

ARE YOU BORED OF TRADITIONAL OFFICE SPACE?

124 SOUTH MAPLE STREET, AMBLER, PA



3 STORY CLASS A OFFICE BUILDING IN DOWNTOWN AMBLER 28,000 SQ FT NEW CONSTRUCTION | DIVISIBLE TO 381 SQ FT

BUILDING IMPROVEMENTS

- Newly renovated office building.
- Beautiful new two story lobby with new elevator.
- Efficient open floor plates with option to have exposed duct work, lights & ceilings.
- Abundance of property parking with additional unmetered street parking.
- All new energy efficient Rooftop HVAC Units
- Back up generator.

NEW COVID PRECAUTIONARY DESIGN FEATURES INCORPORATED

- 20% Increased HVAC Fresh Air than ASHRE Code Requires
- Enhanced HVAC Filtration - upgraded to MERV 11 vs MERV 8
- Touch Free Front Entrance Doors
- Hands free rest room fixtures and doors
- Naturally Anti-Viral/Microbial materials for touch points - copper, brass, etc

LOCATION HIGHLIGHTS

- Public Transportation – Immediately adjacent to the Ambler Train Station with direct service to Center City Philly via Septa's Lansdale / Doylestown Line 594.
- Walkable Borough – Situated in downtown Ambler and walkable to many restaurants and shopping.
- Highway Access - access to Rt 309 and PA Turnpike. Close proximity to I-76 & I-476.

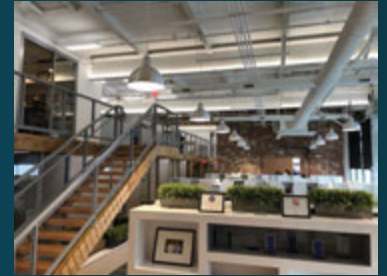
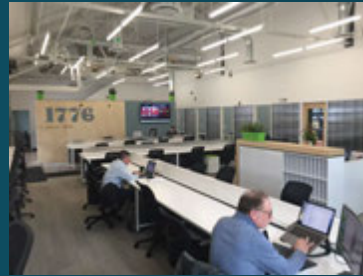
Westfield | Real Estate
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Ambler, PA 19002

For More Info, Call Marc Policarpo
mpolicarpo@westfield-re.com
Cell - (484) 680-8013
www.westfield-re.com

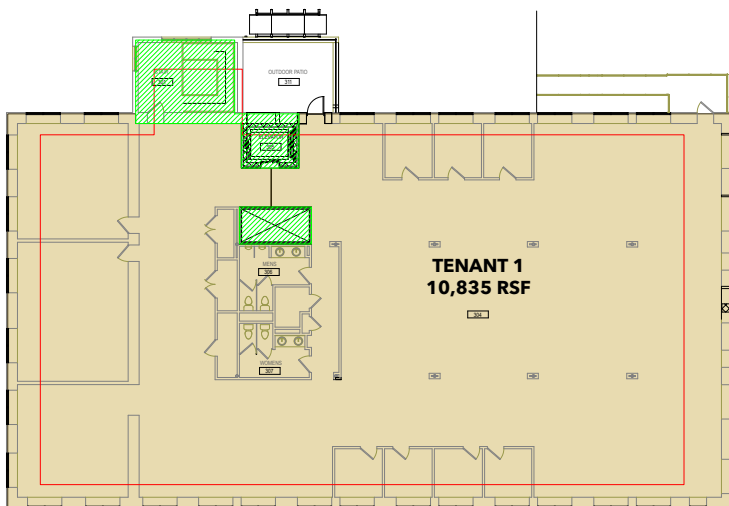
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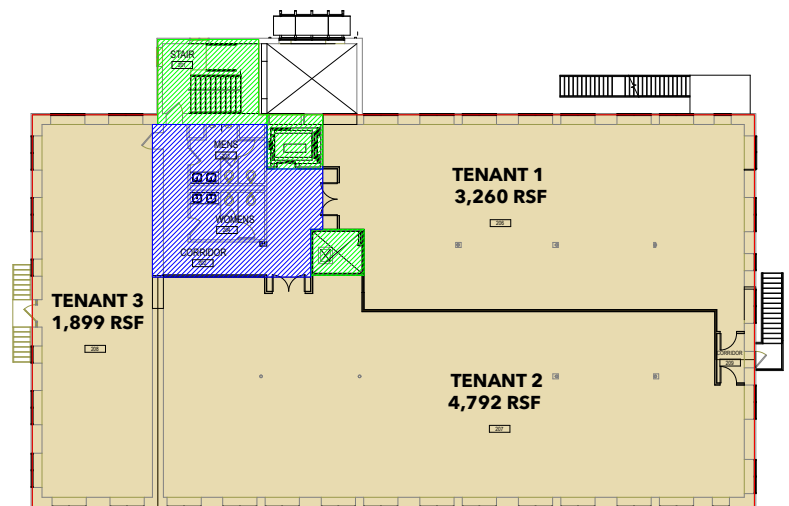
124 S Maple St
Renovated Lobby



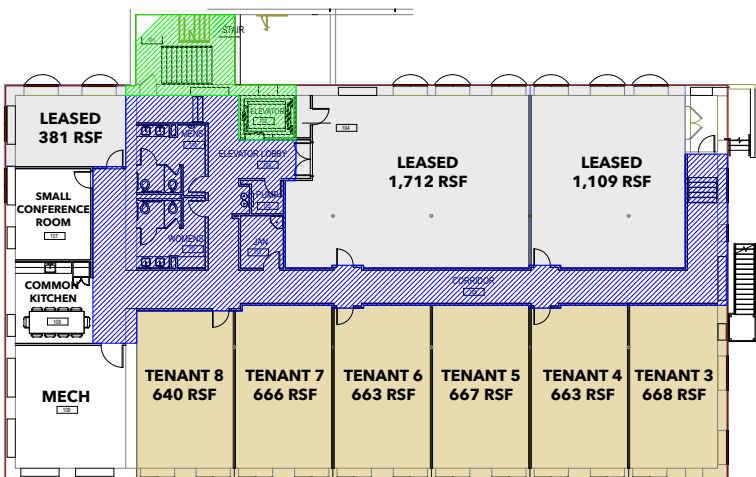
Recent Renovations by the
Development Team at Station Partners



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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