OFFICE FOR LEASE

1077 RYDAL ROAD

1077 RYDAL ROAD, JENKINTOWN, PA 19046



AVAILABLE SPACES

Suite	Rate	Size	Type	Available
100	$22 /yr	700	Office	Immediately
200	$22/yr	2,973	Med. Office	7/1/2026
201	$22 /yr	3030	Prof. Office	Flexible

OFFERING SUMMARY

BUILDING SF:	18,249
LEASE RATE:	$22.00/SF plus electric
LOT SIZE:	1.25 Acres
PARKING RATIO:	5.2/1000
PARKING:	95
PRICE:	$242/SF
YEAR BUILT:	1975
ZONING:	AO Apartment Office

PROPERTY OVERVIEW

Welcome to 1077 Rydal Road, a premier medical and professional office building perfectly situated in the heart of Rydal, PA. This well maintained, three-story building offers a range of modern office spaces designed to meet the needs of various professional users, including medical, financial, legal, and creative firms.

Suites provide professional and inviting environments with features like partitioned offices, natural light, and access to a passenger elevator. With a flexible lease term , this property presents a strategic opportunity for growth and stability in a desirable location.



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Property Summary

1077 Rydal Road



Property Summary

Lease Rate:	$22.00/SF
Lease Term:	5 years
Building SF:	18,249
Rentable SF:	18,249
Available SF:	Up to 6,500 Contig.
Year Built:	1975
Renovated:	2010
Building Class:	b
Floors:	3
HVAC:	Yes
Lighting:	LED
Parking:	95
Parking Ratio:	5.2/1000
Zoning:	AO Apartment Office

Property Overview

Convenient, approachable office and medical office building in the heart of Abington. With plenty of parking and within walking distance to SEPTA's Rydal Train station, the property is great for locals and commuters. with plenty of amenities in the neighborhood, this building can be a great home for your business.

Location Overview

Location is key, and 1077 Rydal Road delivers. Enjoy the convenience of a prime address with ample on-site parking. The property is a short walk from the Rydal SEPTA Regional Rail station, providing easy access to Center City Philadelphia. Furthermore, it's located on the border of Rydal and Jenkintown, with immediate access to The Fairway and Route 611, placing you in a thriving community with numerous amenities. Your business will be surrounded by a variety of shops and services, including Whole Foods, Trader Joe's, Panera Bread, and a host of other retail and dining options.

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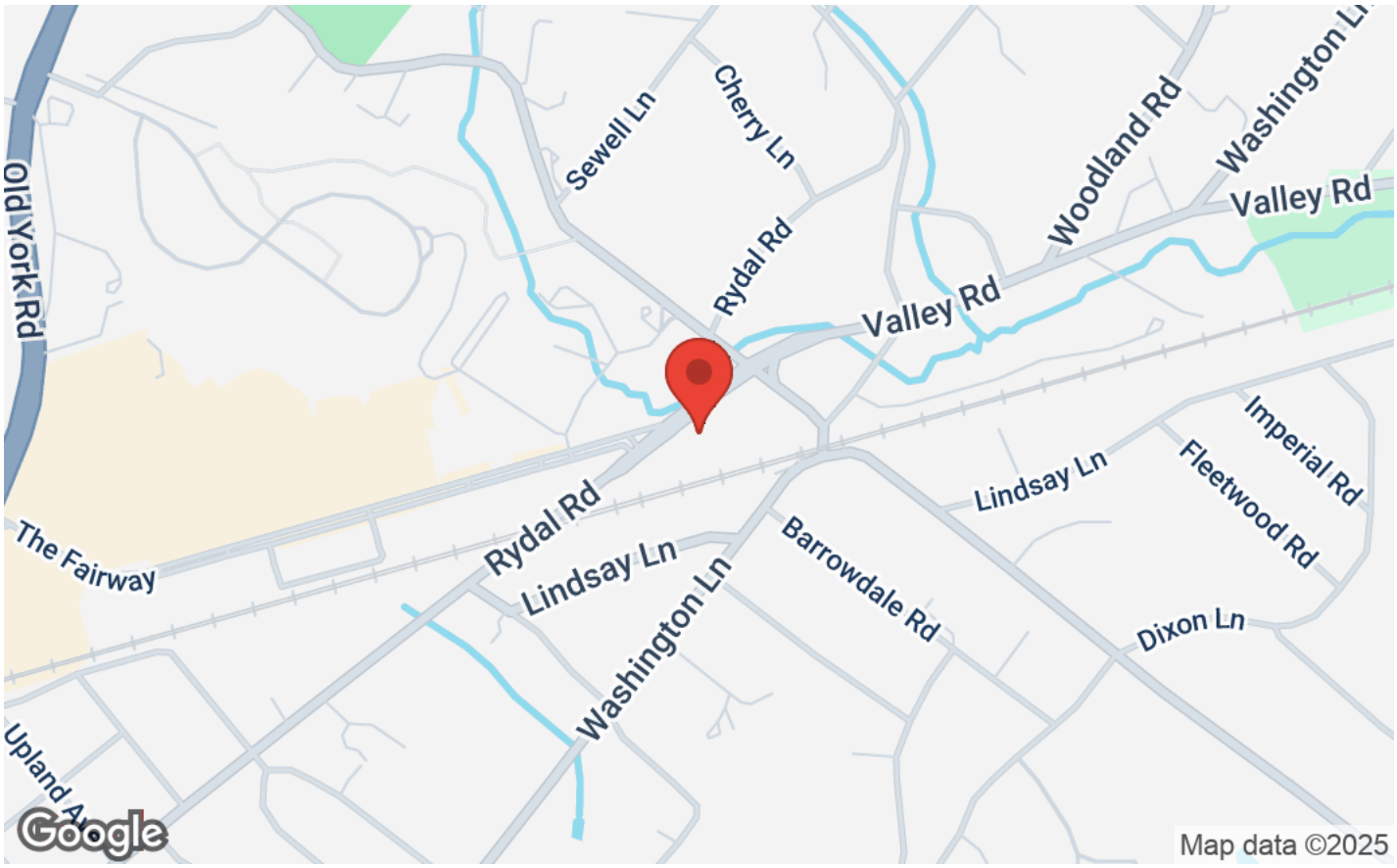
Available Spaces

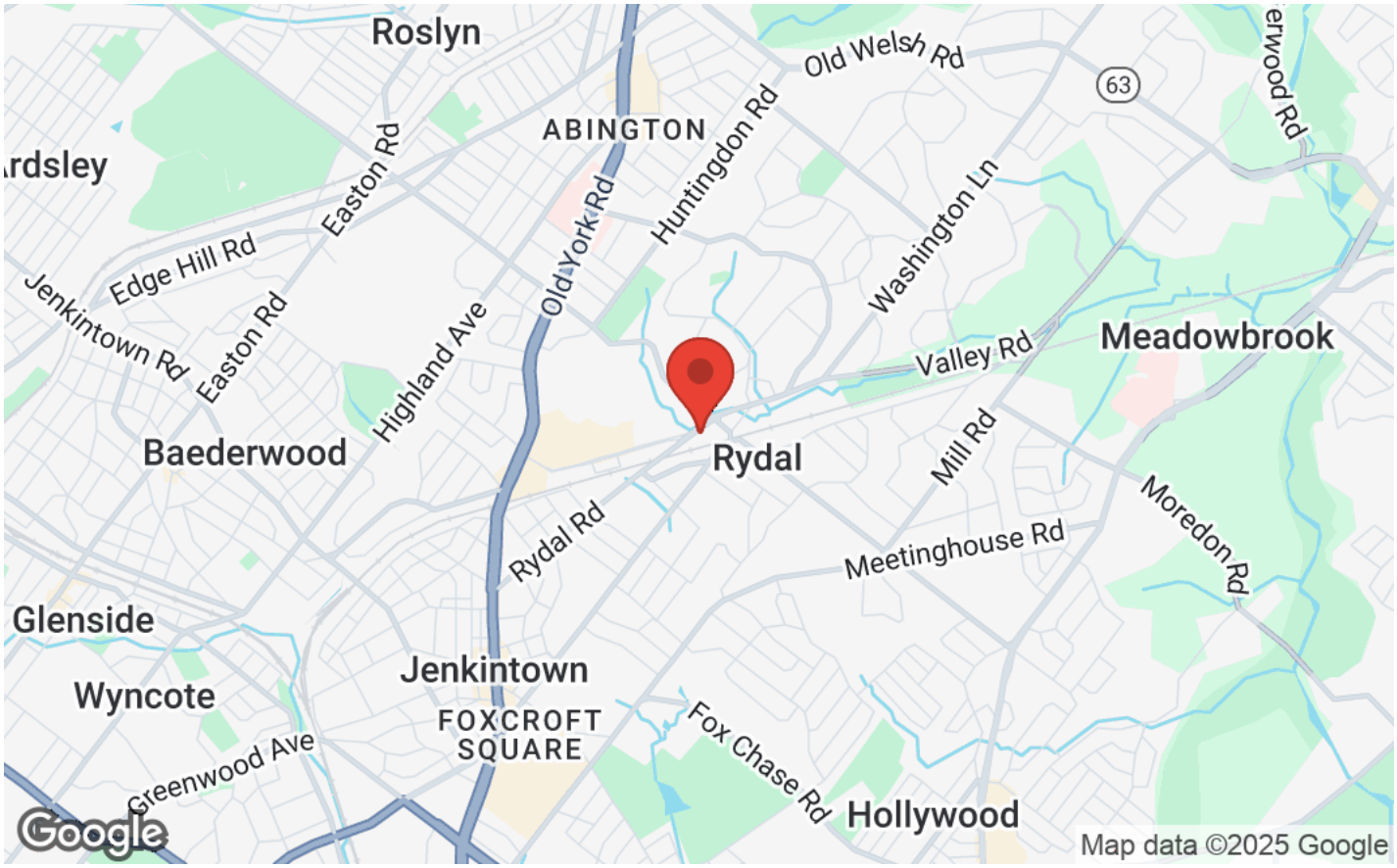
Space	Size	Term	Rate	Space Use	Condition	Available
100	700		$22.00 /sf/yr	Vacant	Average	Immediately
103	2,402		$22.00 /sf/yr	Prof. Office	Average	M-T-M
200	2,973		$22.00 /sf/yr	Med. Office	Average	Flexible
201	3,030		$22.00 /sf/yr	Prof. Office	Average	Flexible
2nd Floor	1,265		$22.00 /sf/yr	Spec	NEW	Flexible

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Location Maps

1077 Rydal Road

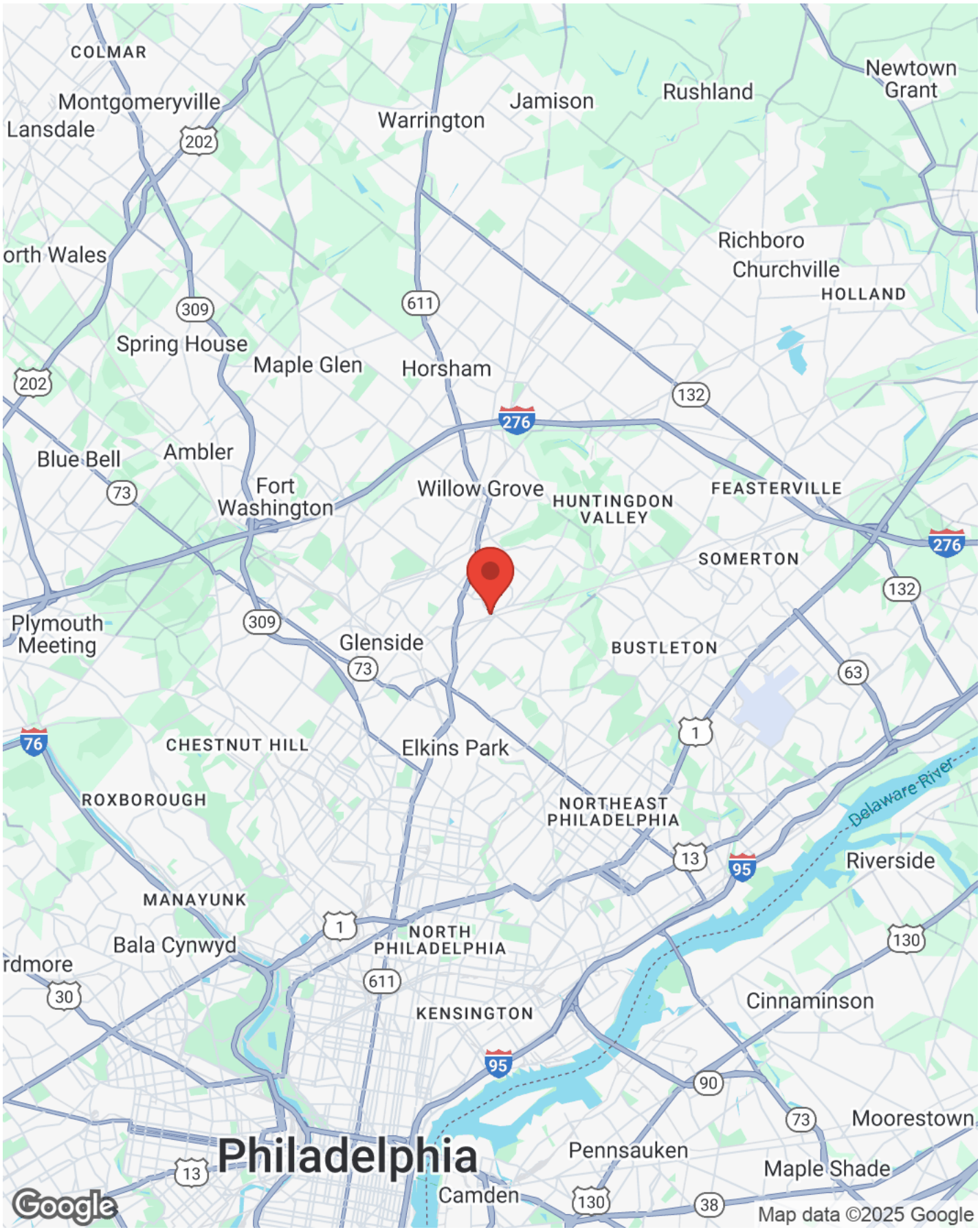




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Regional Map

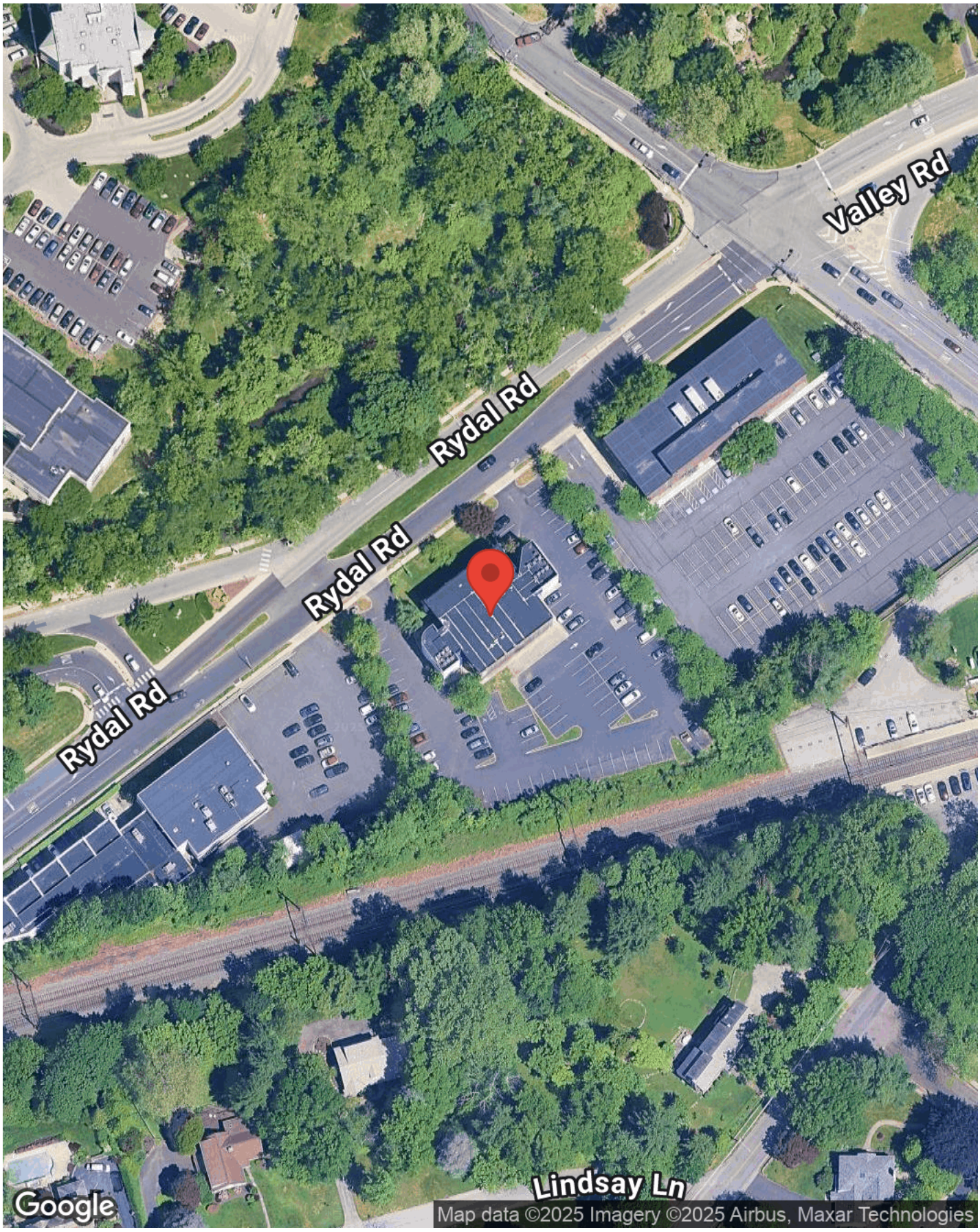
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Aerial Map

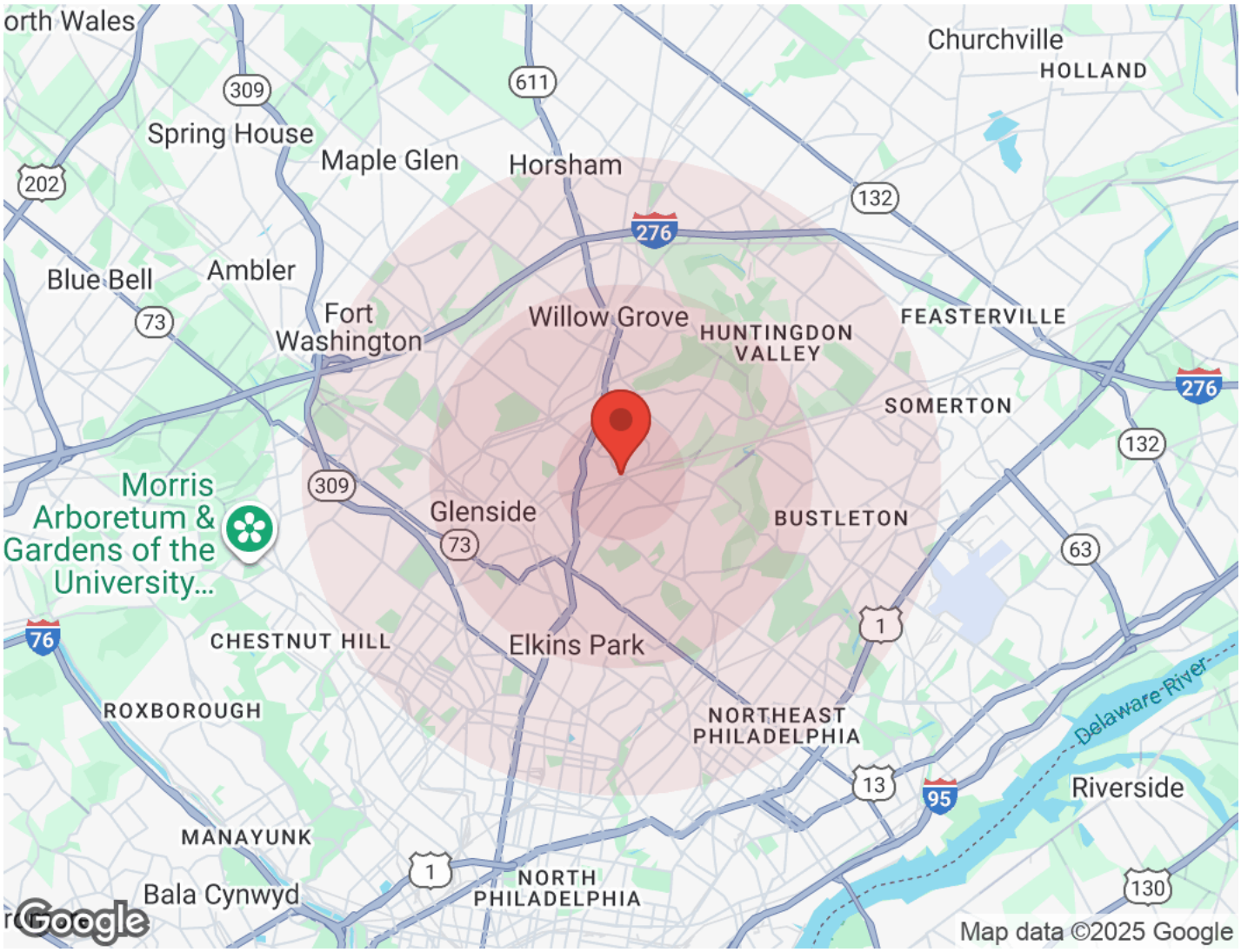
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Demographics

1077 Rydal Road



Population	1 Mile	3 Miles	5 Miles
Male	4,088	54,330	210,766
Female	3,878	56,973	226,345
Total Population	7,966	111,303	437,111

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,216	18,857	78,760
Ages 15-24	1,238	13,210	50,990
Ages 25-54	2,375	40,276	164,310
Ages 55-64	1,034	15,281	57,712
Ages 65+	2,101	23,678	85,340

Race	1 Mile	3 Miles	5 Miles
White	6,404	78,346	200,634
Black	591	17,330	150,497
Am In/AK Nat	4	45	350
Hawaiian	N/A	11	44
Hispanic	378	5,977	35,187
Asian	413	6,934	39,646
Multi-Racial	169	2,449	9,660
Other	8	200	1,093

Income	1 Mile	3 Miles	5 Miles
Median	$124,166	$104,893	$74,698
< $15,000	238	3,520	18,497
$15,000-$24,999	139	1,873	10,527
$25,000-$34,999	179	2,148	11,558
$35,000-$49,999	207	3,122	16,443
$50,000-$74,999	217	5,756	28,589
$75,000-$99,999	193	4,545	19,179
$100,000-$149,999	572	8,375	28,867
$150,000-$199,999	351	5,440	14,636
> $200,000	974	9,026	22,253

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,203	45,958	189,901
Occupied	3,072	43,807	170,550
Owner Occupied	2,278	31,344	109,075
Renter Occupied	794	12,463	61,475
Vacant	132	2,150	19,351

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