



PROFESSIONAL OFFICE SPACE FOR LEASE

MONROE OFFICE CENTER | 1 WINDING DRIVE | PHILADELPHIA | PA



OWNED & MANGAGED BY



Wolf Commercial Real Estate
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PA OFFICE
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King of Prussia, PA 19406
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MONROE OFFICE CENTER



Building Features

Location	1 Winding Drive Philadelphia, PA
Size/SF Available	+/- 1,325 - 71,000 SF (Divisible)
Lease Rate	\$16.00/sf modified gross plus electric
Parking	4/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Signage available
Property Description	<ul style="list-style-type: none"> ▶ Secured park-like setting within the Presidential apartment complex ▶ Ample FREE on-site garage parking available ▶ 24-hour staffed gatehouse security ▶ Efficient floor plates ▶ Suites can be fully customized per tenant specs <p>The Monroe Office Center is situated adjacent to the Presidential City apartment community which is currently undergoing a complete renovation and repositioning. Once completed, Presidential City will be a first class town-center community offering an excellent retail, living and working environment. The entire complex will offer ultramodern quality and contemporary designs throughout.</p>
Area Description	<ul style="list-style-type: none"> ▶ Surrounded by numerous retail centers, restaurants and hotels within walking distance. ▶ Located just off City Line Avenue, adjacent to I-76 (Schuylkill Expressway) ▶ Convenient to Center City, Philadelphia Airport, Manayunk, King of Prussia and easy access to NJ bridges. Great access to SEPTA public transportation and train service

Contact Us

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