

# FOR THE COMMON GREAT

Dynamic buildings attract dynamic people. And when dynamic people work together, companies thrive.



**Beacon**  
Commercial Real Estate, LLC



**BUILDING CULTURE**



# 150 MONUMENT ROAD

| BALA CYNWYD, PA

Your new app idea could use a shorter commute and a last minute happy hour. By car, train, or bus, commuters can reach the office in no time. Once there, limitless retail and restaurant options are moments away. Plus, 150's placement at the center of City Avenue's business district offers immediate access to Center City, without the city's tax structure.

Recent aesthetic improvements have breathed new life into the property, with more enhancements on the way, including two outdoor spaces and added parking.



## WORKING PARTNER

When you sign a lease with Keystone, we're more than tenant and landlord—we're partners. We make sure your building is working its hardest to help you succeed, and we give you the support structure and flexibility to flourish.



## DEFINING FEATURES:

### BUILDING DETAILS

- Six story building comprising 126,756 SF
- On-site, full service cafe
- Recently renovated corridors feature new carpet, lighting, ceiling tiles and wall covering
- Climate controlled storage space available

### UPCOMING ENHANCEMENTS

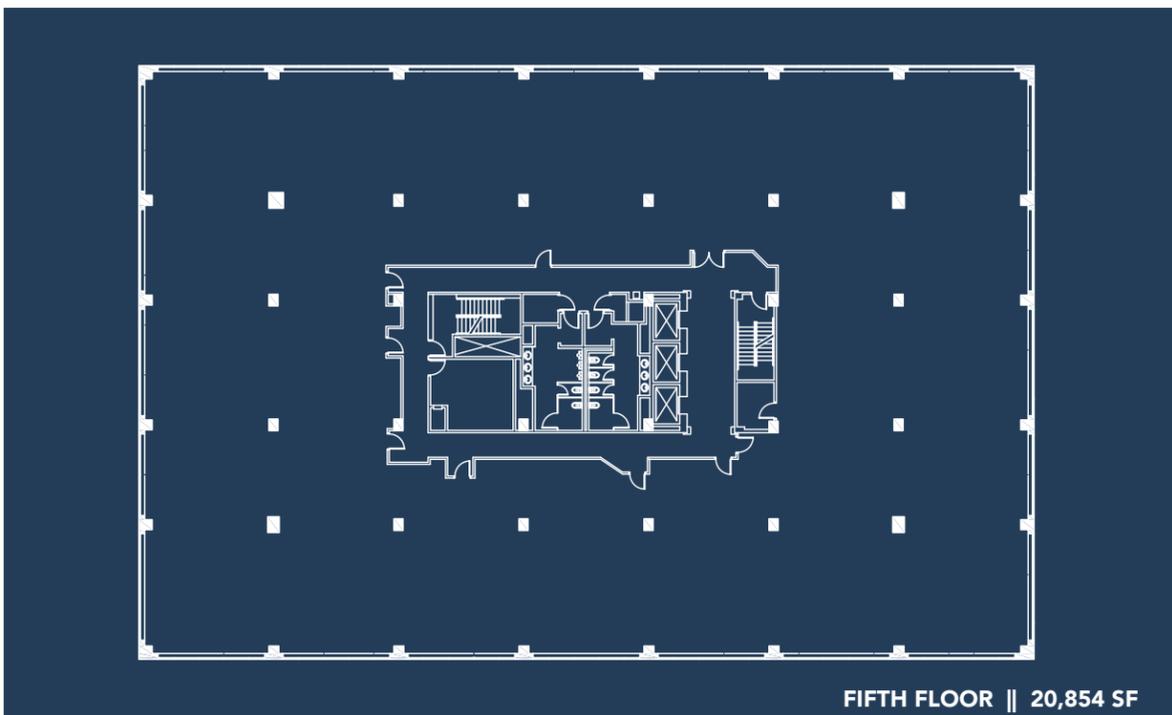
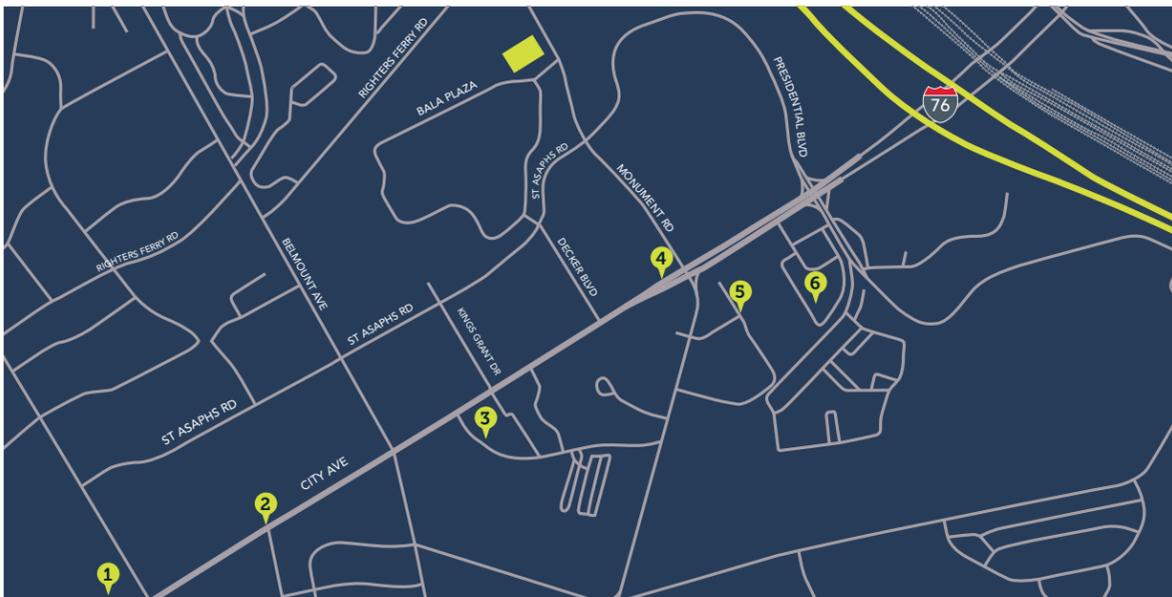
- New corner restaurant with expanded curtain wall facade, outdoor seating and WiFi
- Complete update at both entry lobbies and elevator cabs **COMPLETE**
- New four story, 300 space, parking structure with 3,400 square feet of available retail frontage **COMPLETION IN 2017**
- Public gathering space for such uses as farmers' markets, outdoor yoga classes, and car club exhibitions
- New exterior signage and landscaping

### LOCATION

- 1 Less than 1 mile to Septa's Bala Station for service to Center City Philadelphia
- 2 Bala Cynwyd Shopping Center: Honeygrow, Chili's, Qdoba, Corner Bakery, Acme
- 3 Hilton Philadelphia City Avenue
- 4 2 blocks to Septa Bus Routes 1, 44 & 65
- 5 Target Shopping Center: Target, Starbucks, California Pizza Kitchen, Chipotle, Pei Wei Asian Diner, PNC Bank, TD Bank
- 6 Crowne Plaza Philadelphia West
- 7 7 miles to Center City Philadelphia via I-76

### SERVICES

- 24-hour security card access
- Responsive on-site Keystone management



FIFTH FLOOR || 20,854 SF

For further information, please call GENE MCHALE at (610) 828-0100 or email gmchale@beaconcre.com

[keystonepropertygroup.com](http://keystonepropertygroup.com)

