

PROPERTY INFORMATION PACKAGE



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

PROPERTY ADDRESS

**COMMERCIAL OFFICES
BEAVER HILL CONDOMINIUMS
SOUTH BUILDING
100 WEST AVENUE
JENKINTOWN, PA 19046**

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

BEAVER HILL COMMUNITY

The Beaver Hill community is an established Condominium Complex of 248 residential and commercial units situated within three mid-rise buildings on approximately 10 landscaped acres in the Borough of Jenkintown, Pennsylvania. Jenkintown is a northern suburb of Philadelphia and directly connected to Philadelphia via Route 611. The Beaver Hill South building of the Beaver Hill Complex is located directly across from the entrance to the Jenkintown train station, a major commuter stop into the City of Philadelphia

The Beaver Hill South building is well suited for commercial office use due to its immediate accessibility and convenient parking accommodations. The complex maintains on site management, janitorial staff and 24-hour grounds patrolled security.

The Jenkintown area boasts an extensive selection of restaurants and commercial establishments within a quarter mile radius of the Complex.

HISTORICAL PERSPECTIVE

The offices consisted of two levels. A main level of approximately 5,000 rentable square feet and an upper level of approximately 3,150 rentable square feet. Bryson Associates, a well-respected regional insurance company established their office headquarters within the Beaver Hill South building of the Beaver Hill Condominiums in 1985. Bryson Associates specializes in brokerage consulting, life, accident, health, specialty property, casualty and corporate insurance products. Included and merged into the main level offices is a common area leasehold between the Condominium Association and the unit owner of approximately 700 square feet, (incorporating two bathrooms, corridor and exit areas), for an initial term of 50 years with an additional 50-year renewal option, which commenced in 1986. As consideration for the lease Bryson is responsible to pay for the electricity used for the main level plus an annual payment of \$1.00 during the term.

In 1995 Bryson Associates and Beaver Hill Condominiums agreed to allow Bryson to convert a then unused storage area of approximately 300 square feet in the building. Bryson agreed to bear the cost of upgrading the storage area and transferred to the association a smaller storage area previously held by Bryson as full consideration between the parties.

Bryson Associates became a subsidiary of AON Corporation in 1995. AON is a New York Stock Exchange traded insurance company with approximately \$20 Billion in assets. Shortly thereafter the name of the subsidiary changed to Swett & Crawford Corporation

The Lease for Bryson Associates was assigned to AON Corporation in 1995 and renewed recently for a five (5) year term. The Bryson Associates lease has an expiration date of December 31, 2014.

Swett & Crawford Corporation currently occupies office suite units 901S, 905S, 910S, & 919S and a storage area. As part of the Lease, Swett & Crawford is also responsible to pay all office cleaning fees, minor office repairs and electricity for a portion of the (main level only) for the premises during the lease term. The Condominium Association, as part of the Association fees, is responsible to maintain a property fire and Extended Coverage master policy for the property, maintain all interior and exterior common areas, maintain major equipment and systems, repair and replacement and pay for all utilities (except for electric to a portion of the main level) which includes electric, gas and water for the entirety. The electric cost to Swett & Crawford for the main level offices averages \$600.00 per month.

Grace Knight, LLC, a local accounting firm occupies Suite 919S on a five (5) year lease ending July 31, 2015.

Tymor Industries, a computer services firm, occupies Suite 912S on a six (6) year lease ending December 31, 2017.



VIEWS OF THE LOBBY AREA

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CONFERENCE ROOM



FILE ROOM

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MODERN OFFICE SPACE

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LOUNGE AREA



HALL WITH BEAUTIFUL WOOD TRIM

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OFFICE ENTRANCE AND PARKING

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SUMMARY OF PERTINENT INFORMATION

*(This Summary should be reviewed in conjunction
with the Historical Perspective information)*

Property Type: Suburban Office Facility

Location: Beaver Hill South Condominiums

Address: 100 West Avenue Units, 901S, 905S, 910S, 912S, 913S and 919S

City: Borough of Jenkintown

County: Montgomery County

State: Pennsylvania

Size: **Main Level**

<u>Unit</u>	<u>Size</u>	<u>Type</u>
905S	1,165s.f.	Office
910S	184s.f.	Office
913S	2,400s.f.	Office
Common Area	1,010s.f.	Office

Upper Level

<u>Unit</u>	<u>Size</u>	<u>Type</u>
901S	1,001s.f.	Office
912S	418s.f.	Office
919S	1,040s.f.	Office
Common Area	350s.f.	Hallway, Lavatories, elevator
Storage Area	300s.f.	File storage

Total Main Level	4,759s.f.
Total Upper Level	3,142s.f.
Total Rentable	7,968s.f.

Description: Improved Class "A" office space situated within Commercial Condominium units on two floors

Main Floor: Marble-floored entrance foyer and reception area with extensive modern built-ins and amenities; large general office area; private offices; kitchen; conference room with built-ins; lavatories; mailroom.

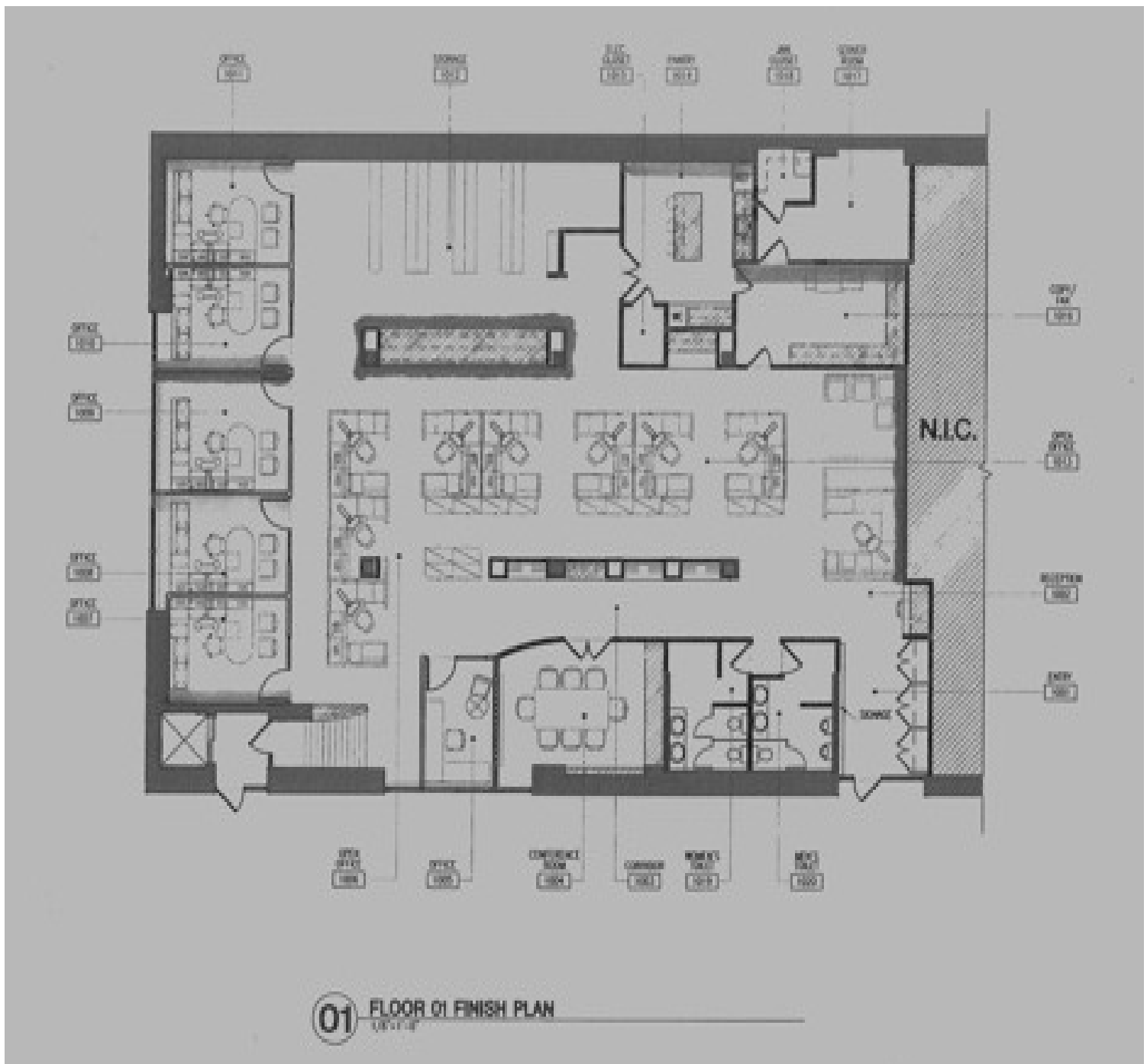
Description Continued: **2nd Floor:** Large meeting/conference room, private large file room and lavatories; built-in kitchen areas; private offices. There is also private file

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storage area and access to indoor parking garage.

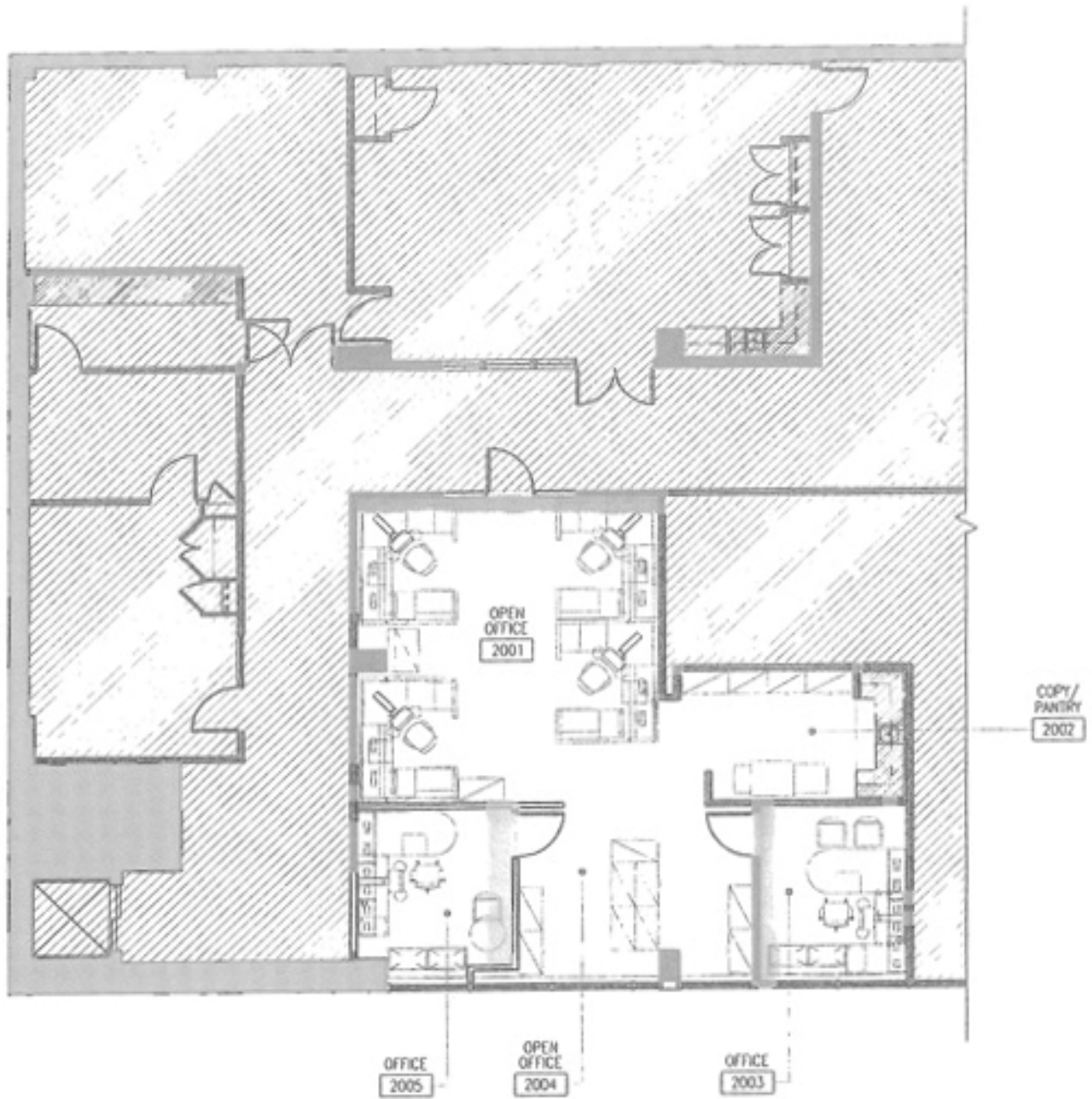
Tenant Fit-out:	Open and modern floor plan with commercial grade carpeting; \pm 10' clear drop ceiling with upgraded acoustical ceiling tiles; recessed florescent lighting coupled with hi-hat spot lighting and sconces in reception area; conference rooms and private offices; well lighted general office work areas; central forced air, heating and ventilation; upgraded oak doors and wood treatments with built-ins in the corridors, kitchens, reception area and conference room; glass and stone/marble floored entry and reception area.
Parking:	Ample outdoor employee and visitor parking at entrance to office, indoor executive parking slots.
Elevator:	1 passenger elevator at ground floor entrance; 1 freight elevator
HVAC:	Central air-conditioned and heated forced air ducted system
Sprinkler:	100% wet system
Electric:	200-amp service
Water/Sewer:	Public
Taxes:	\$30,500.00 (2012)
Tax Parcel Numbers:	#10-00-04692-005 (905-S); #10-00-04692-05-9 (910-S); #10-00-04692-07-7 (913-S); #10-00-04692-06-8 (912-S) #10-00-04692-10-4 (919-S); #10-00-04691-97-8 (901-S)
Condominium Fee:	\$54,080 per annum - per month (Fee includes heat and air-conditioning, utilities (except electric in Main Level) building fire & extended coverage insurance, Plumbing, electrical and HVAC system repairs, landscaping, snow removal, exterior common area maintenance and 24 hour grounds patrol security.
Miscellaneous:	The building is located directly across from Jenkintown train station and minutes to Philadelphia, US Route 611, Rt. 73 and Rt. 309. The property is also within minutes of numerous shops and restaurants located in the heart of Jenkintown. The property is maturely landscaped and maintained. Additional amenities include interior trash receptacle, washer/dryer rooms, interior parking and on site management, maintenance and security patrol.
Notes:	This Condominium is 100% occupied. Sale price reflects a 9- 10% Cap Rate.
Sale Price:	\$750,000.00

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FIRST FLOOR PLAN- (NOT TO SCALE)

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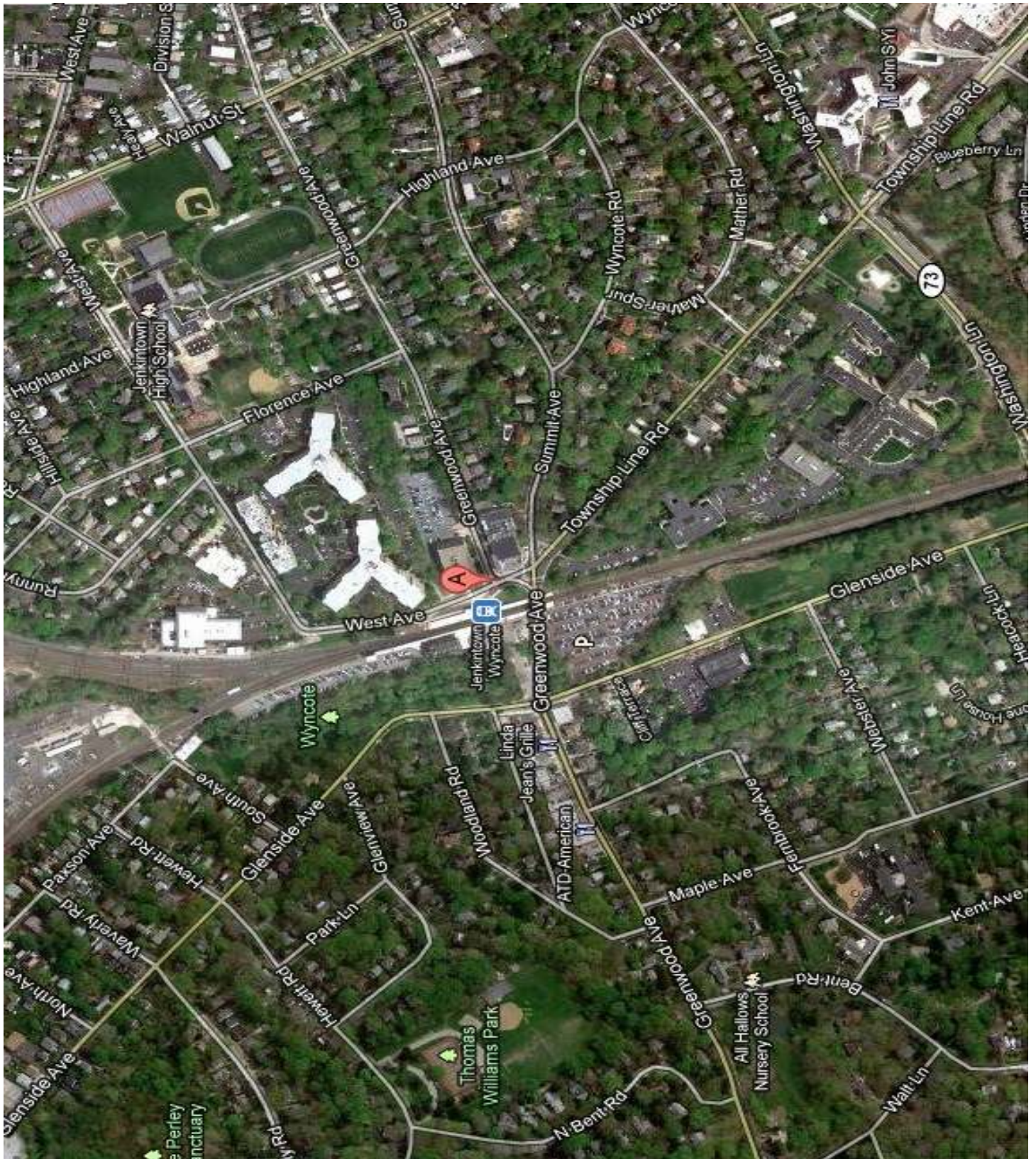
02 FLOOR 02 FINISH PLAN
 1/8" = 1'-0"

SECOND FLOOR PLAN- (NOT TO SCALE)

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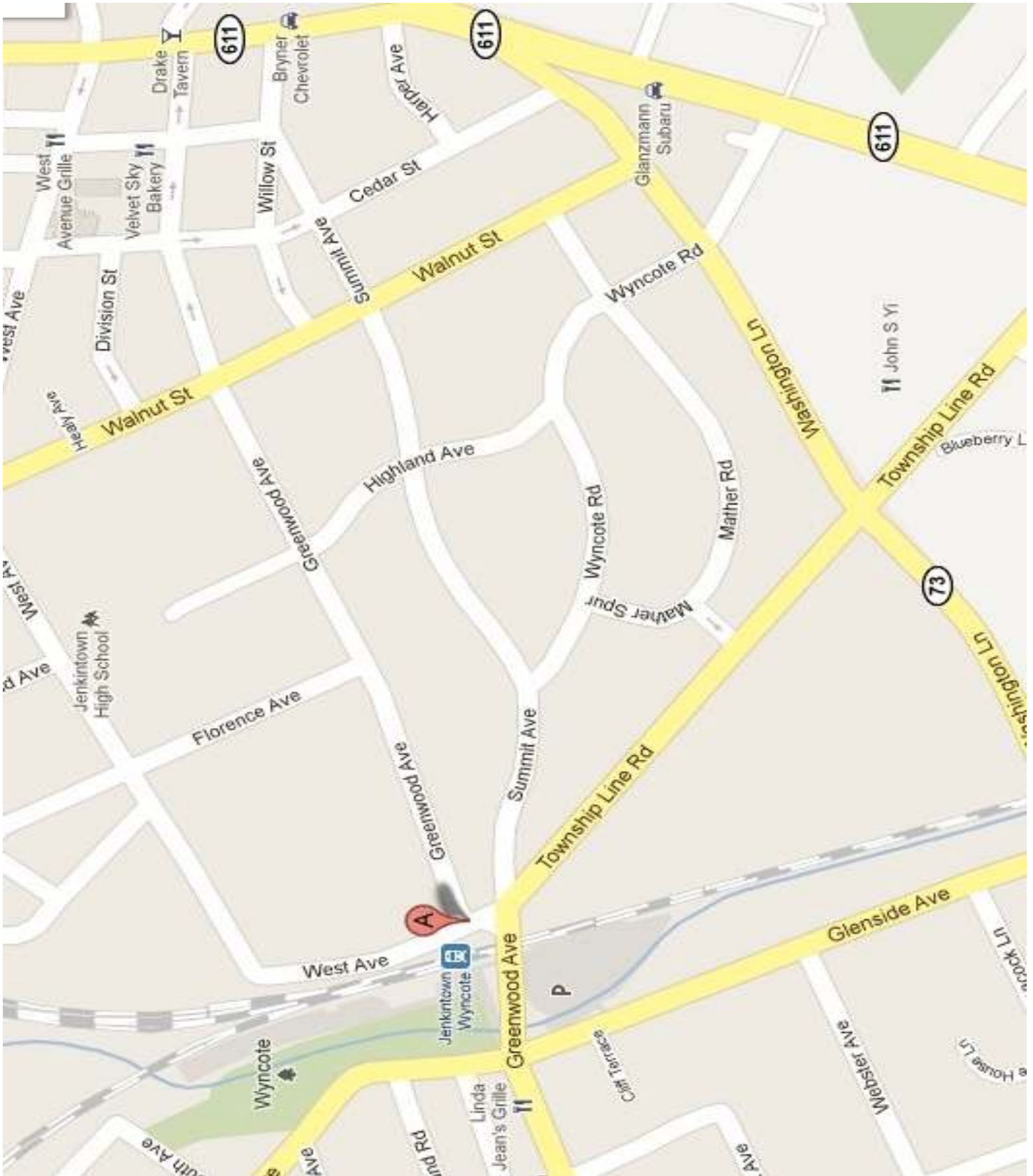


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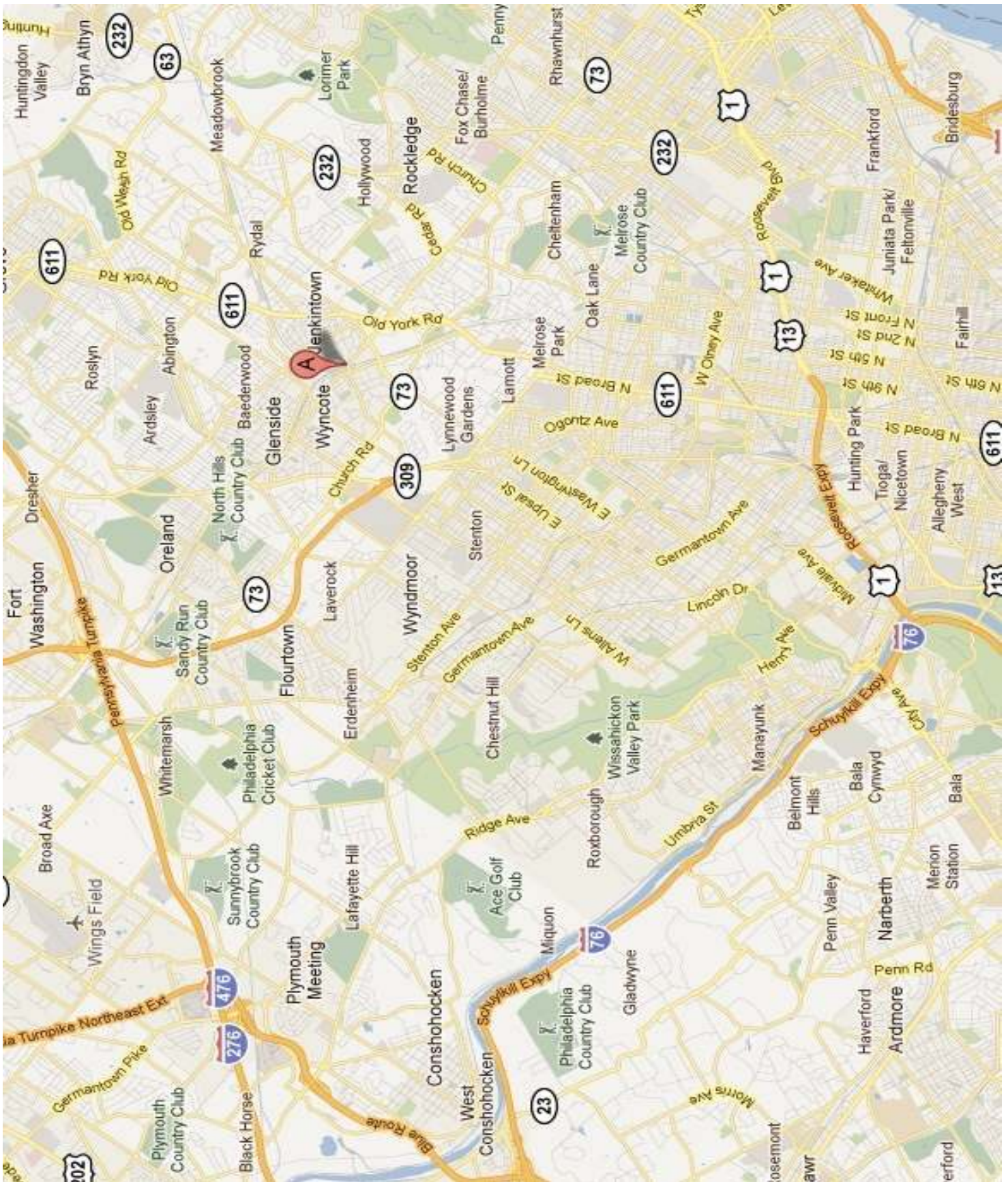
AERIAL VIEW OF 100 WEST AVENUE, JENKINTOWN, PA

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LOCAL VIEW OF 100 WEST AVENUE, JENKINTOWN, PA

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REGIONAL VIEW OF 100 WEST AVENUE, JENKINTOWN, PA

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