

# ONE WEST ELM STREET

Conshohocken, PA



## FEATURES & AMENITIES

- Within walking distance of public transportation including the Norristown Regional Rail line—running to Center City Philadelphia and Amtrak's 30th Street Station—and Bus Routes 94, 95, and 97
- On-site amenities:
  - Conference Facility
  - Fitness Center with locker room and shower facilities
  - Parking Garage
  - Golf Simulator
  - Surcharge-Free ATM
  - Refreshment Center
- Bike share program provides easy access to downtown Conshohocken and the adjacent Schuylkill River Trail
- Close proximity to numerous popular eateries, many within walking distance
- Quick access to the Schuylkill Expressway (I-76) and Blue Route (I-476), with direct connection to the Pennsylvania Turnpike (I-276)

Class A Office Building

**93,737 SF**

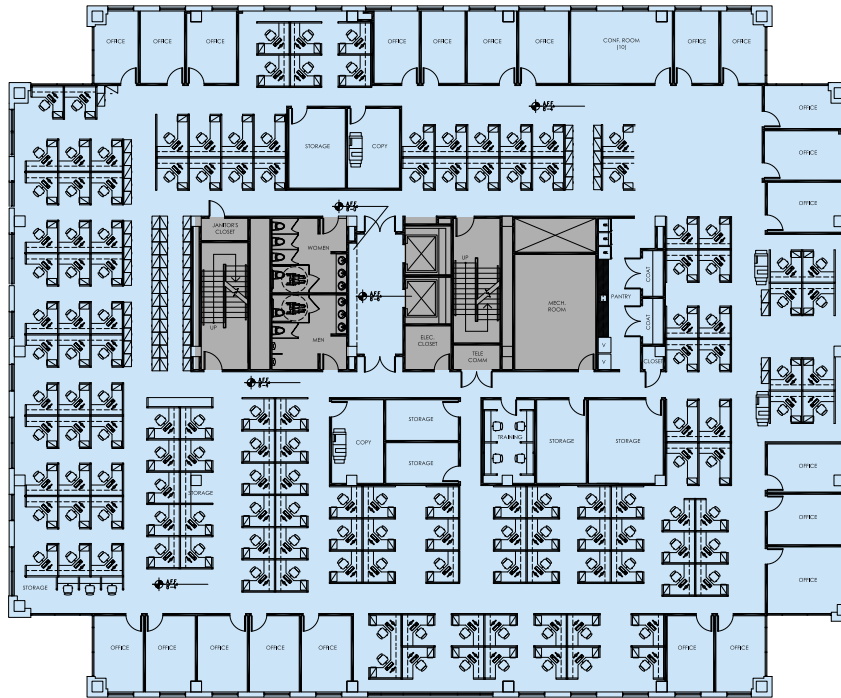
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**VIEW AVAILABILITIES**

## TYPICAL FLOOR PLAN



## BUILDING HIGHLIGHTS

- River views in the heart of Conshohocken
- On-site maintenance and day porter services
- Energy Star qualified building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Building access controlled by a monitored proximity card reader 24/7
- On-site reception
- Electricity separately metered for each tenant
- Online tenant resource system
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments

Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.



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