

PROFESSIONAL OFFICE SPACE FOR LEASE

MONROE OFFICE CENTER | 1 WINDING DRIVE | PHILADELPHIA | PA



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Wolf Commercial Real Estate

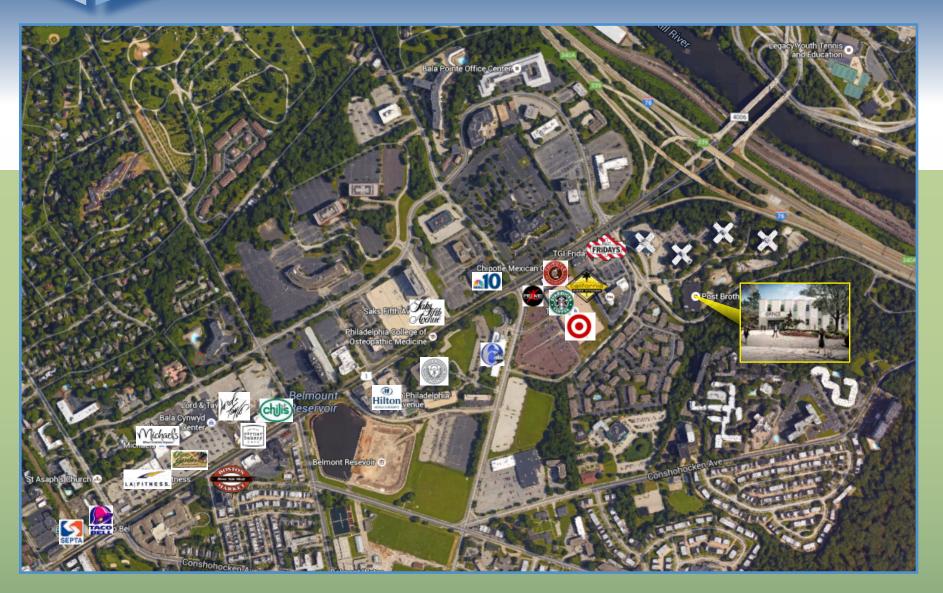
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MONROE OFFICE CENTER



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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** Secured park-like setting within the Presidential apartment complex Description Ample FREE on-site garage parking available 24-hour staffed gatehouse security ► Efficient floor plates Suites can be fully customized per tenant specs 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 towne-center community offering an excellent retail, living and working environment. The entire complex will offer ultramodern quality and contemporary designs throughout. **Area Description** 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

transportation and train service

Prussia and easy access to NJ bridges. Great access to SEPTA public

