



herbert yentis & company, inc. realtors

7300 City Avenue * Philadelphia, PA 19151
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Updated 3/03/10

RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

MONTGOMERY COUNTY, PA

Lease/Office

BALA CYNWYD – 200 MONUMENT ROAD

1,000sf lower level office. \$1660/month+ utilities, excess over base year taxes of 2010 and water & sewer charges of \$275/year.



BALA CYNWYD – 143 BALA AVENUE

Modern Office Space; 2nd floor contains 900+/- sq.ft. at \$1400/month; 3rd floor contains \$350+/- sq.ft. at \$700/month. Utilities are included.



BALA CYNWYD – 133 HEATHER ROAD, SUITE #104

252+/- sq.ft. office space @ \$500/mo includes utilities.



NARBERTH – 711 MONTGOMERY AVENUE

1785 sq.ft. 2nd floor offices with elevator in the heart of the main line. \$2,975/month + excess taxes over the base year of 2010 and parking lot maintenance and snow removal currently estimated at \$139 per month.



WYNNEWOOD – 1445 CITY AVENUE

Suite 7B containing 370+/- sf @ \$600/mo; Suite 8 containing 770+/- sq.ft. @ \$1100/mo. Rent includes everything.



HIGHLIGHT SHEETS AVAILABLE UPON REQUEST

Above information deemed reliable but not guaranteed. Subject to change without notice.



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Lease - Retail

ARDMORE – 14 W. LANCASTER AVENUE, FIRST FLOOR

1,100+/- sq.ft. former book store. Public parking lot at rear of store. Good visibility and frontage on Lancaster Avenue. \$2,062.50/month+ utilities and excess over base year taxes of 2010.



NARBERTH – 920 MONTGOMERY AVENUE

2500 sq. ft. with exterior walk-in box, off street parking. \$5,625/month NN. Large Pylon Sign. Adjacent to PNC. Existing equipment can be used in “as-is” condition.



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