

THE  
**OFFICES**  
AT BALA CYNWYD



# ***A Premier Office Destination in the Heart of Bala Cynwyd***

**The Offices at Bala Cynwyd** is set to raise the status quo in workplace destinations in the Philadelphia region. Building on the momentum of an established retail hub along bustling City Avenue, the development is planned to bring together an existing, renovation-ready retail building with a proposed Class A, LEED-certified office building and a new parking structure, revealing a 320,000 square foot commercial hub conveniently located just minutes from the Main Line and Philadelphia's best amenities.

This ideal flagship/headquarters location provides high-visibility presence and signage opportunities along City Avenue in Bala Cynwyd, one of the most popular routes in the region. As the first office submarket outside of Center City and connecting Philadelphia to the Main Line, this commuter-friendly location is key in attracting the best talent, with the ideal combination of urban amenities, suburban lifestyle, and regional access.

- Existing two-story, 120,000 SF retail building primed for tenant-specific renovations and upgrades
- Proposed eight-story, 200,000 SF office building, with design flexibility to accommodate a range of tenant needs
- Proposed five-level parking structure with flexible, dedicated tenant parking



Access to best-in-class amenities and on-site services sought by today's top talent



Abundant on-site parking, including a proposed five-level parking structure



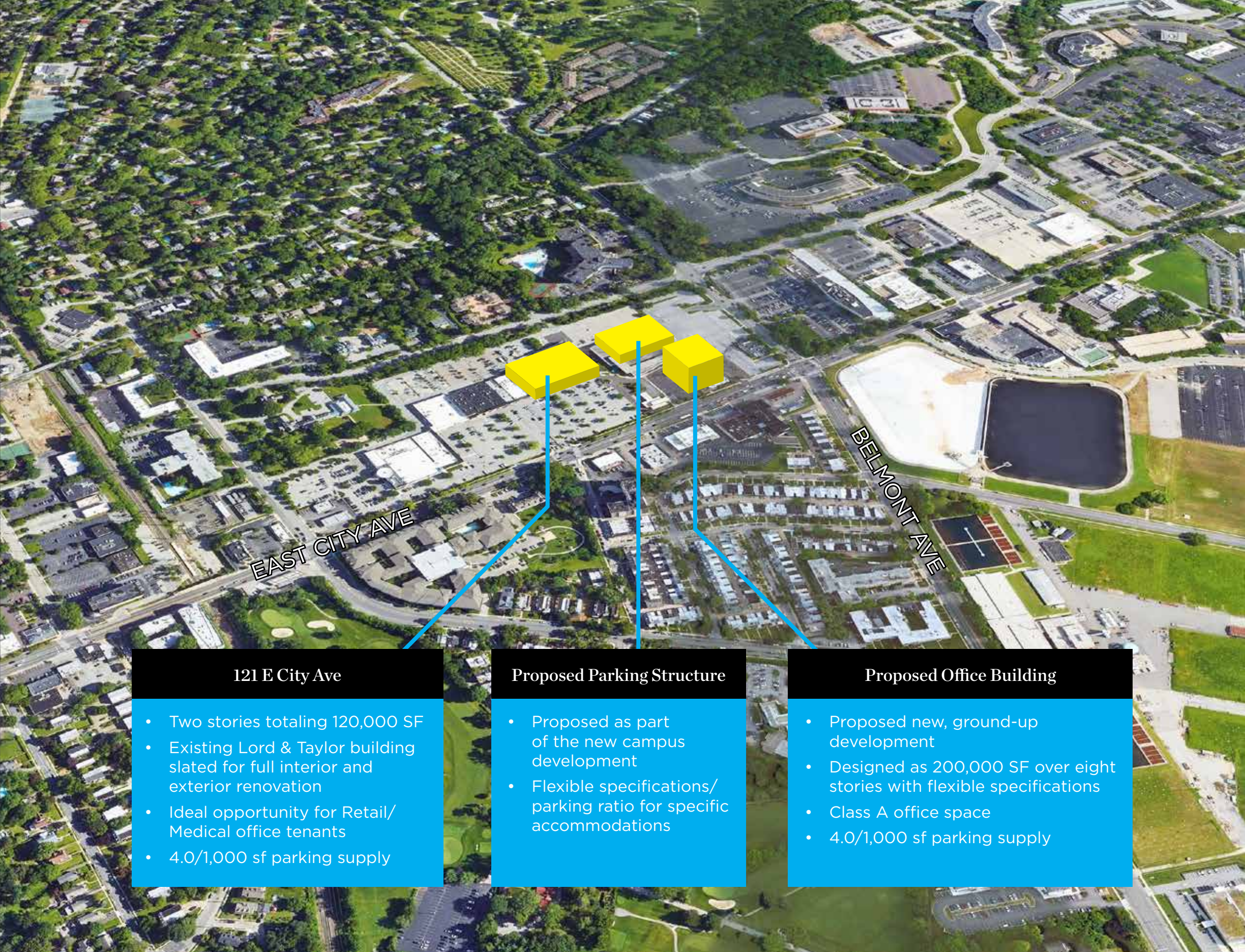
A prime commuter location with plentiful public transportation options



Situated in an established, high visibility, well trafficked retail hub



A bustling master planned campus designed and managed by Federal Realty



EAST CITY AVE

BELMONT AVE

### 121 E City Ave

- Two stories totaling 120,000 SF
- Existing Lord & Taylor building slated for full interior and exterior renovation
- Ideal opportunity for Retail/ Medical office tenants
- 4.0/1,000 sf parking supply

### Proposed Parking Structure

- Proposed as part of the new campus development
- Flexible specifications/ parking ratio for specific accommodations

### Proposed Office Building

- Proposed new, ground-up development
- Designed as 200,000 SF over eight stories with flexible specifications
- Class A office space
- 4.0/1,000 sf parking supply

## Location & Access

*Suburban environment with the ease and access of urban connectivity*

Situated seven miles northwest of Center City Philadelphia, The Offices at Bala Cynwyd offers an ideal commuter location, with quick access to main thoroughfares including I-76 and Route 30, and service by SEPTA's regional rail and bus lines. Commuting to or visiting The Offices at Bala Cynwyd from anywhere in the region is easy – with excellent access from Southeastern Pennsylvania, New Jersey and Delaware, plus Philly's central location along the Northeast Corridor, travel from other major urban hubs like New York City and Washington DC is a quick and easy ride.



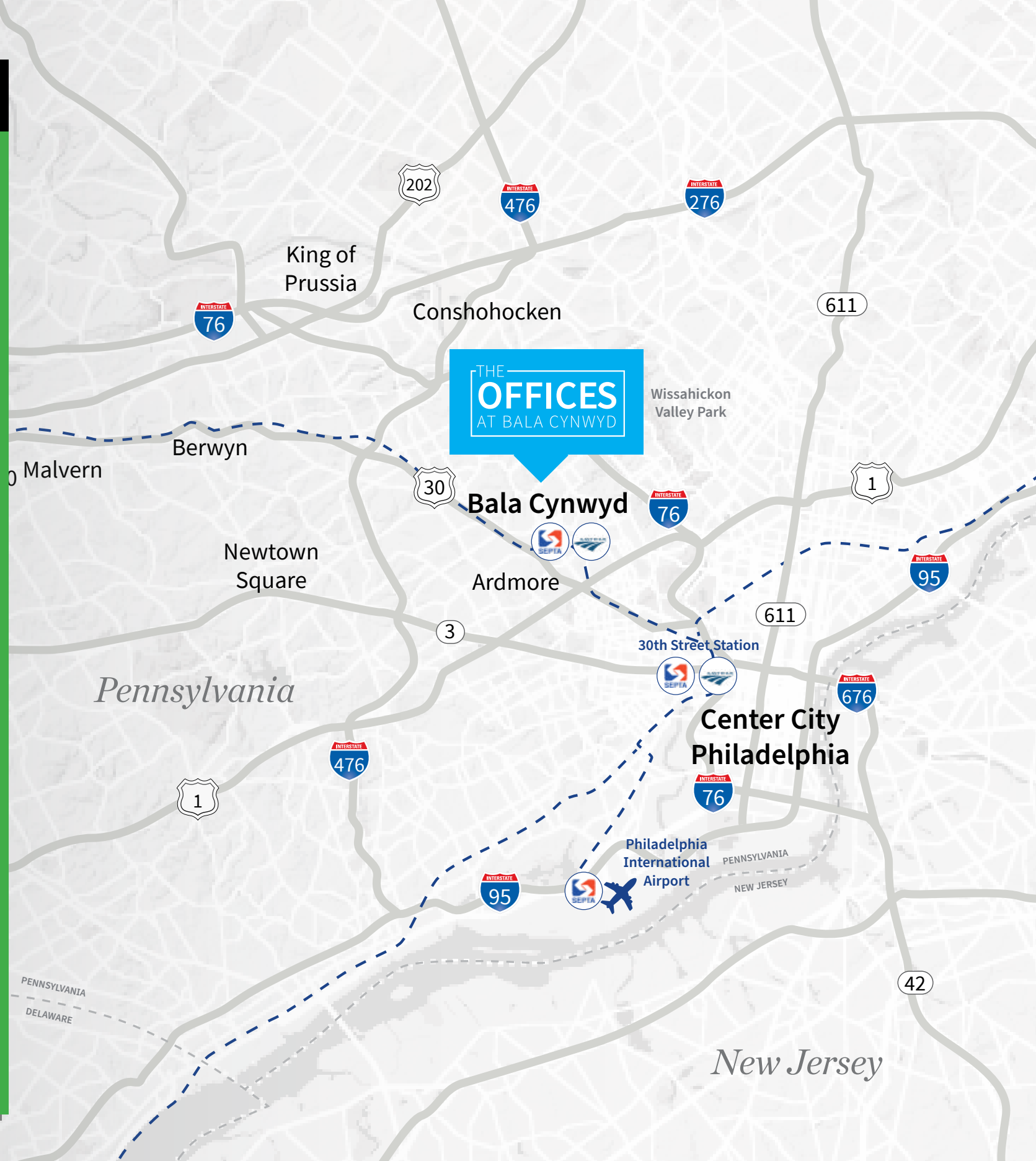
### Average Drive Times

- 2 min to **Cynwyd Station**
- 4 min to **I-76**
- 7 min to **Overbrook SEPTA Station**
- 16 min to **Conshohocken**
- 20 min to **Center City Philadelphia**
- 22 min to **King of Prussia**
- 26 min to **Cherry Hill NJ**
- 28 min to **PHL International Airport**



### Transit Times from 30th Street Station

- 12 min to **Merion Station**
- 1.25 hours to **New York City**
- 1.75 hours to **Washington DC**



## Location Amenities

*Find top-class amenities within a few minutes of The Offices at Bala Cynwyd, including hotels, dining, shopping and fitness*

### On-site

- Chili's
- Corner Bakery Cafe
- Honeygrow
- Five Guys
- QDOBA
- Olive Garden
- LA Fitness
- Great Clips
- ACME Market

### Within one mile:

 **30+** places to **eat and drink** including:

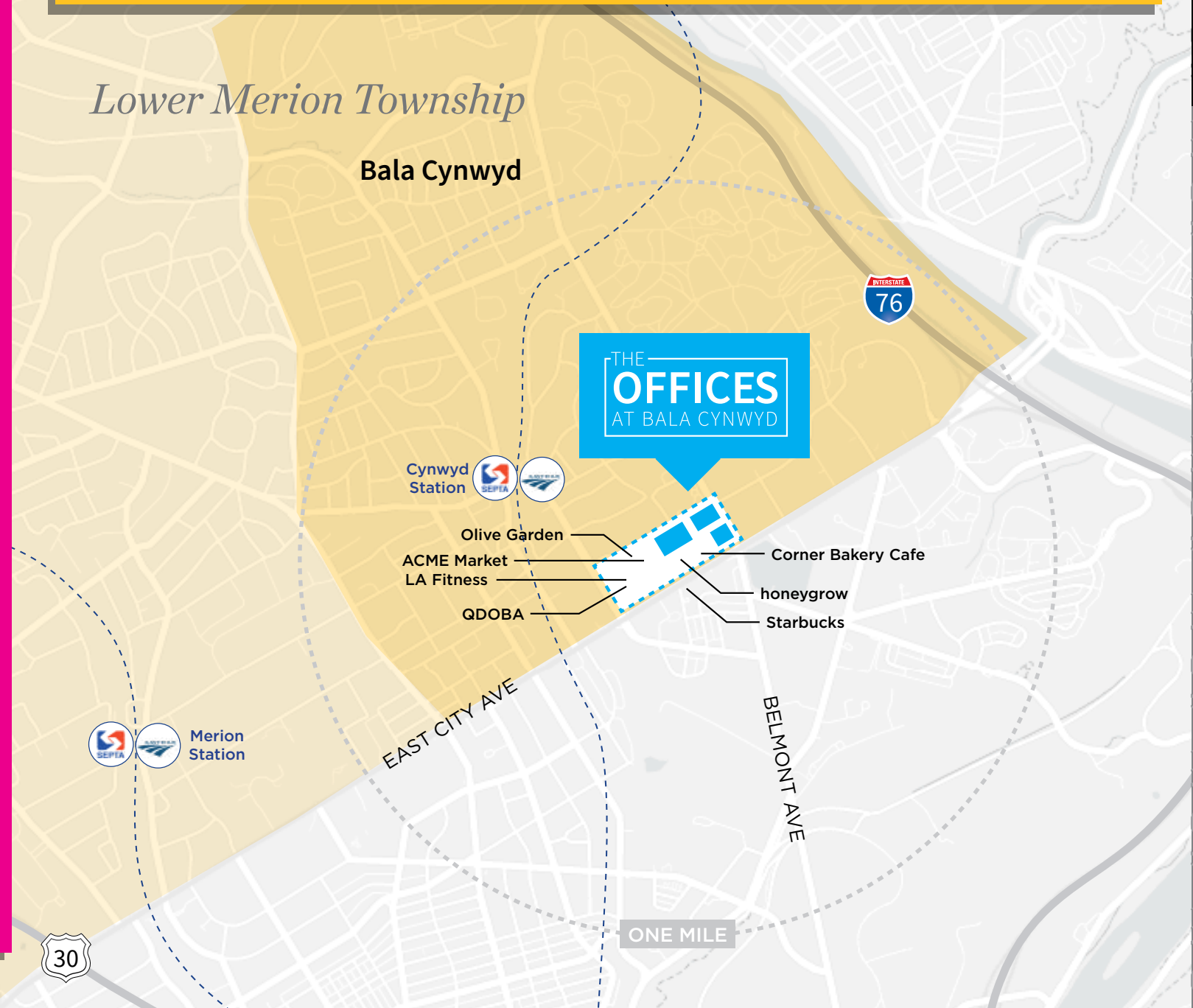
- California Pizza Kitchen
- B2 Bluefin
- Chipotle
- Panera Bread
- Starbucks
- City Line Pizza
- Dunkin'
- Einstein Bros. Bagels
- Larry's Steaks
- Bala Thai Bistro

 **40+** places for **convenience and shopping** including:

- Target
- CVS
- Saks Fifth Avenue
- Wells Fargo
- Lord and Taylor
- Rite Aid
- Fine Wine and Good Spirits
- Pet Valu
- Michael's
- Foot Locker
- Wawa
- Courtyard by Marriott
- Hilton Hotel

## About Bala Cynwyd

Bala Cynwyd combines the best of urban amenities with the comfort of a suburban lifestyle. Located in Lower Merion Township, Bala Cynwyd has grown into a highly desirable Philadelphia suburb, with direct proximity to popular neighborhoods along the Main Line and in Center City Philadelphia. With immediate access to Fairmount Park—the largest city park in the nation—and easy connectivity to the best of Philadelphia's cultural offerings, Bala Cynwyd is quickly becoming a highly sought-after place to live and work. The Offices at Bala Cynwyd offer an ideal location for employers who are eager to attract and retain the region's top talent.



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OFFICE BUILDING



## OWNERSHIP



Founded in 1962, Federal Realty Investment Trust is a nationally recognized leader in the ownership, operation and development of mixed-use developments and award winning corporate campuses. From Silicon Valley to Metro-DC and Boston to Miami, Federal Realty's investments turn commercial real estate into exciting destination retail centers that suit their exceptional locations. Federal Realty creates the buildings and environments that are demanded in today's marketplace. They build to own in the long term with a focus on quality and the tenant experience.

## LEASING



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of more than 93,000 as of September 30, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

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