



EQT | EXETER



# 521 Plymouth Road

Plymouth Meeting, PA

Building Size: 37,440 SF | 37,440 SF of Office Space Available

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Building Size: 37,440 SF | Building Availability: 37,440 SF

## Building Specifications

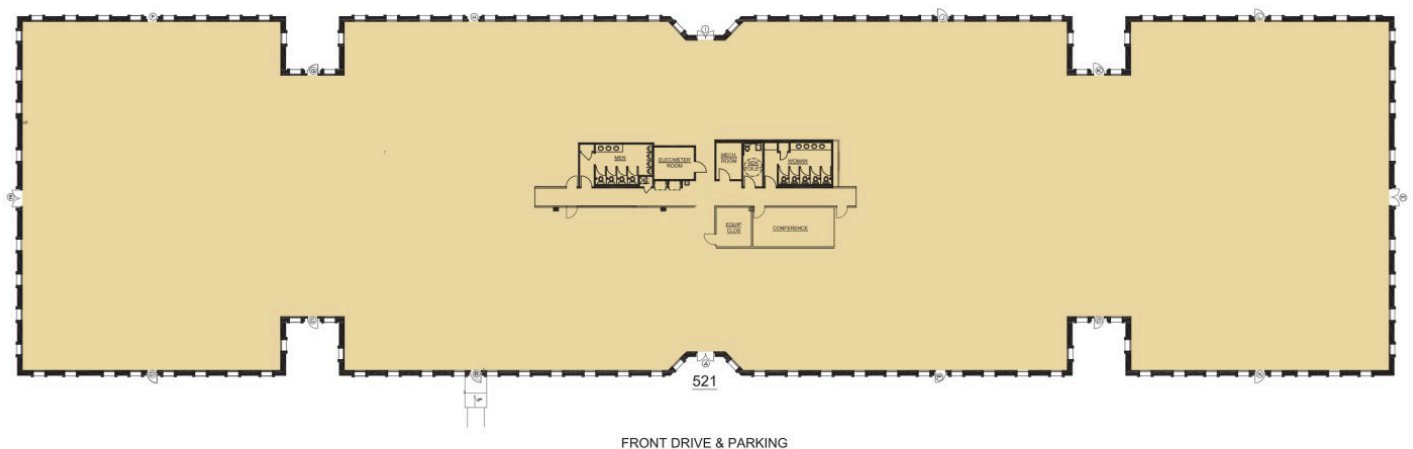
- Office space available
- 37,440 SF total building size
- 37,440 SF available size
- 4.7 per 1,000 parking
- 10' clear height
- 2 drive-in doors
- T-8, T-12 lighting
- Wet sprinkler system



## Additional Information

- Recently renovated facade, entrances, corridors, restrooms and landscaping
- Easy access to PA Turnpike and I-476
- Close proximity to Plymouth Meeting mall, Whole Foods, various restaurants and other convenience amenities
- Tenant space in shell condition, ready to be customized
- Rare user opportunity for a company that wants more control over access, security, amenities, cleaning, and air quality
- Zoned for Laboratory/R+D use

## 521 Floor Plan AVAILABLE 37,440 SF (Contiguous)

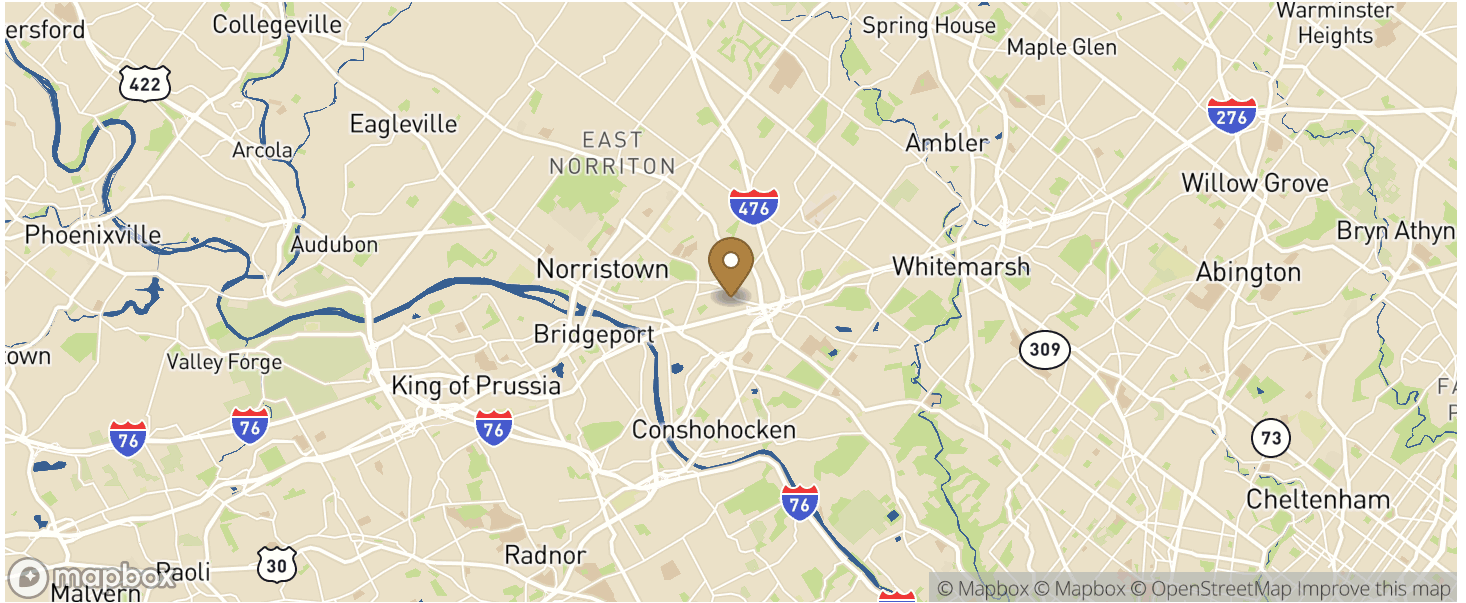


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## Location



## Access

| CITY          | POPULATION | MILES | DRIVE TIME |
|---------------|------------|-------|------------|
| New York City | 8,804,190  | 98    | 1 h 52 m   |
| Manhattan     | 1,694,251  | 98    | 1 h 54 m   |
| Brooklyn      | 2,736,074  | 100   | 2 h 00 m   |
| Queens        | 2,405,464  | 105   | 2 h 17 m   |
| Montreal      | 1,762,949  | 456   | 7 h 29 m   |
| Toronto       | 2,731,571  | 463   | 7 h 59 m   |

## Population

|                                 |          |
|---------------------------------|----------|
| ACCESS AND LABOR FORCE          | 10 MILES |
| Total Population                | 926,230  |
| Total Labor Force               | 622,920  |
| Unemployment Rate               | 2.81%    |
| Median Household Income         | 84,263   |
| Warehouse Employees             | 996      |
| High School Education Or Higher | 69.70%   |