

DON'T JUST SHOW UP, SHOW OFF



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

Beacon
Commercial Real Estate, LLC



BUILDING CULTURE



THE GSB BUILDING

ONE BELMONT AVENUE | BALA CYNWYD, PA

The GSB Building is an iconic corporate destination. Companies headquartered here enjoy a highly-educated workforce and customer base thanks to an enviable location 10 minutes outside of Center City. Now, with Keystone at the helm, great will become awesome. Renovations to the GSB's infrastructure are underway, as well as cosmetic upgrades including an expanded, modernized main lobby.

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

- Twelve story building comprising 245,000 SF
- On-site, full service café
- Energy Star certified
- Dual electric service

RECENT ENHANCEMENTS

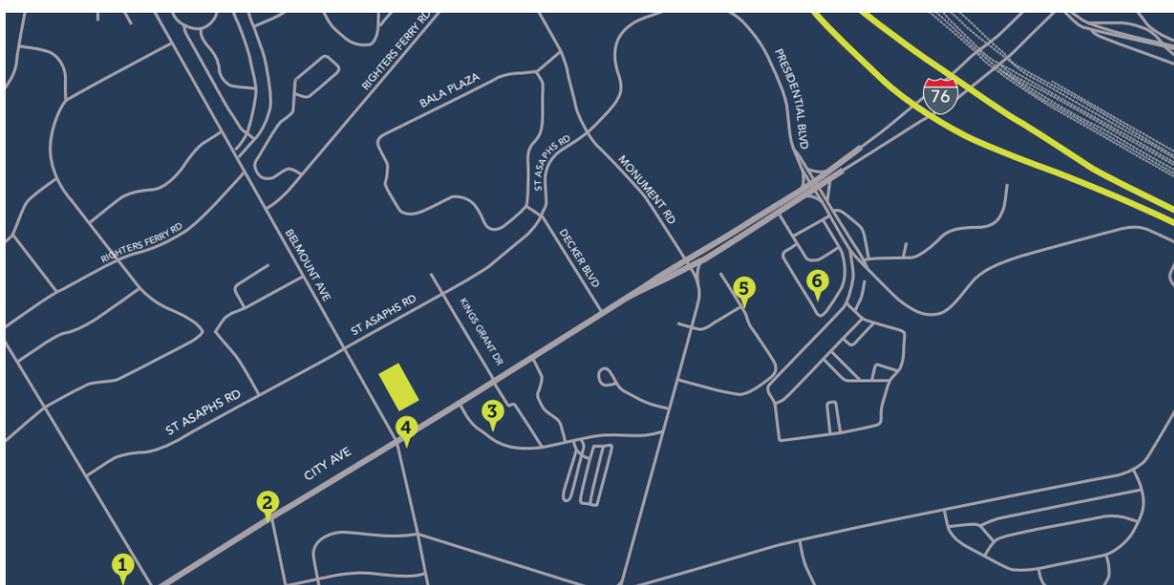
- Revitalized entrance with new doors and canopy
- Expanded lobby with all new aesthetics
- Renovated corridors with new carpet, lighting, ceiling tiles and wall covering
- Refurbished elevator cabs and mechanicals
- Enhanced HVAC system

LOCATION

- 1 Less than 1 mile to Septa's Cynwyd Station for service to Center City Philadelphia
- 2 Bala Cynwyd Shopping Center: Honeygrow, Chili's, Qdoba, Corner Bakery, Acme, Five Guys
- 3 Hilton Philadelphia City Avenue & Homewood Suites
- 4 1 minute to Septa Bus Routes 1, 44 & 65
- 5 Target Shopping Center: Target, Starbucks, California Pizza Kitchen, Chipotle, PNC Bank, TD Bank
- 6 Marriott Courtyard
- 7 miles to Center City Philadelphia via I-76

SERVICES

- Front desk security available: 8am-9pm Monday-Friday, and 8am-1pm on Saturday
- Responsive on-site Keystone management



SUITES AVAILABLE FROM 600 SF - 40,000 SF CONTIGUOUS



TYPICAL FLOORPLATE // 19,691 RSF

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

keystonepropertygroup.com