

15 Kings Grant

15 Kings Grant Drive | Bala Cynwyd, PA



HIGHLIGHTS

- **15 Kings Grant** is a state-of-the-art three-story office building with a striking, expansive glass exterior and an impressive two-story atrium entrance, delivering a polished, professional workplace environment.
- Three full floors of open, customizable layout offer **57,000 SF of flexible space**, giving tenants the freedom to build a workspace that fits their culture and grows with their business.
- This pre-built and never occupied office is **brand-new and move-in ready** space offers tenants a rare opportunity to be the very first to call it home.
- **250 parking spaces** including bi-level parking garage that provides convenient, hassle free, and secure parking for employees and visitors.



OFFICE FEATURES

· **State-of-the-Art Systems**

Energy-efficient technology and modern building systems mean clean and a smarter, more sustainable workplace.

High-Quality Interior Finishes Carpet tile in office areas, vinyl tile in the lobby, and ceramic tile in restrooms combine for a polished, move-in-ready feel throughout.

· **Kitchenettes & Restrooms** Each floor features a convenient built-in kitchenette alongside well-appointed restrooms, adding everyday comfort and convenience right where tenants work.

Generous Ceiling Heights 8' 6" ceilings create an open, airy feel that makes every square foot work harder.





LOCATION

- 15 Kings Grant Drive sits in **Bala Cynwyd**, the most prestigious address on Philadelphia's Main Line, offering a premier business setting with the walkability and energy of an upscale urban village.
- Minutes from a **growing lineup of national retailers** and restaurants including Target, Starbucks, Chipotle, Chick-Fil-A, CAVA and Honeygrow.
- Located at the crossroads of City Avenue (Route 1), Schuylkill Expressway (I-76), and Route 30, with SEPTA rail access three blocks away, putting **Center City within a 20-minute commute**.
- Being located in Montgomery County rather than Philadelphia means tenants **avoid the city's onerous wage tax**, a real bottom-line advantage for any business calling this address home.



A GROWING, HIGHLY EDUCATED PROFESSIONAL COMMUNITY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	21,807	229,456	833,837
BACHELOR'S DEGREE OR HIGHER	61.1%	43.7%	43.3%
AVG. HOUSEHOLD INCOME	\$121,105	\$102,635	\$99,857
DAYTIME POPULATION	35,507	217,833	985,396

TRADE AREA



Presidential City Apartments
1,105 Units

Lincoln Green Apartments
636 Units

Hanover Bala
426 Units

Wyncrest Apartments
173 Units

191 Presidential Blvd
526 Units

The Cynwyd Apartments
205 Units

335 Bala Apartments
210 Units

15 Kings Grant

Blayr Apartments
217 Units



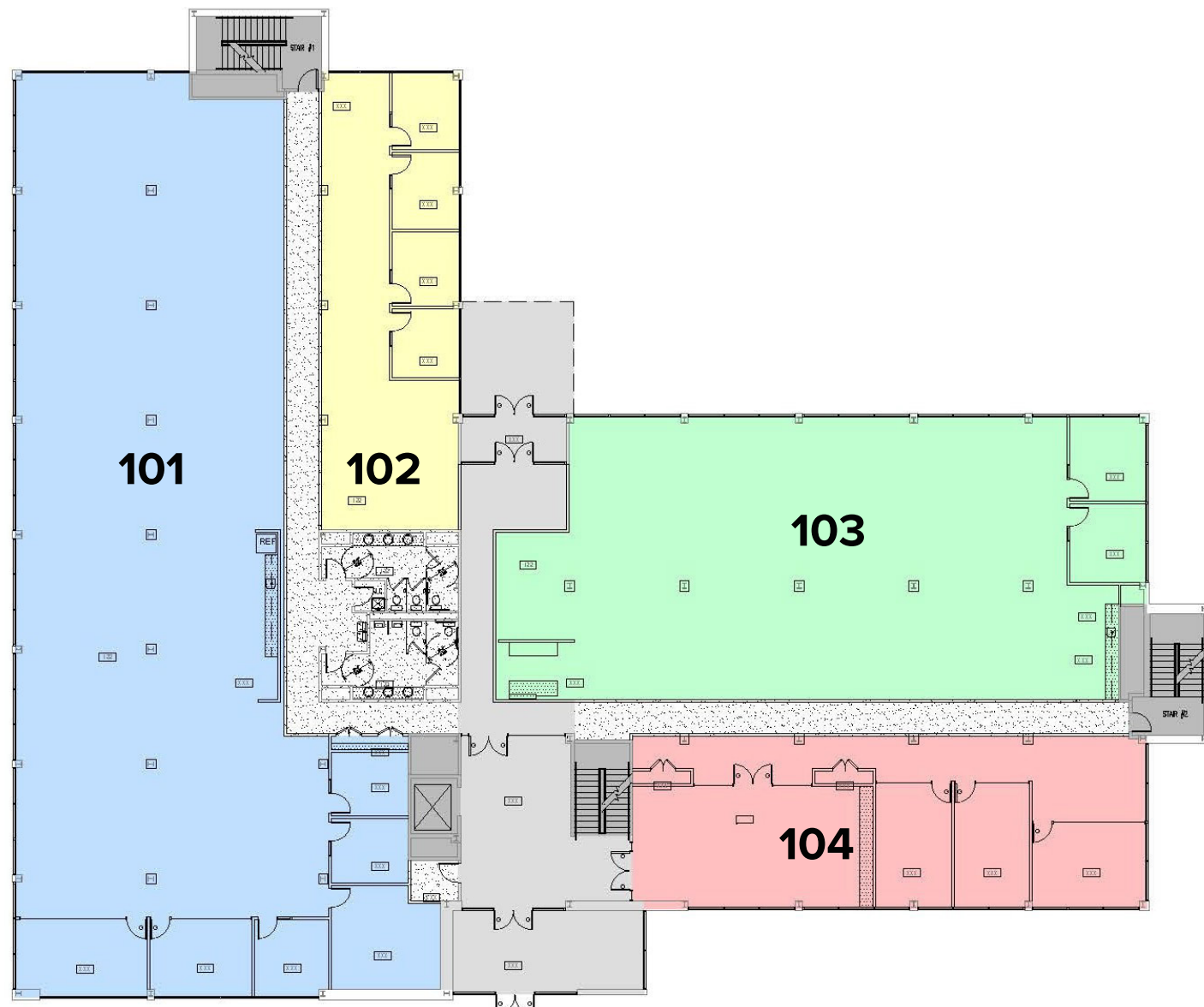
GROUND FLOOR

SUITE	TENANT	RSF
G01	AVAILABLE	5,123
G02	AVAILABLE	1,950
G03	AVAILABLE	5,370
G04	AVAILABLE	5,425
Entire Ground Floor		19,030



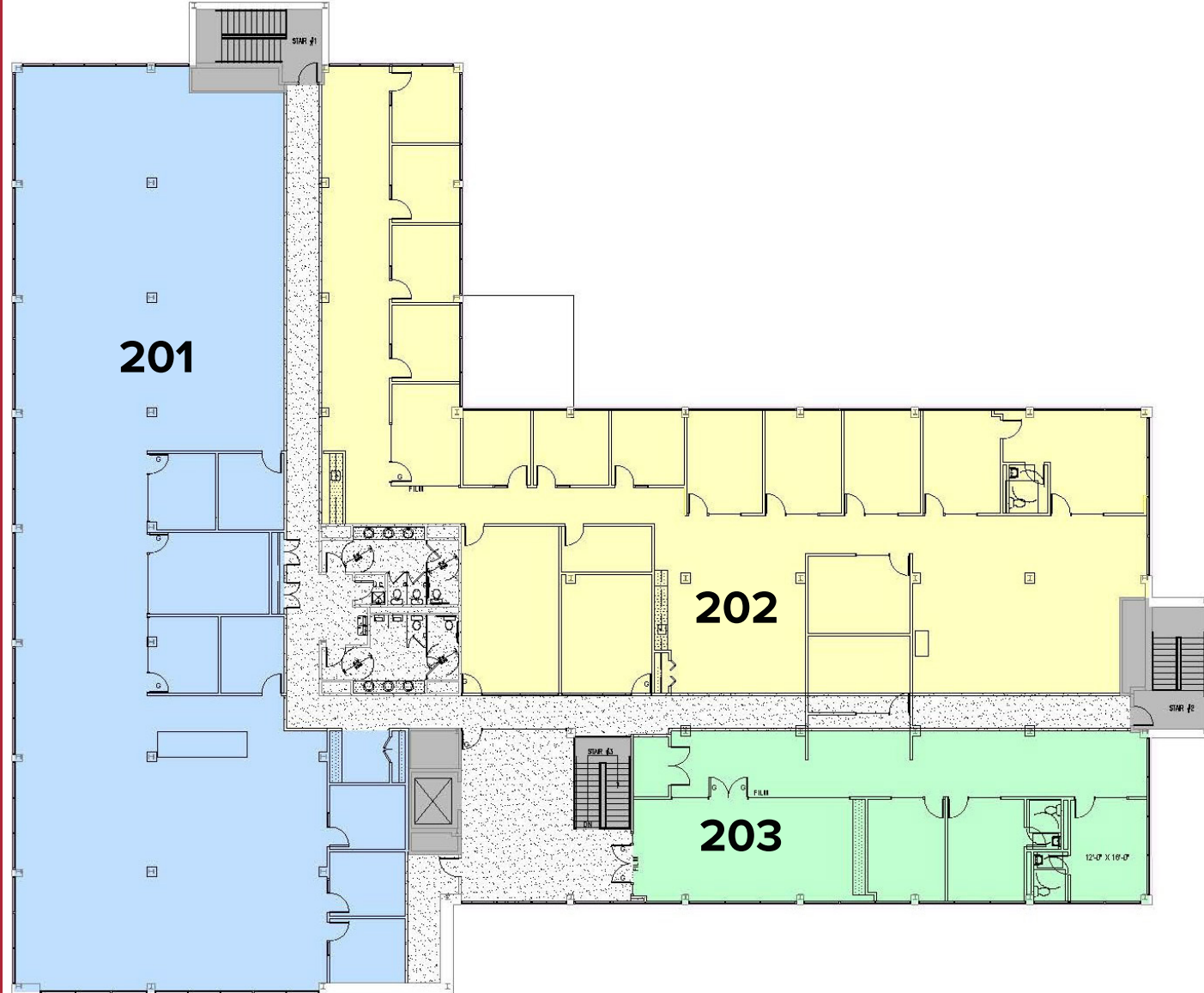
1ST FLOOR

SUITE	TENANT	RSF
101	AVAILABLE	8,659
102	AVAILABLE	1,948
103	AVAILABLE	5,341
104	AVAILABLE	2,718
Entire 1st Floor		18,692



2ND FLOOR

SUITE	TENANT	RSF
201	AVAILABLE	8,561
202	AVAILABLE	7,867
203	AVAILABLE	2,712
Entire 2nd Floor		17,952



CONTACT

GRANT GRUNDLOCK

LEASING DIRECTOR

(609) 364-6588

GRANT@POMRE.COM



Pomegranate
REAL ESTATE
— POMRE.COM —