

300 BARR HARBOR

WEST
CONSHOHOCKEN

AVISON
YOUNG

EQUUS
CAPITAL PARTNERS, LTD.

USAA
REAL ESTATE

TROPHY BUILDING



222,058 square foot class A building built in 2001 and renovated in 2019



NEW institutional ownership - Equus Capital Partners, LTD and USAA Real Estate



COMPLETED RENOVATIONS

- New indoor & outdoor seating
- Complimentary WiFi
- New lobby and common area finishes
- New restrooms
- Upgraded parking facilities



Freshly renovated café with seating featuring a new and varied menu



Three levels of covered parking with two entrances accompanied by additional surface parking



Direct elevator access from all levels of parking to any floor within the building





TROPHY EXPERIENCE

Best-in-Class
Office Space



Institutionally
Owned & Managed



Premier
Accessibility



Unparalleled
Scenic Views



Walkable
Amenities



Convenient Public
Transportation





TROPHY LOCATION



Located in one of Philadelphia's most sought after submarkets - Conshohocken



Just a short walk from the Manayunk/Norristown Regional Rail line (Conshohocken Station)



Located at the intersection of I-76 and I-476, providing access all around the Philadelphia region



No business gross receipts tax in West Conshohocken Borough



Walking distance to numerous amenities including dining, hotels, fitness, retail, and more



Located just across the river from the Schuylkill River Trail and immediately on an additional riverside walking path



Panoramic views of the Schuylkill River and bucolic setting in proximity to hiking, biking and walking trails

EQUUS
CAPITAL PARTNERS, LTD.





Schuylkill Expressway I-76

Wawa

Crawford Avenue

MARRIOTT

LEGENDS

Barr Harbor Drive

Fayette Street

Front Street

Ford Street

William Street

Bullock Avenue

Walkable to Conshohocken
Train Station



CAFÉ & AMENITY AREAS

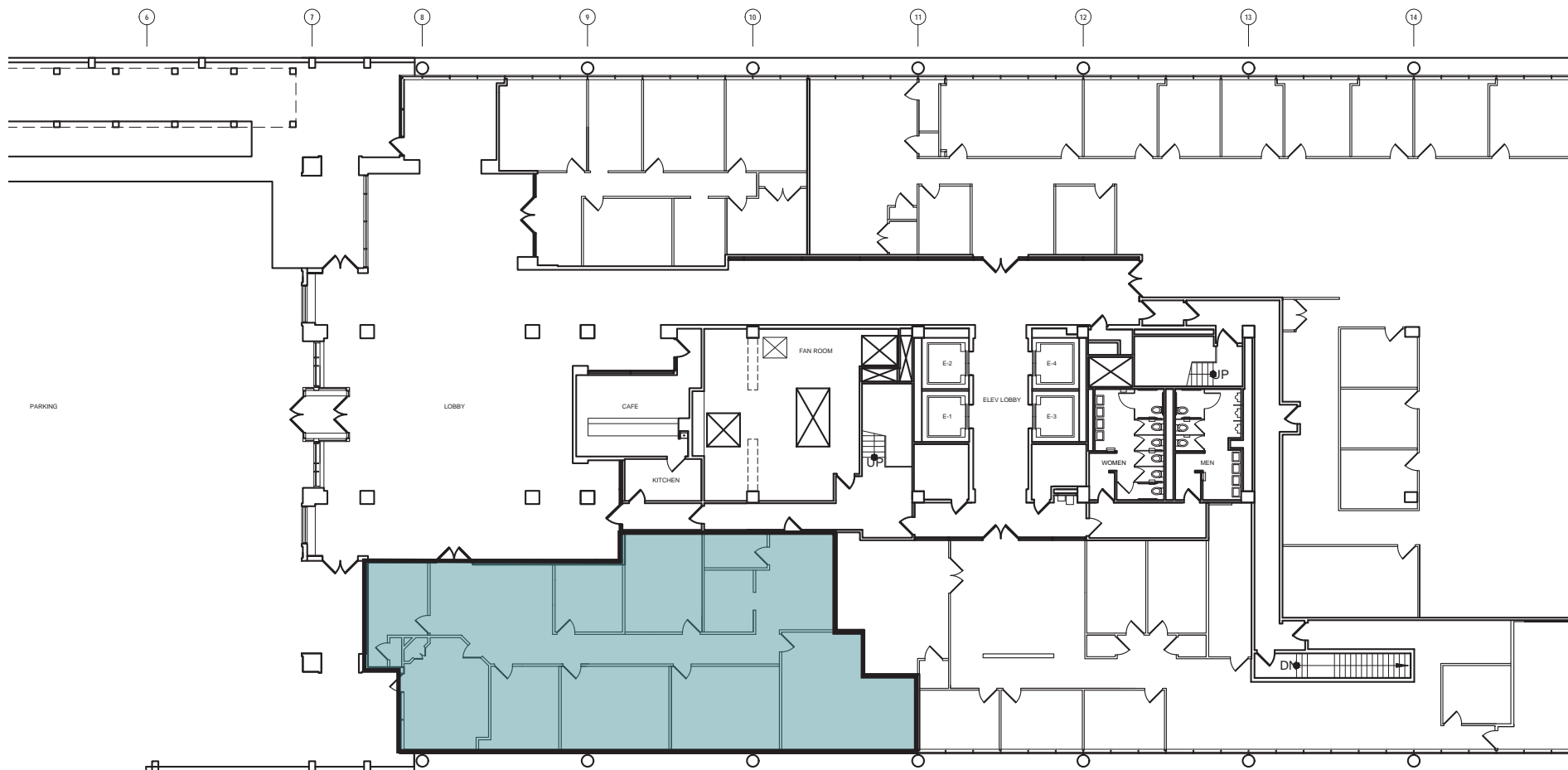


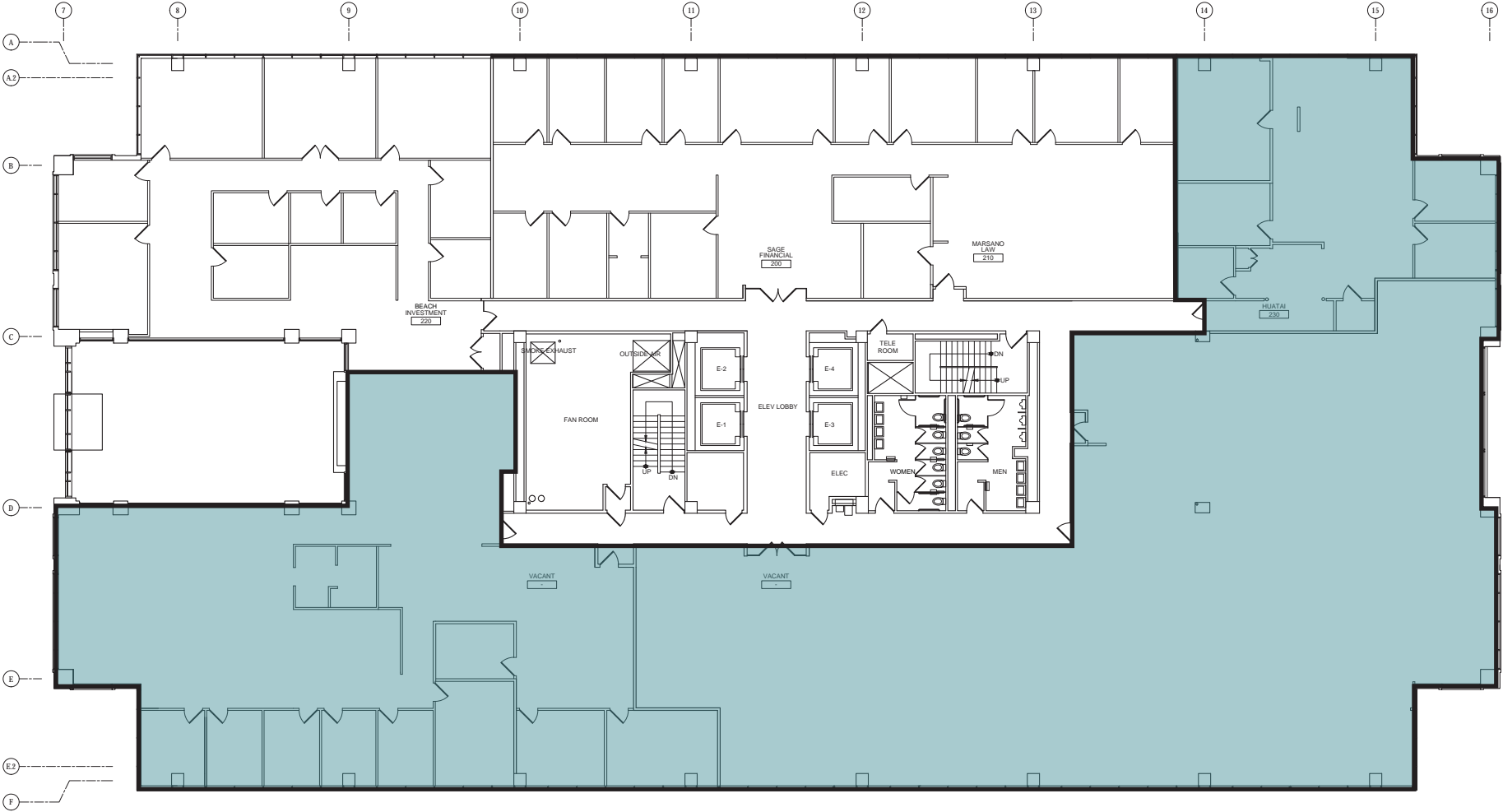


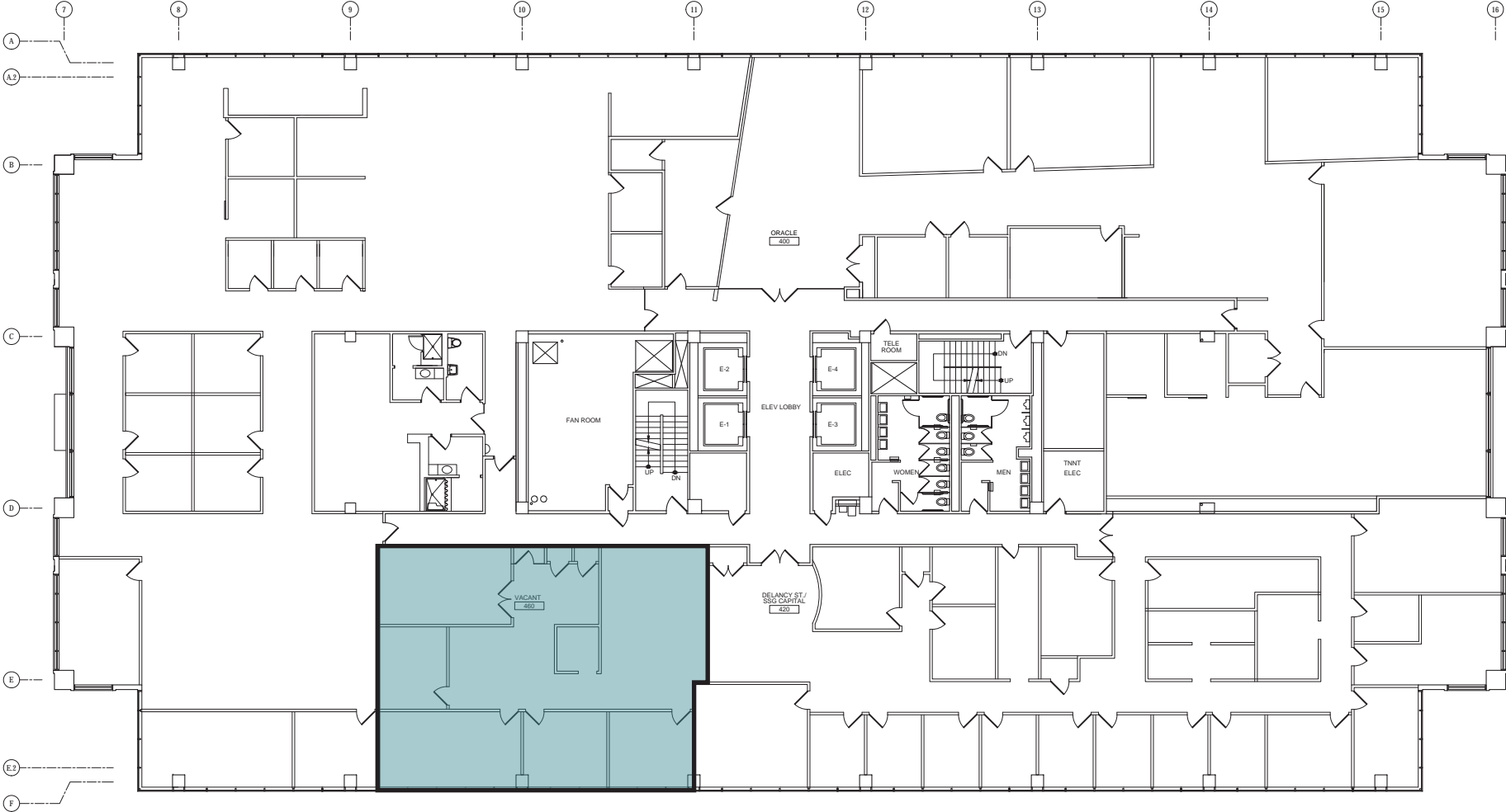
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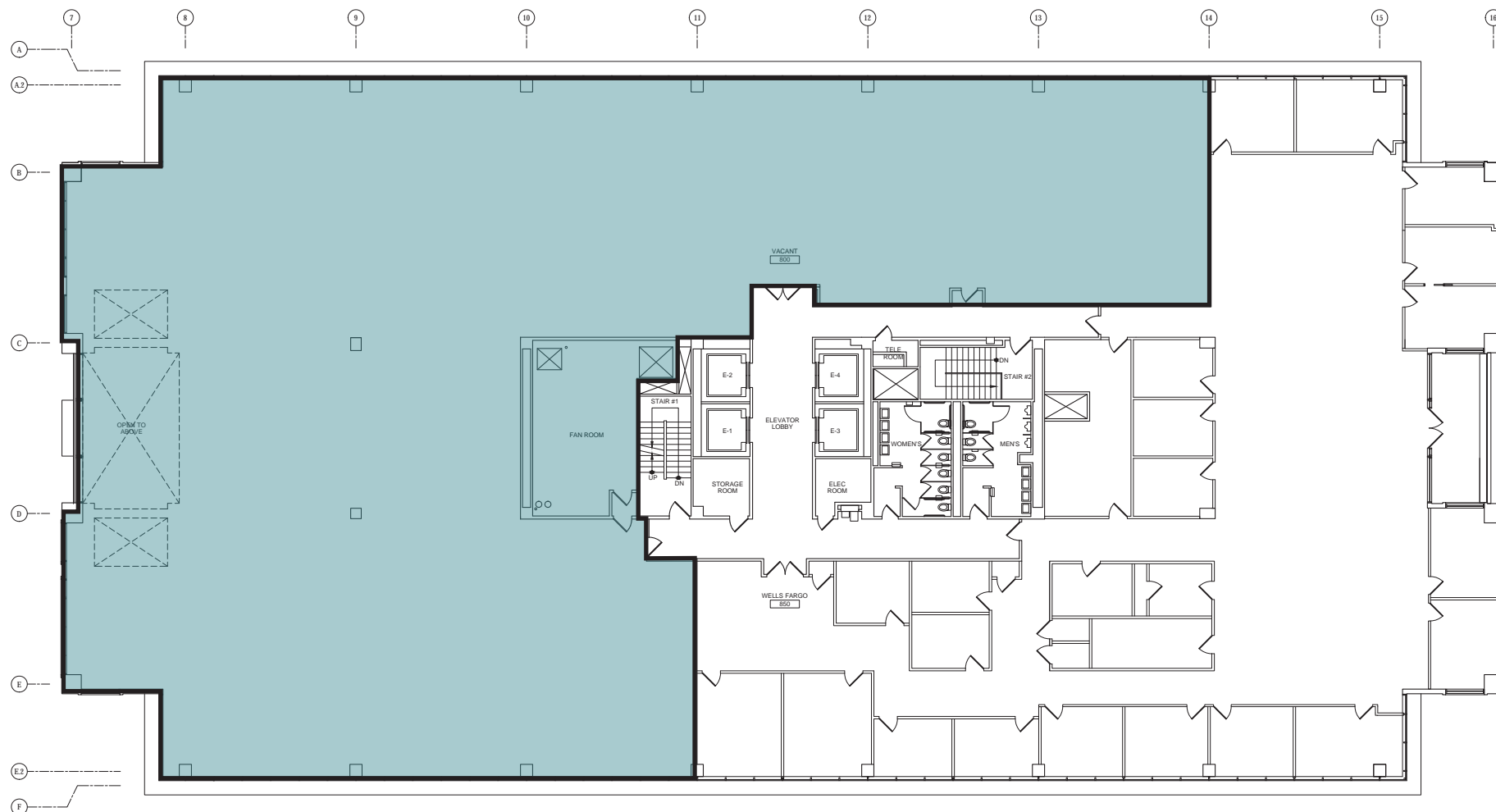
WEST
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1ST FLOOR
3,450 SF AVAILABLE









16,874 SF - TOP FLOOR SPACE WITH PANORAMIC RIVER VIEWS



300 BARR HARBOR



WEST
CONSHOHOCKEN

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