

# **PROPERTY INFORMATION PACKAGE**

**MUTUAL  
REAL ESTATE  
CORPORATION**



**1630 OLD YORK ROAD  
SUITE 100  
ABINGTON, PENNSYLVANIA 19001  
(215) 784-9100 • FAX (215) 784-9540**

## **PROPERTY ADDRESS**

**1077 RYDAL ROAD,  
JENKINTOWN, PA 08034**

### **MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**

**SUMMARY OF PERTINENT INFORMATION**

**PROPERTY TYPE:** Professional Office Suites

**ADDRESS:** 1077 Rydal Road

**CITY:** Jenkintown

**STATE:** Pennsylvania

**ZONING:** AO

**TAX PARCEL:** 300061088001

**TOTAL BUILDING SIZE:** 20,277 square feet.

**PROPERTY DESCRIPTION:** A three story modern medical/professional office building with ample onsite parking.

**AVAILABLE SPACES:** 3<sup>rd</sup> Floor: 1,987 square feet (GLA)

**ELEVATOR:** Passenger Elevator.

**UTILITIES:** Public water and sewer, electric, natural gas, Verizon, Comcast

**PARKING:** 105 Outdoor Parking Spaces.

**TAXES:**

|        |                    |
|--------|--------------------|
| School | \$38,740.00        |
| County | \$ 4,392.00        |
| Local  | <u>\$ 5,533.00</u> |
| TOTAL  | \$48,665.00        |

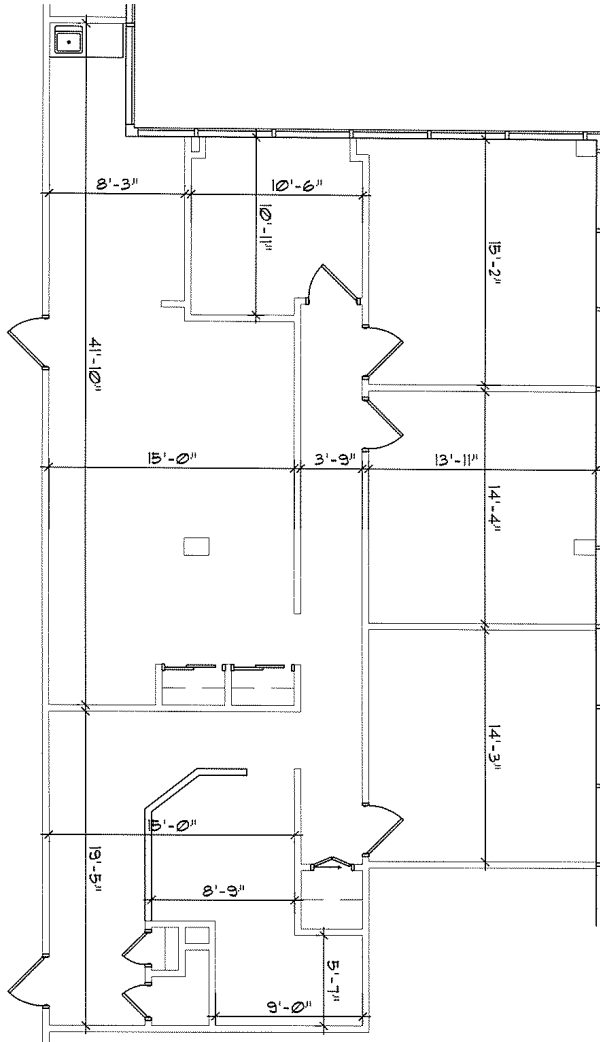
**BUILDING AGE:** Circa 1985

**MISCELLANEOUS:** Conveniently located with excellent frontage on Rydal Road with access to Fairway Boulevard and Route 611, walk to Rydal Train Station Commuter Rail Line (R-3 West Trenton/Phila.); tenant street signage; code access entry system w/intercom.

**LEASE RATE:** \$17.50 per square foot, plus electric.

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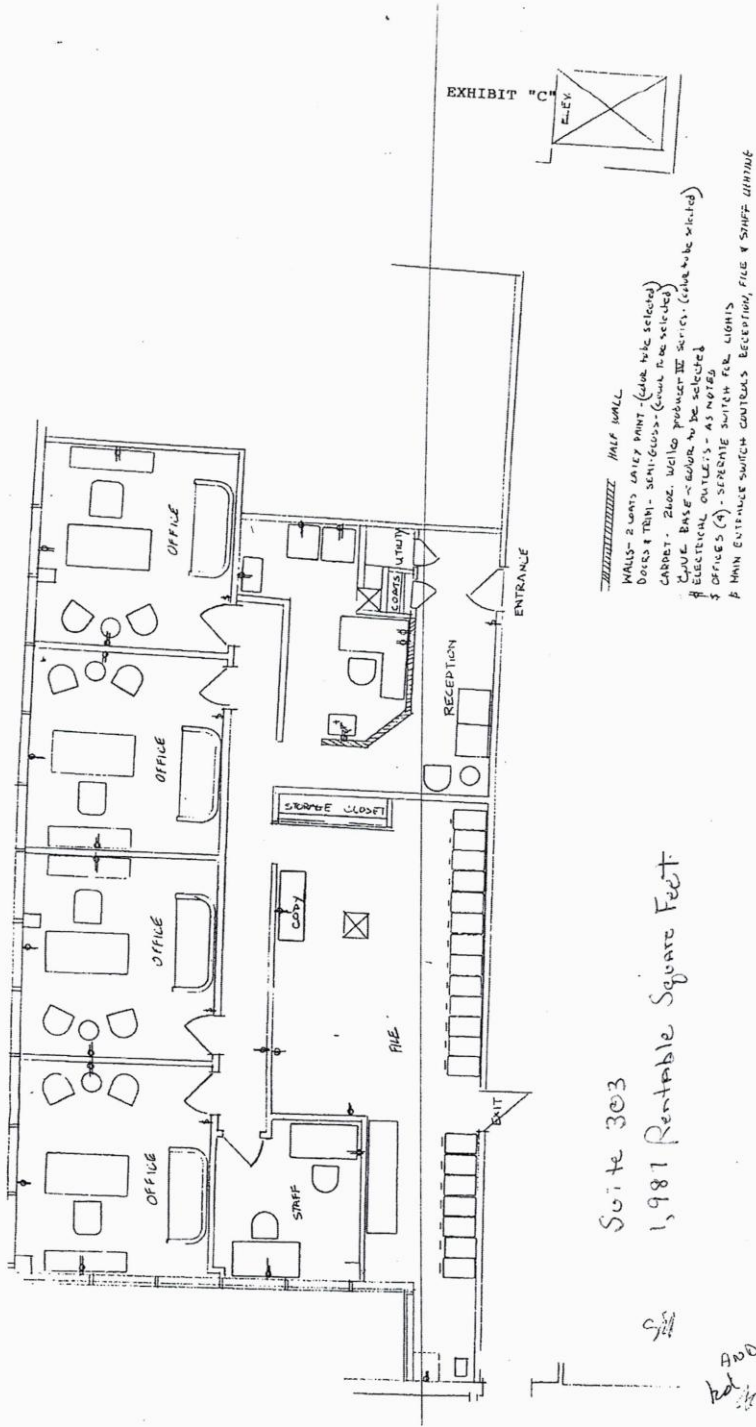
3RD FLOOR  
SUITE 303



SUITE 303 - EXISTING BASE  
1077 RYDAL ROAD, JENKINTOWN, PA 19046

SPEARMAN ASSOCIATES  
2270 Mt. Carmel Avenue  
Glenside, Pa 19038-4610

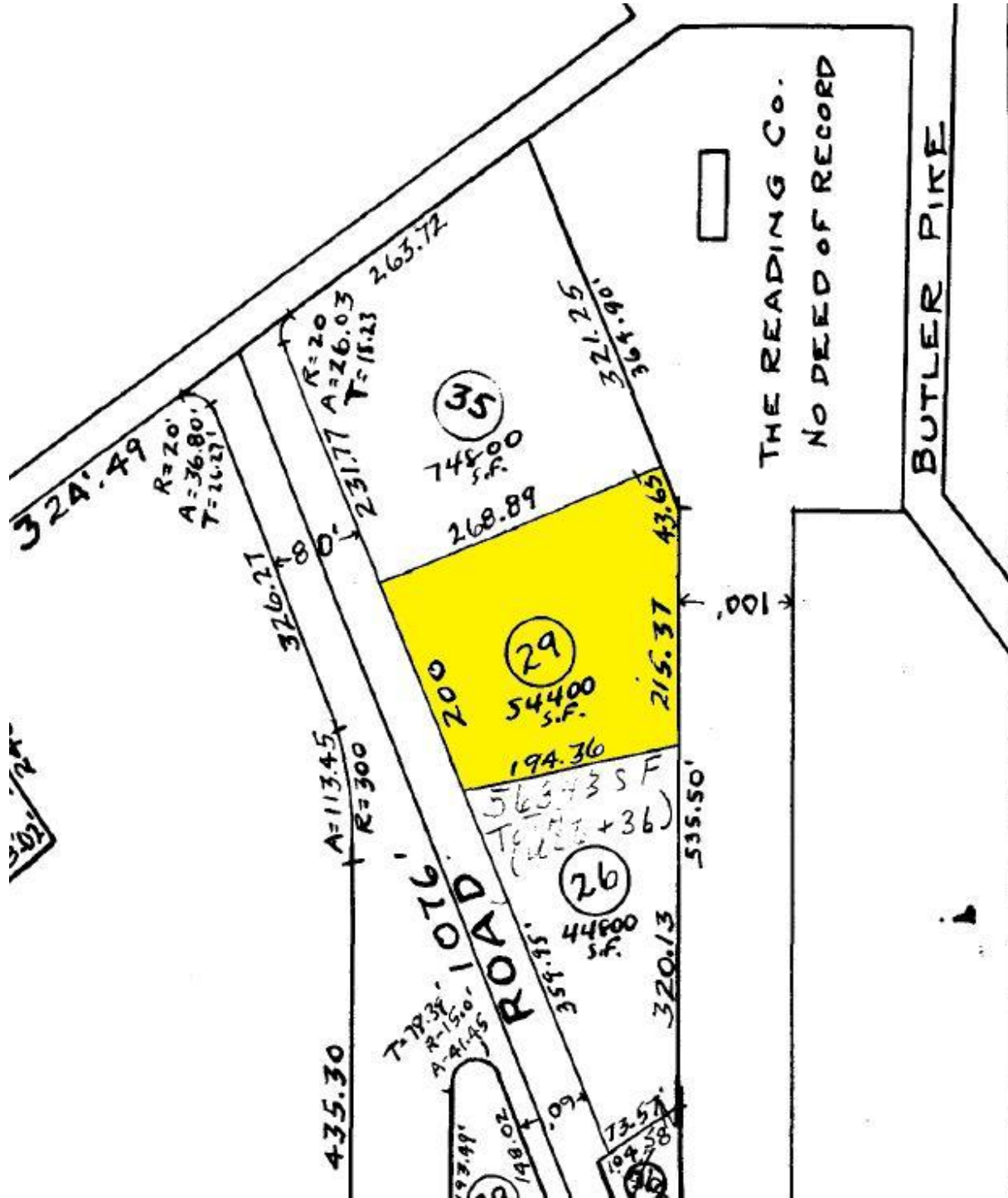
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07-02-13



**STREET VIEW OF FRONT PROPERTY**



TAX MAP



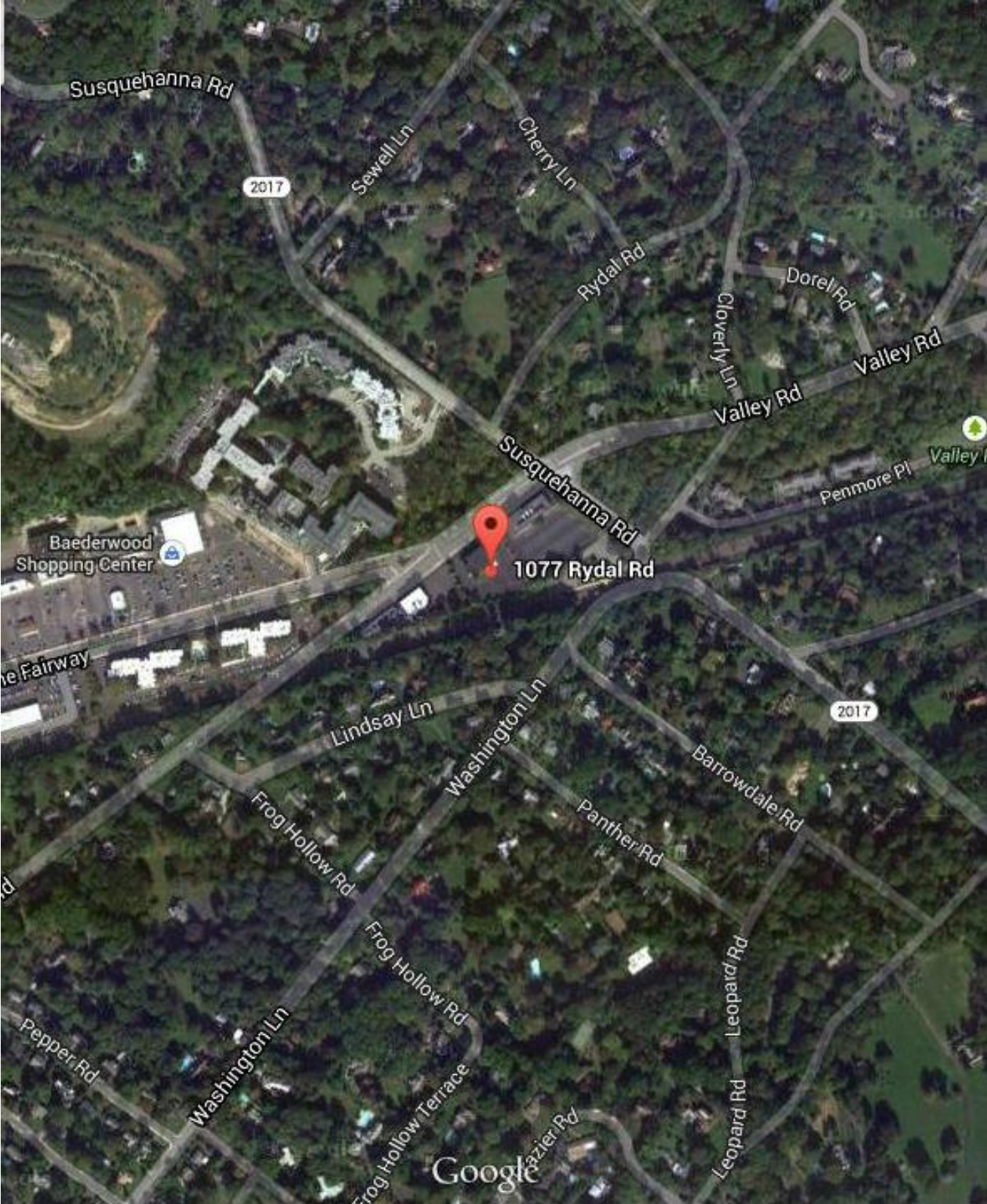


**AERIAL OVERVIEW**





**LOCAL OVERVIEW**





## REGIONAL OVERVIEW

