

# **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**

**1166-1188 DEKALB PIKE  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY, PA**

**MUTUAL REAL ESTATE CONTACT:**

**LOUIS J. SYRKUS**



**TASA BUILDING  
1166 DEKALB PIKE, BLUE BELL, PA**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.





The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

### Summary of Pertinent Information

**SUBJECT:** The TASA Building and Office Complex

**PROPERTY TYPE:** Commercial Office Complex

**ADDRESS:** 1166 and 1188 DeKalb Pike

**TOWNSHIP:** Whitpain (Blue Bell)

**COUNTY:** Montgomery

**STATE:** Pennsylvania

**IMPROVEMENTS:** The main office building is a modern three and one-half (3 ½) story circular designed structure comprising approximately 10,000 square feet. Approximately 3,000 square feet of the building is available for third party lease. The balance of the building is occupied by TASA as its headquarters building. A separate “ranch house” building comprising of approximately 1,800 square feet plus basement storage area is located on an adjacent lot within the TASA complex with address of 1188 DeKalb Pike. This building is also available for third party lease and is currently occupied. A third building, currently the “mail room” building comprising approximately 1,800 square feet is situated in the center of the complex and is currently available for lease. The complex is well maintained with manicured lawns, walkways and outside seating areas. The onsite striped and macadamed parking areas are meticulously maintained.

**LOT SIZE:** ± 2 acres

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

**CURRENT AVAILABILITY:**

Main Building

Various self contained office suites with individual thermostat controls for heating/air-conditioning and individual entrances. Suite sizes range from 180 to 600 rentable square feet. Currently there is one 180 square foot office suite and one 300 square foot office suite available.

Ranch House Office Building

A separate one-story commercial building located at the corner of Route 202 (DeKalb Pike) and Cherry Lane. This building contains 2,200 square feet of offices on the main level plus basement storage. The property is well landscaped with ample parking, on site and a large pylon lighted sign fronting well trafficked Route 202. Great professional location.

**PARKING:**

Ample off street parking for tenants and visitors to the complex.

**UTILITIES:**

Electric, gas, public water and sewer on site.

**MISCELLANEOUS:**

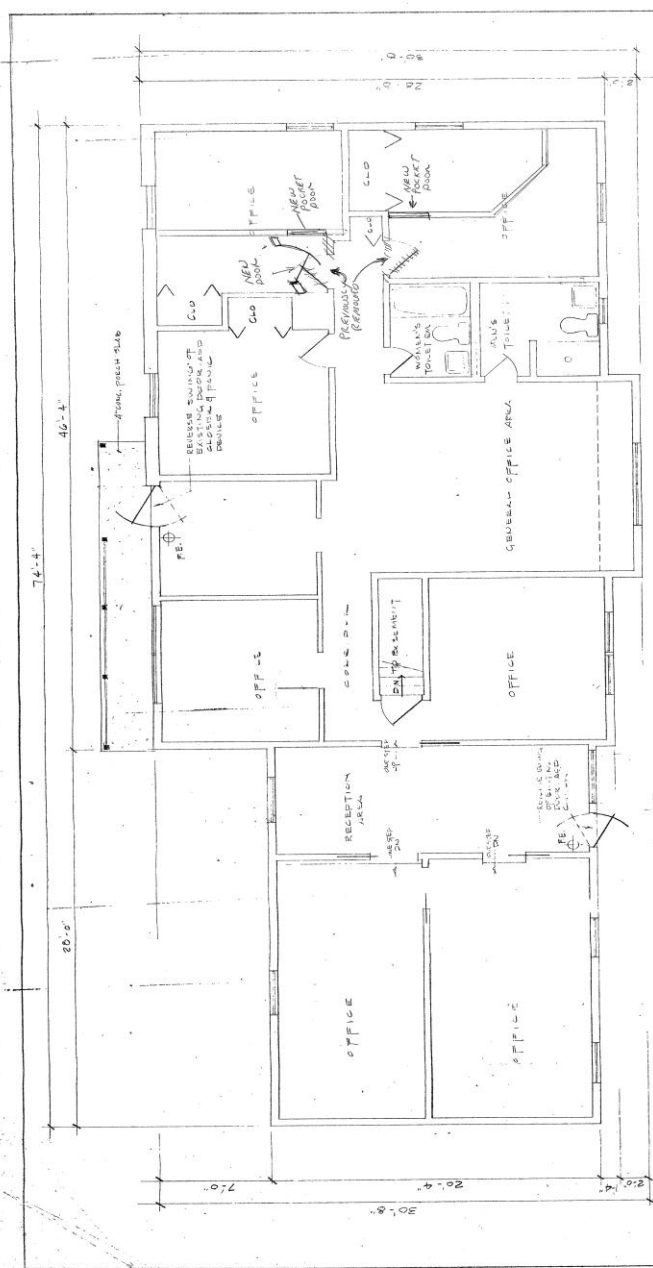
The property is well located with frontage on Route 202, an equal distance between Route 422 and Route 73 in Blue Bell, Pennsylvania and minutes from the Plymouth Meeting exit of the Pennsylvania Turnpike.

**RENT:**

Please contact agent for current rates. Rent for office suites in main building includes utilities.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

50x475  
28x338  
2



\*NOTE:  
EXISTING AREA UNDER 40' x  
28' & PORTION OF 310' x 100'  
SHALL BE USED FOR STORAGE  
ONLY AND OCCUPANCY

FLOOR PLAN  
1/4"=1'-0"

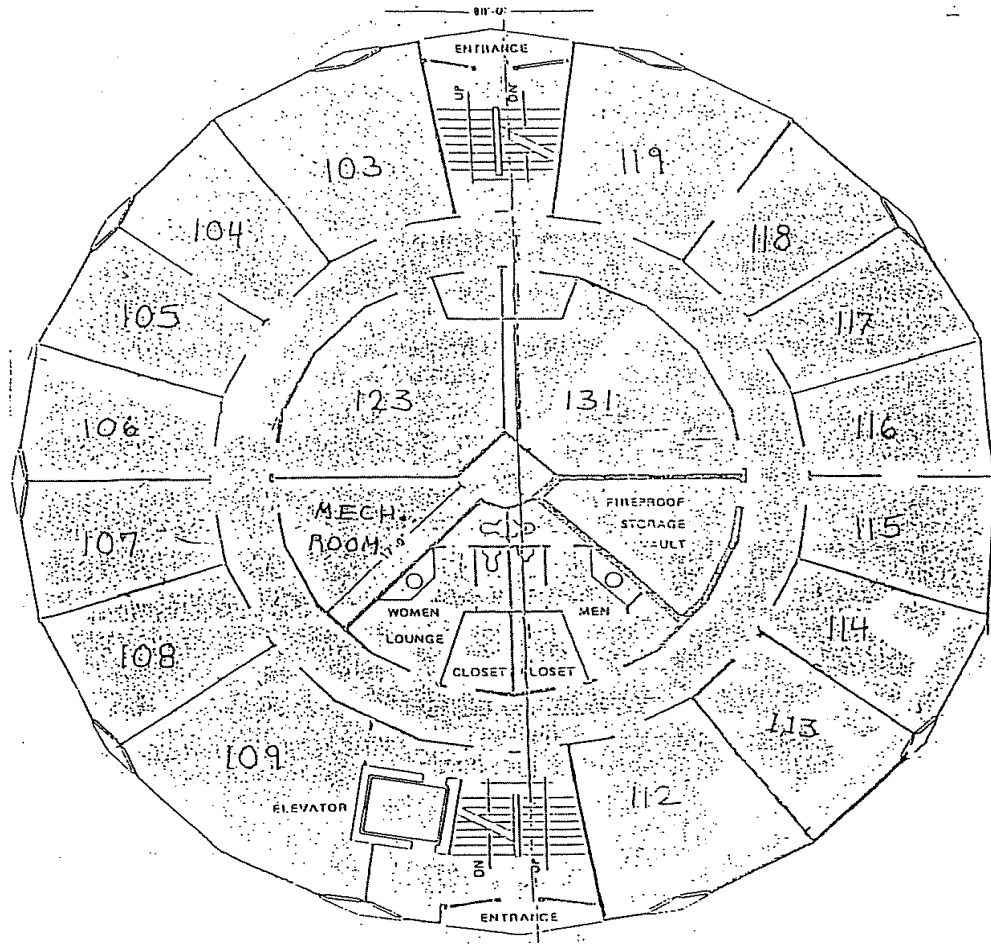
drawing number	A-1
 <p><b>altamose architects and engineers assoc.</b> ALTAMOSE BUILDING / 1166 DE KALB PIKE / CENTER SQUARE, PENNSYLVANIA 19422 / (215) 277-3400</p>	
Project name	<p>ONE STORY OFFICE BUILDING 1166 DE KALB PIKE WEST NOBLETTON TOWNSHIP, MONT. CO., PA</p>

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

# 1188 DeKalb Pike- Ranch House

## EXHIBIT "A" TO SUBLEASE AGREEMENT

### PLAN OF PREMISES



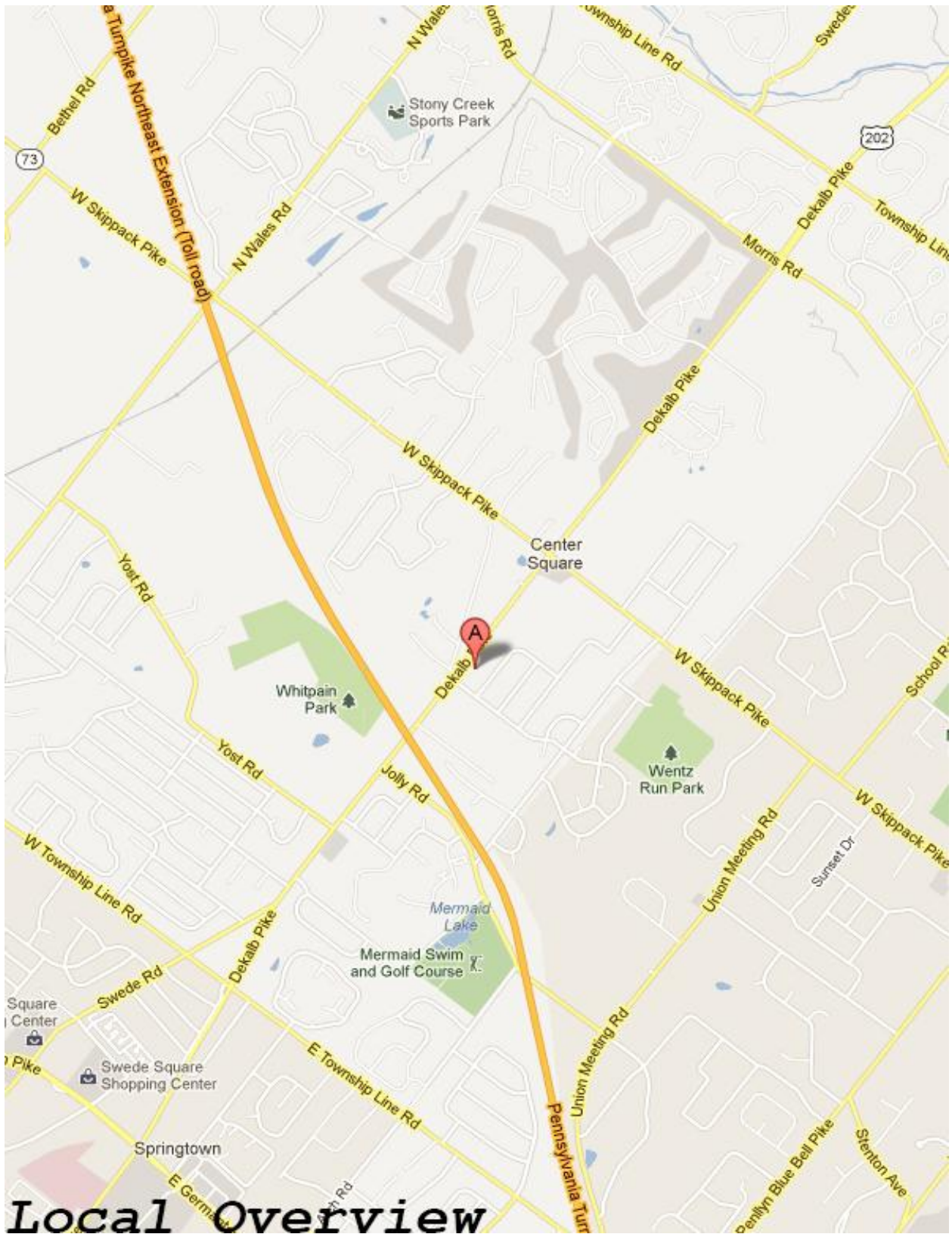
FIRST FLOOR

TASA BUILDING  
1166 Dekalb Pike  
Blue Bell, PA 19422

1-PH/2018848.4

or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.

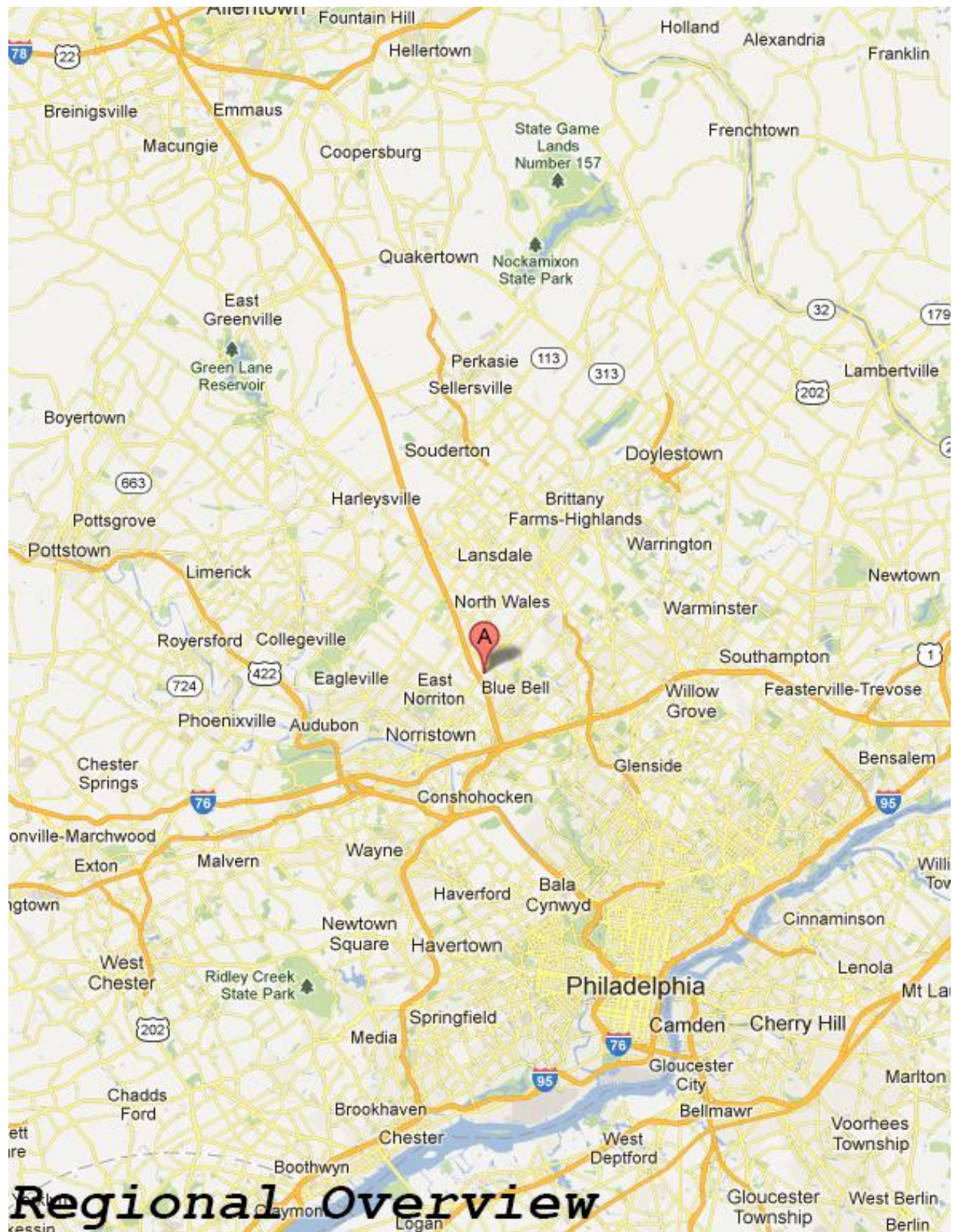




## Local Overview

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.





The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. No liability of any kind is to be imposed on the Broker herein.