



EXCEPTIONAL AMENITIES

OUTSTANDING I-276 ACCESS

ENERGY STAR RATED BUILDING

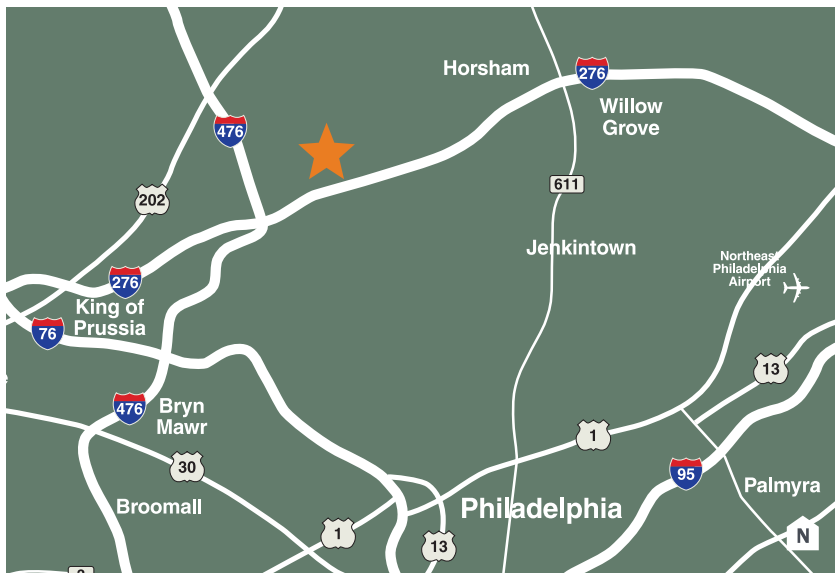
Fort Washington Office Park

501 OFFICE CENTER DRIVE
FORT WASHINGTON, PA



Energy Star Awarded Premier Office Building

501 Office Center Drive is the preeminent multi-tenant office building in Fort Washington. Located at the base of Office Center Drive, the property is proximate to the westbound Slip Ramp of the PA Turnpike, less than 1.5 miles for the PA Turnpike Fort Washington full interchange and SEPTA Fort Washington Regional Rail stop. It is only a stone throw from local amenities that include eateries, banking, fitness facilities, pharmacies, hotels & lodging as well as shopping options. In addition to the nearly 5:1,000 SF parking ratio, 501 Office Center Drive provides unique access to a 40+ seat tenant-only conference facility, state-of-the-art Grab N Go Café and individually controlled water-source heat pumps with an energy management system.



Key Features



Tenant only conference
facility with 40+ seats



Grab N' Go café



5/1,000 parking



Energy Star rated

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



SEPTA Regional Rail
Fort Washington
5 MINUTES



PA-476
8 MINUTES



Center City
Philadelphia
30 MINUTES



New Jersey
30 MINUTES



Philadelphia
International Airport
35 MINUTES

SPECIFICATIONS

AVAILABLE SPACE	824-1,267 SF-1st Floor 2,710SF-2nd Floor	TELECOM	Comcast Busines Class & Verizon Fios
YEAR BUILT	1974/2010	FLOORS	Five
SIZE	114,795 SF	TYPICAL FLOOR PLATE	22,959 SF
PARKING RATIO	5/1,000		
HVAC	VAV rooftop units		

Amenities

- Grab n' go café
- Tenant only conference facility
- Walkable to local amenities

Features

- Energy Management System
- Generous parking - 5/1,000
- Immediate access to major roadways

Leasing Information



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About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
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