

# 225 CITY AVENUE

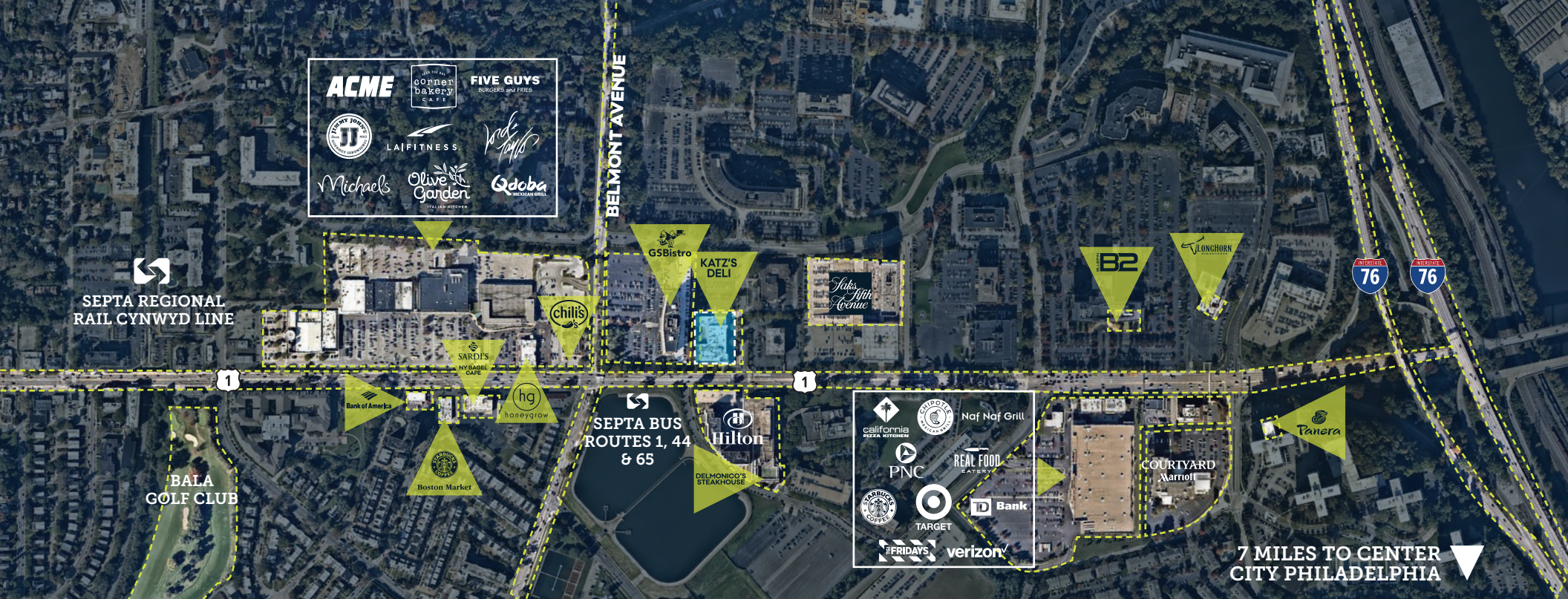
BALA CYNWYD, PA

225 City Avenue is at the intersection of life and work, where suburban meets urban, and ease of access is unmatched via roadways or public transportation. Plus, at your doorstep is City Avenue's thriving, heavily amenitized retail corridor of restaurants and shops.



Beacon  
Commercial Real Estate, LLC

KEYSTONE  
PROPERTY GROUP



FOR MORE INFO:

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**610.828.0100**

- Three-story building comprising 76,444 SF
- Flexible suites from 1,400 SF - 4,000 SF
- Monument signage available exposing your brand to over 44,000 passing cars every day on City Avenue
- Katz's Deli onsite
- Less than 1 mile to SEPTA's Bala station for service to Center City Philadelphia
- On-site SEPTA bus routes 1, 44 & 65
- Close proximity to I-76
- 24-hour security card access
- Responsive on-site Keystone property management
- Surface parking ratio 3/1,000

