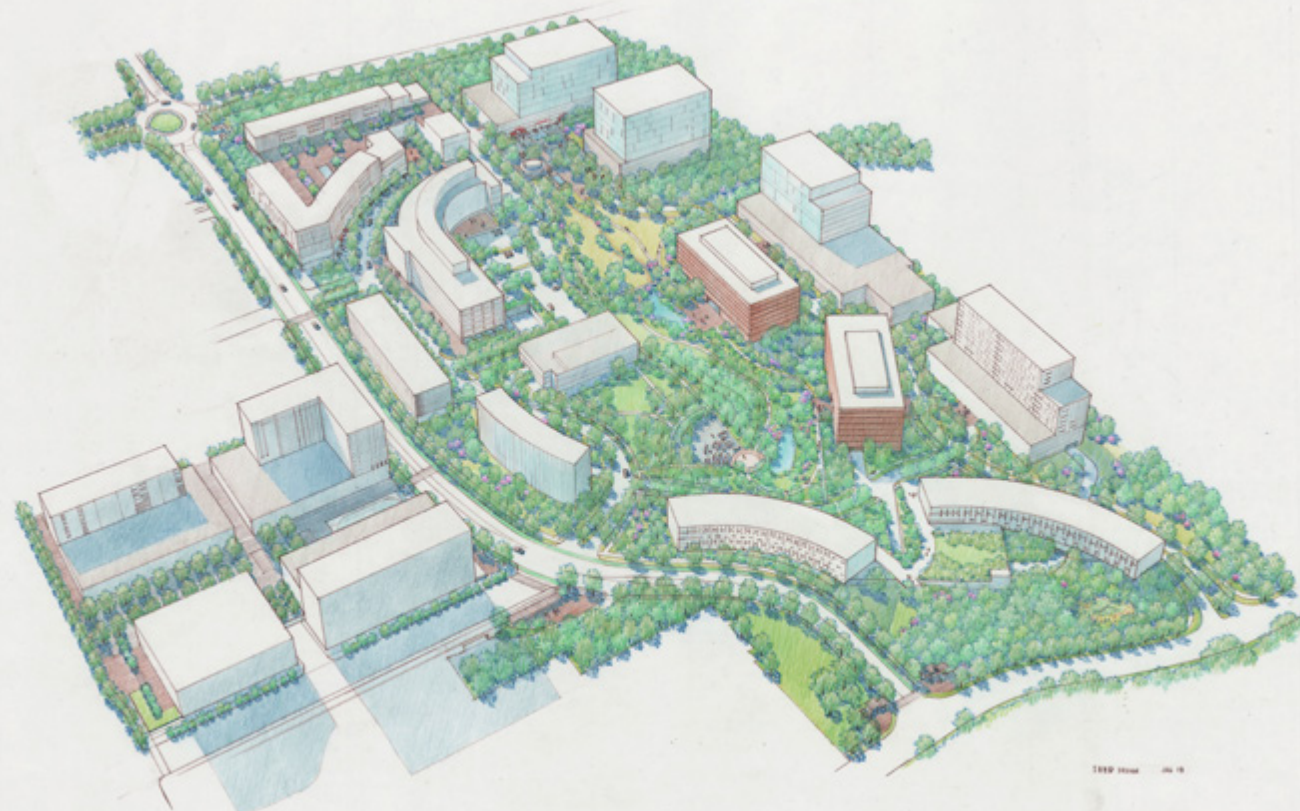
RETAIL



RESIDENTIAL



## SITE PLAN







## BALA PLAZA

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