

THREE-STORY CLASS A HEADQUARTERS TOTALING 136,000 SF

VIEW VIRTUAL TOUR



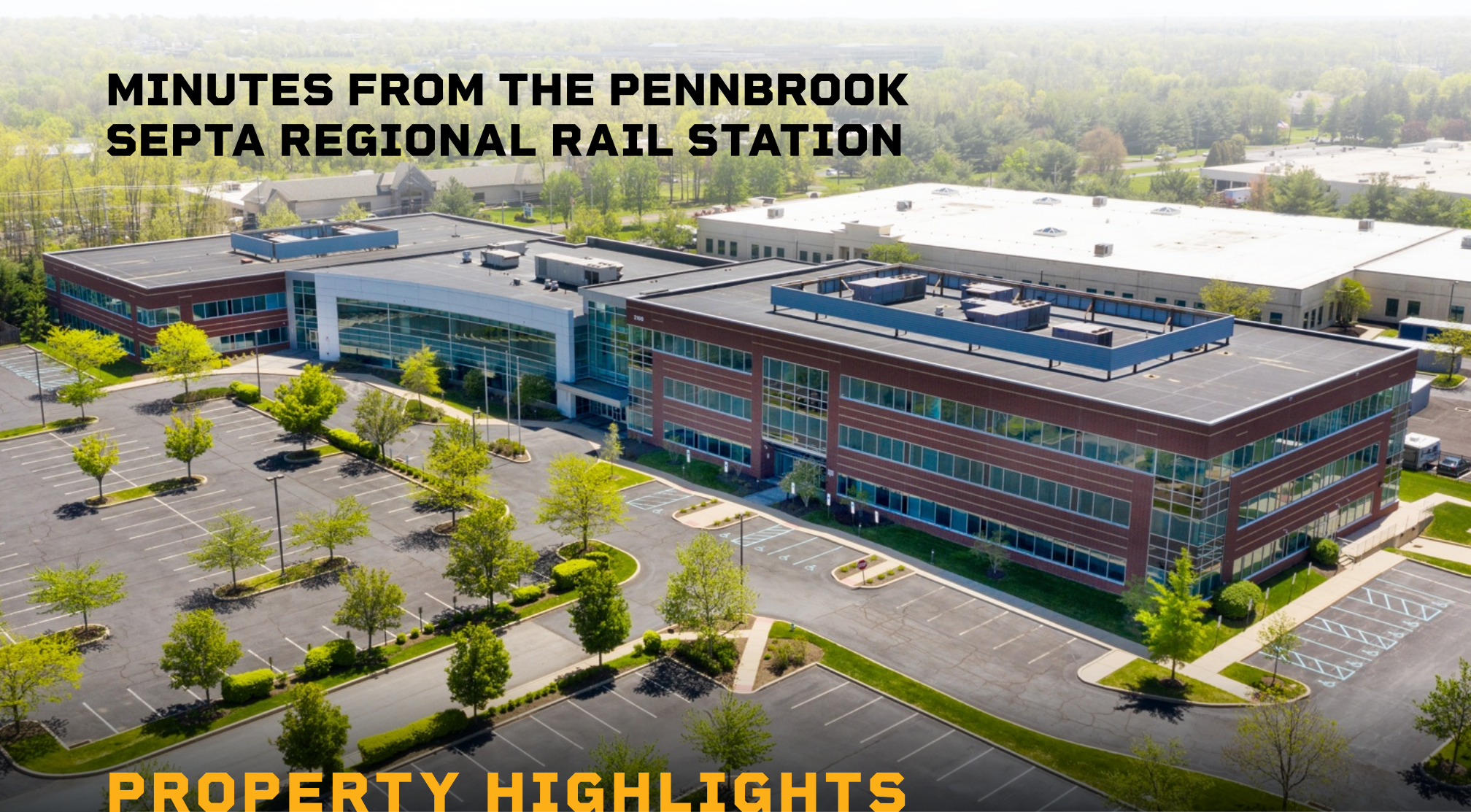
2100 PENNBROOK PARKWAY, NORTH WALES, PA

THE JUNCTION
AT PENNBROOK STATION

**Immediately Available - Office, Warehouse,
Manufacturing, Life Science**
ABILITY TO EXPAND UP TO 60,000 SF

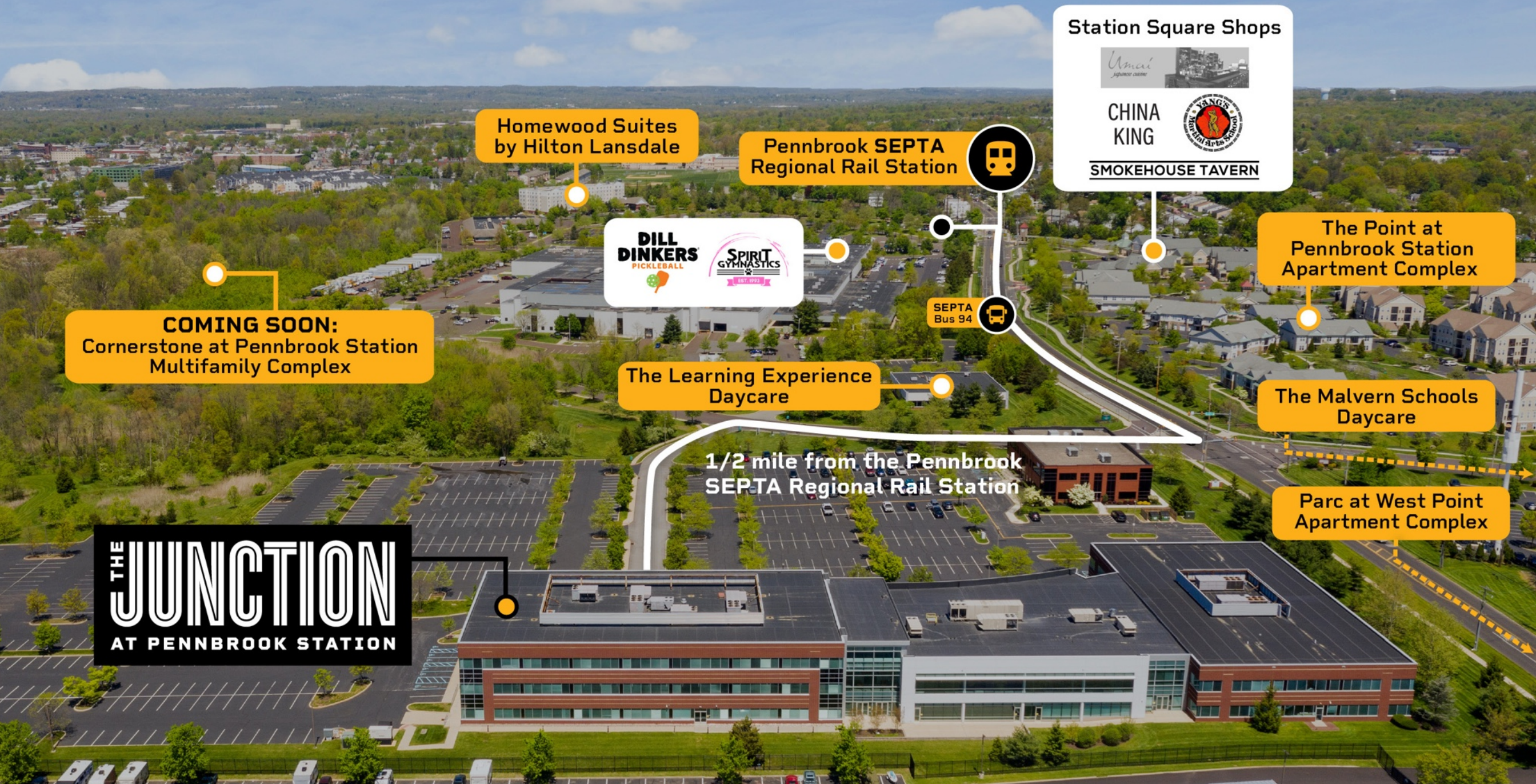
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MINUTES FROM THE PENNBROOK SEPTA REGIONAL RAIL STATION



- Three-story Class A Headquarters building totaling 136,000 SF
- 15,000 SF “amenity center” on the first floor
- Full-service cafeteria
- Grab n Go Coffee bar in lobby
- Full-service gym with locker rooms and showers
- Conference Center with up to 8 separate conference rooms
- 5/1,000 SF Parking Ratio
- On-site 125 KVA back-up generator
- Surrounded by amenities including Restaurants, Hotel, Daycare Centers, Public Transportation, and Housing

Premier Amenities a Short Walk Away



Homewood Suites
by Hilton Lansdale

Pennbrook SEPTA
Regional Rail Station

Station Square Shops



CHINA
KING



SMOKEHOUSE TAVERN

The Point at
Pennbrook Station
Apartment Complex

COMING SOON:
Cornerstone at Pennbrook Station
Multifamily Complex



SEPTA
Bus 94

The Learning Experience
Daycare

The Malvern Schools
Daycare

1/2 mile from the Pennbrook
SEPTA Regional Rail Station

Parc at West Point
Apartment Complex

**THE
JUNCTION**
AT PENNBROOK STATION



LOCATION

Located just off Church Rd & Sumner Pike, The Junction at Pennbrook Station is just minutes from the Pennbrook SEPTA Regional Rail station on the Lansdale line. Employees and visitors will enjoy several retail amenities in the immediate area including fast casual dining and shopping centers. Additionally, this three-story class A headquarters building is adjacent to Merck's West Point HQ.

	DISTANCE	DRIVE TIME
	5.2 miles	12 minutes
	9.5 miles	17 minutes
	19.3 miles	24 minutes
	3.6 miles	9 minutes
	3.1 miles	7 minutes
	33 miles	46 minutes
	41 miles	44 minutes
	13 miles	28 minutes



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