



TAP INTO THE main LINE

RARE BIG BOX RETAIL OPPORTUNITY



TWO BALA PLAZA

BALA CYNWYD, PENNSYLVANIA



CENTER CITY PHILADELPHIA
25 MINS | 6.4 MILES



TWO BALA PLAZA

CITY AVENUE

31,800 VPDs

DECKER BOULEVARD

ST ASAPHS ROAD

11,100 VPDs

THE OPPORTUNITY

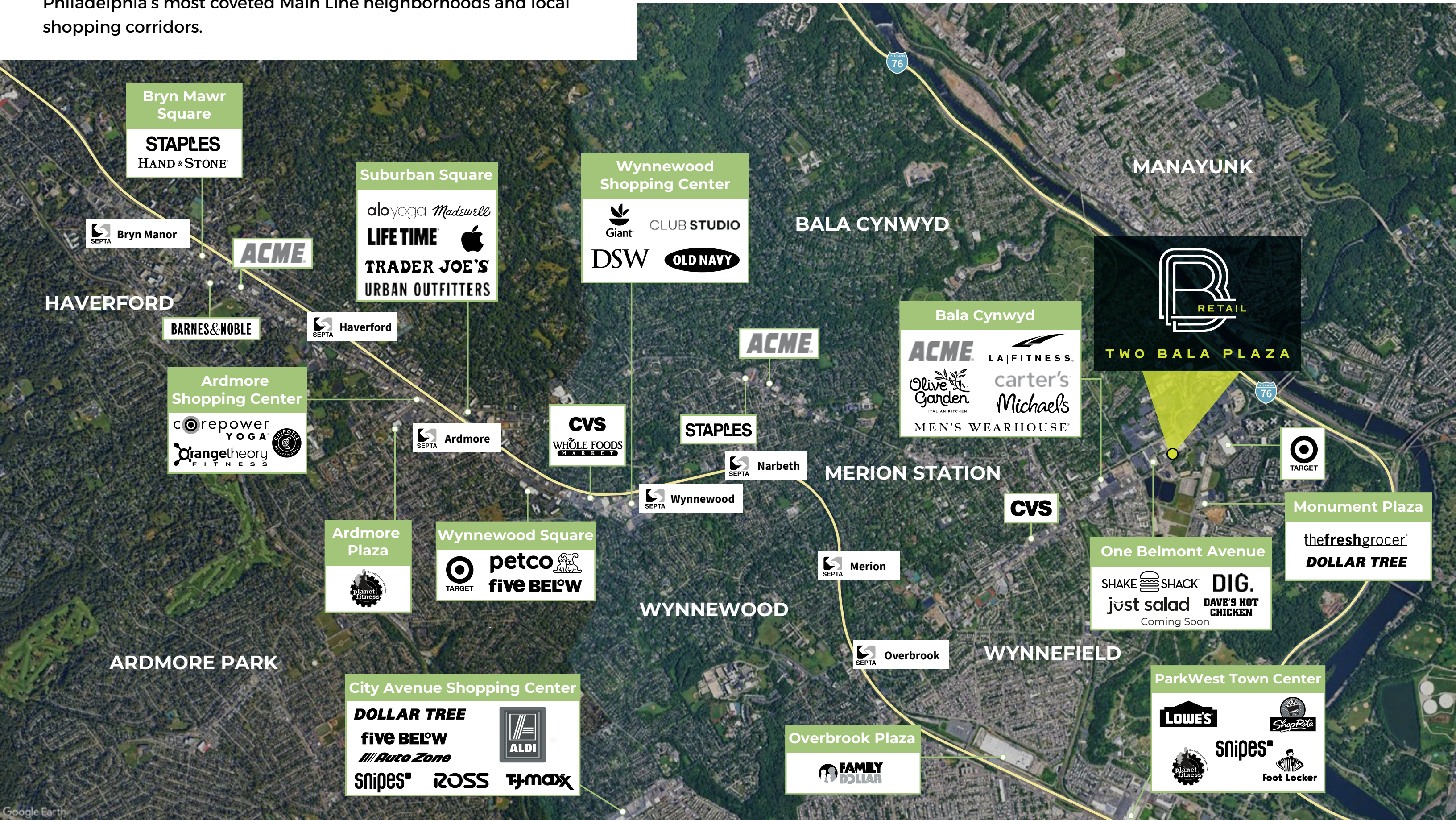
- » Former Saks Fifth Avenue building (over 93,000 USF across three levels)
- » Available for first time in 30 years
- » Located at the convergence of I-76 (Pennsylvania Turnpike) and Route 1 (City Avenue)
- » Rare opportunity for big box retailers to service the affluent communities of Philadelphia's Main Line
- » Over 500 residential units being delivered within a half mile of the site by end of 2026
- » Immediate access to 265,000 SF of corporate office tenants within Bala Plaza complex (95.7% occupancy)



TWO BALA PLAZA

AN OPTIMAL RETAIL LOCATION

Within a 20-minute drive of Two Bala Plaza are some of Philadelphia's most coveted Main Line neighborhoods and local shopping corridors.



BALA CYNWYD CORPORATE CAMPUS

Strong regional site access to both commuters and locals with immediate connection to Interstate 76 and City Avenue/Route 1.

The site is surrounded by close to 2.5 million sf of office space, spread across the adjacent office parks.

Access to Daytime Population of 111,977 within a 10-minute drive.

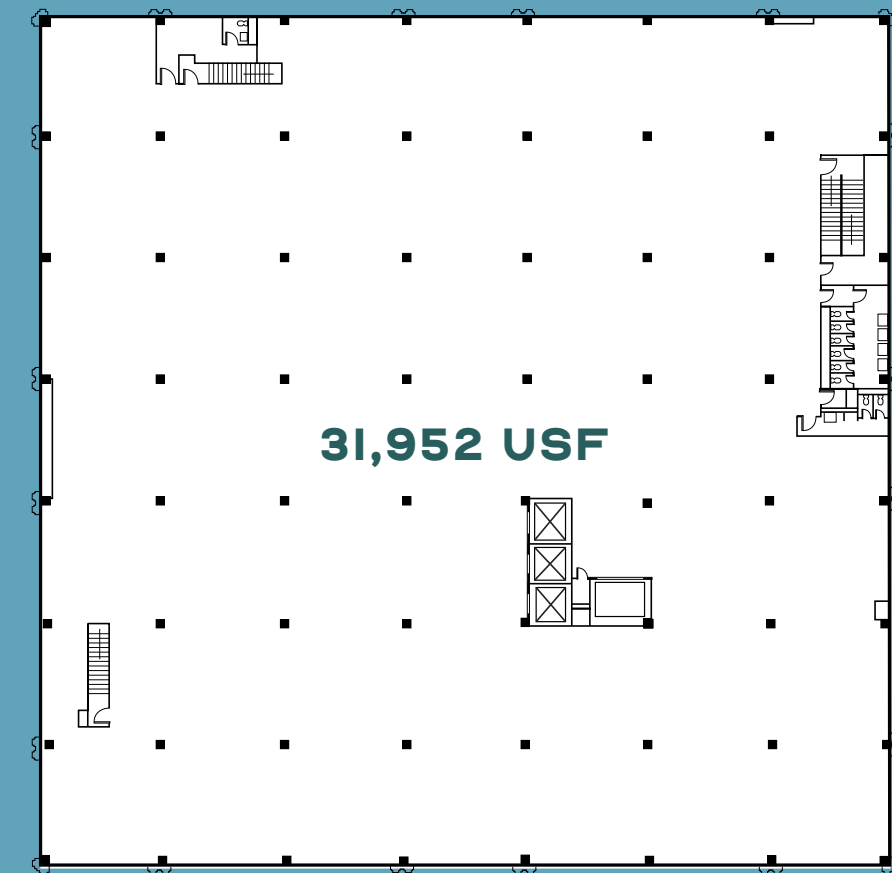
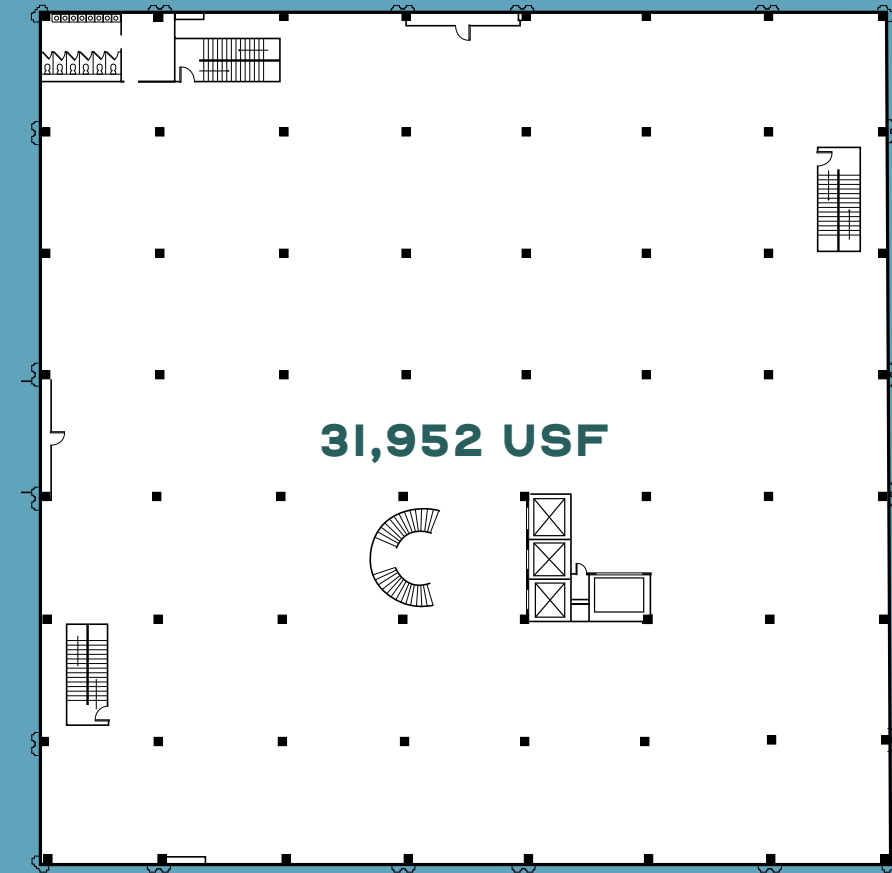
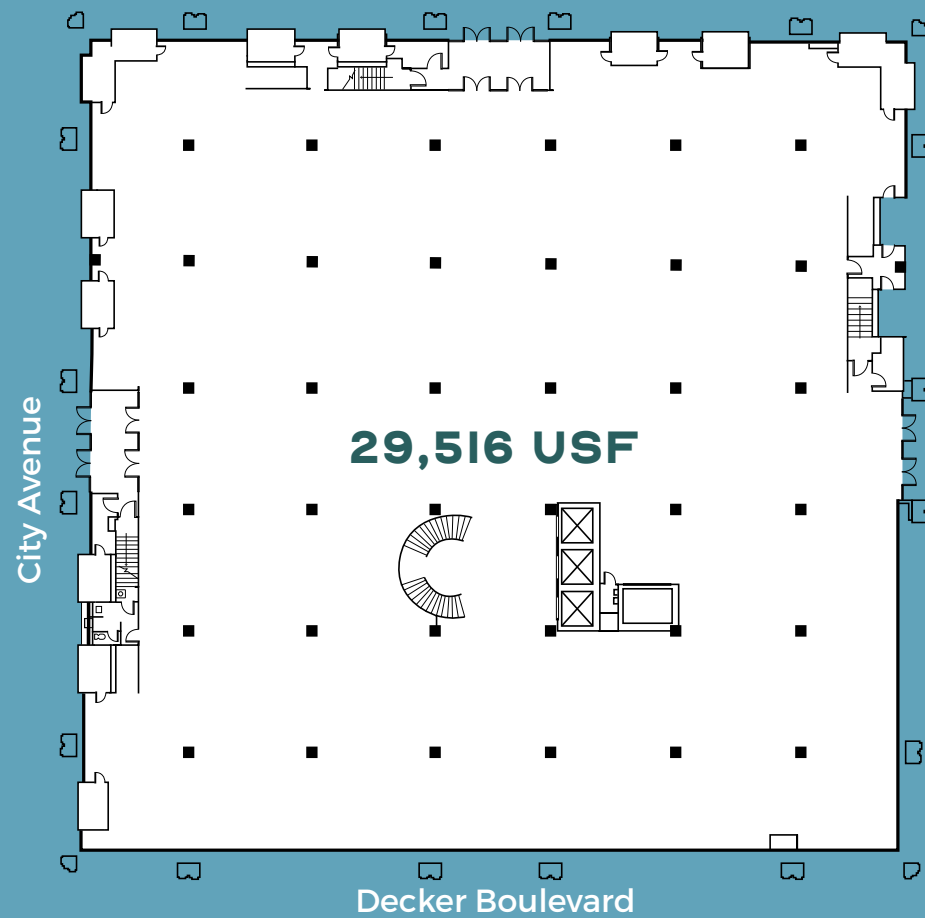


TWO BALA PLAZA



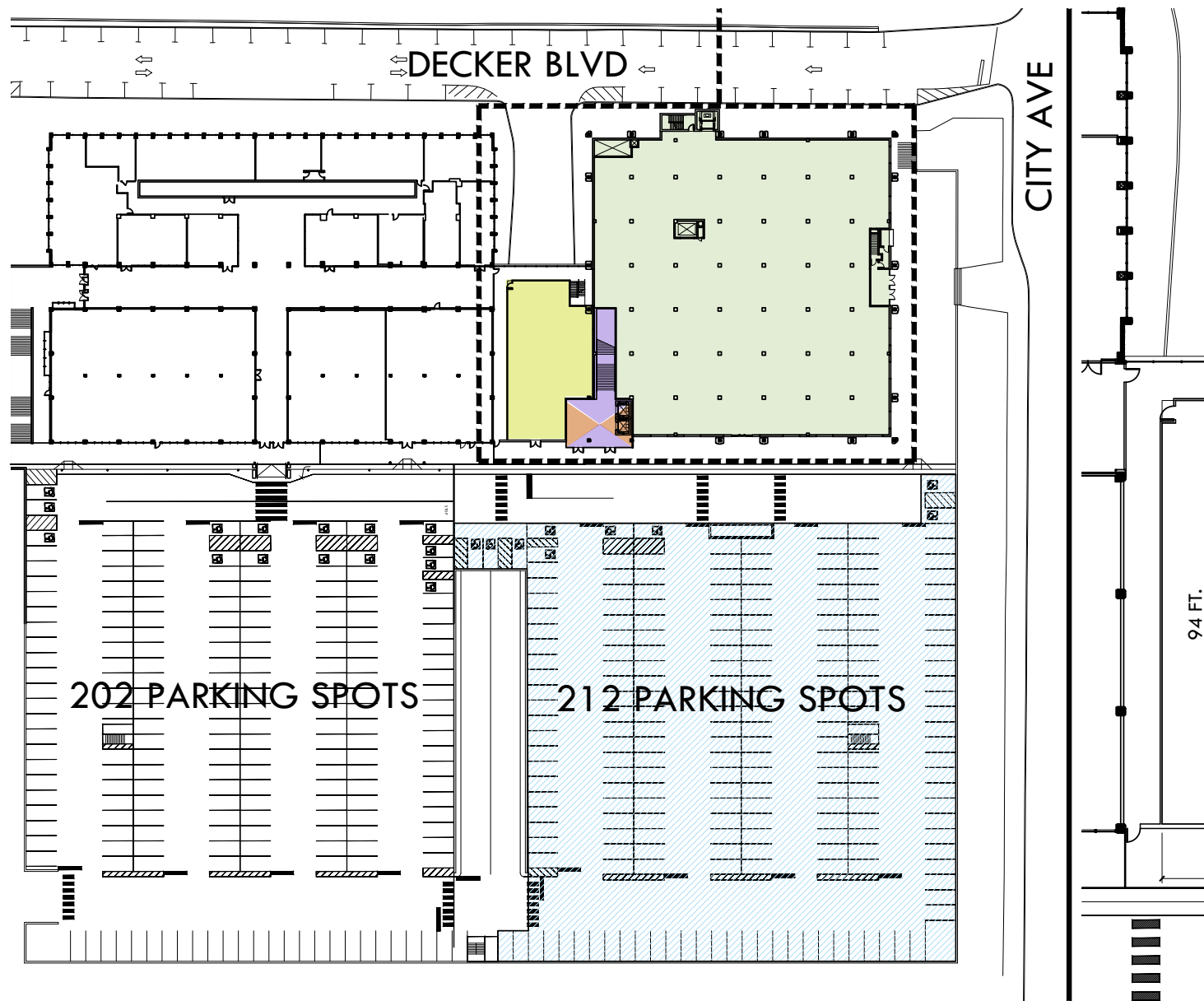
THE BUILDING

- » Three stories (Ground, 2nd & 3rd floors) totaling over 93,000 USF
- » Logical divisions will be considered
- » 168' of frontage along City Avenue/Route 1
- » Direct access (via customer elevators) to newly renovated two-story underground parking garage as well as full surface parking lot

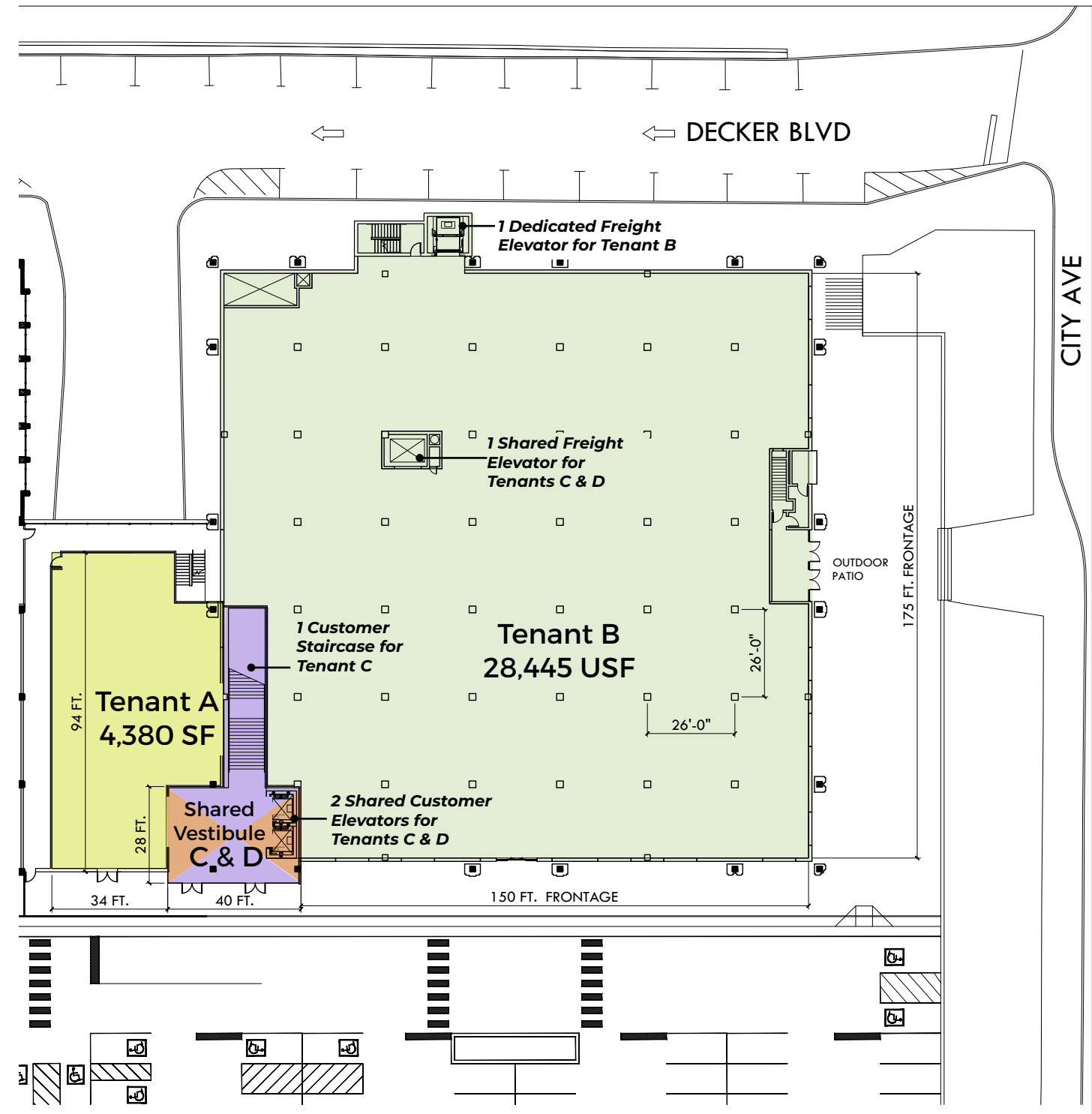


PROPOSED DIVISION FLOOR PLANS

GROUND FLOOR



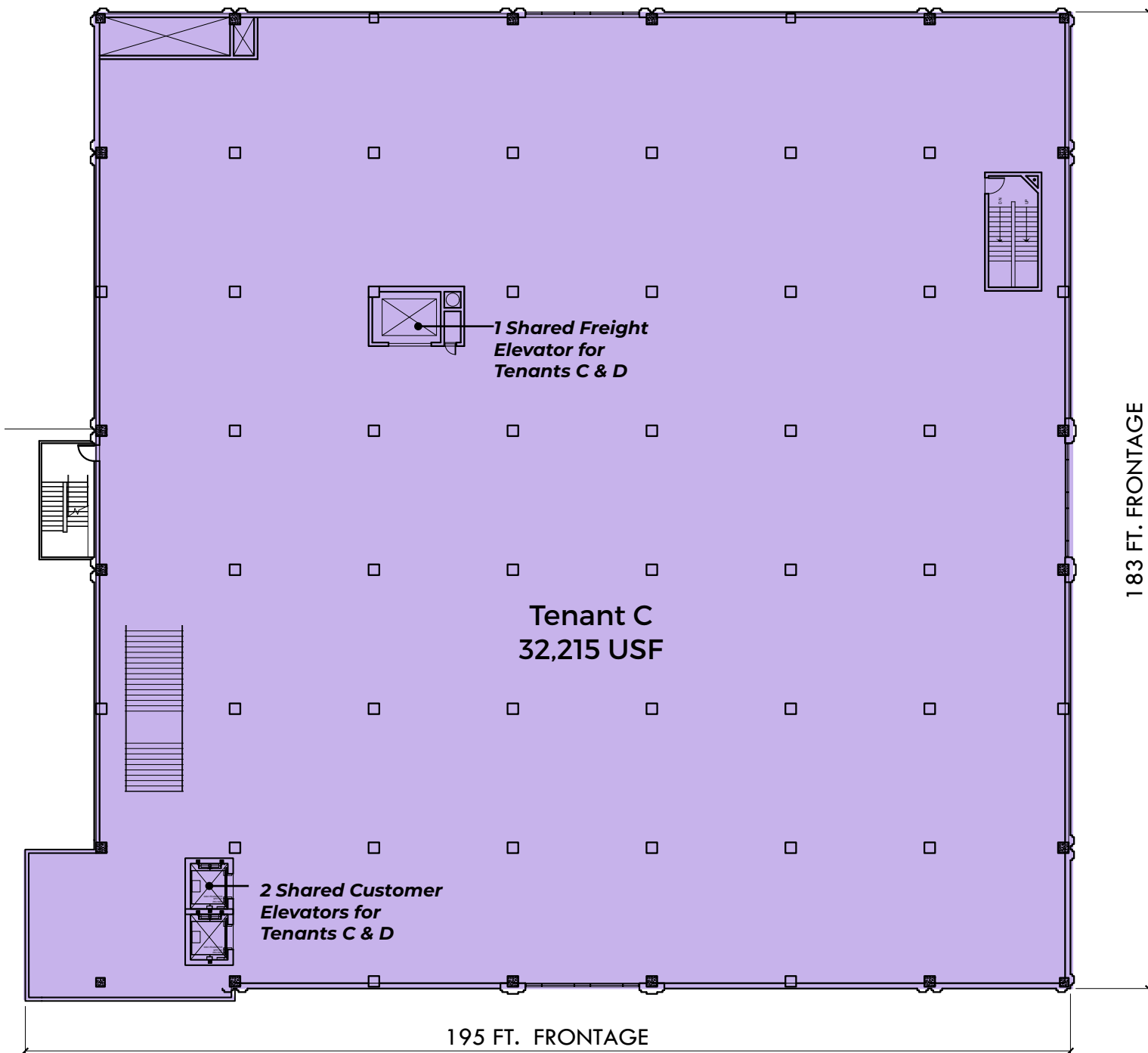
SITE PLAN



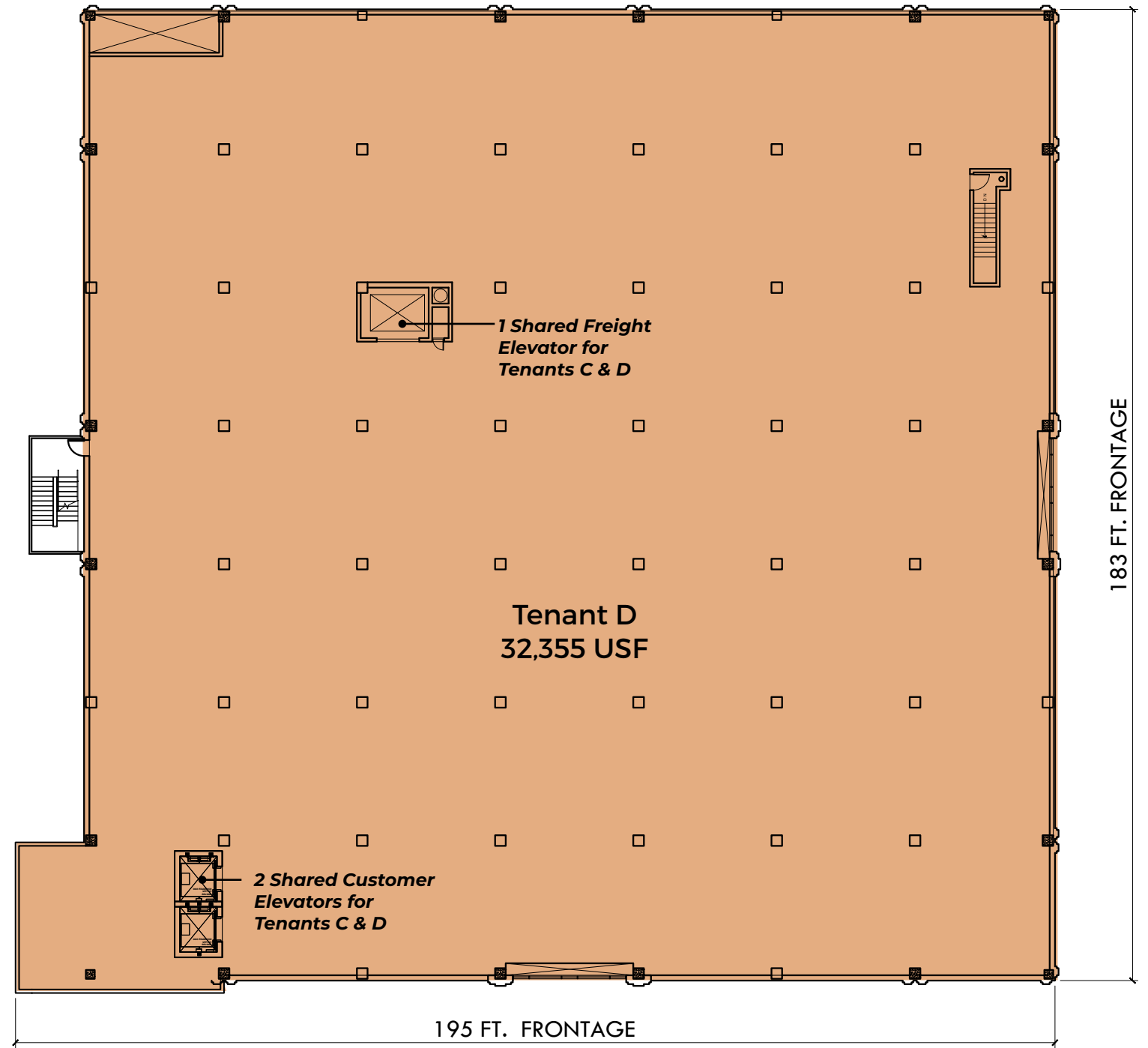
ZOOMED-IN BUILDING PLAN

PROPOSED DIVISION FLOOR PLANS

2ND FLOOR

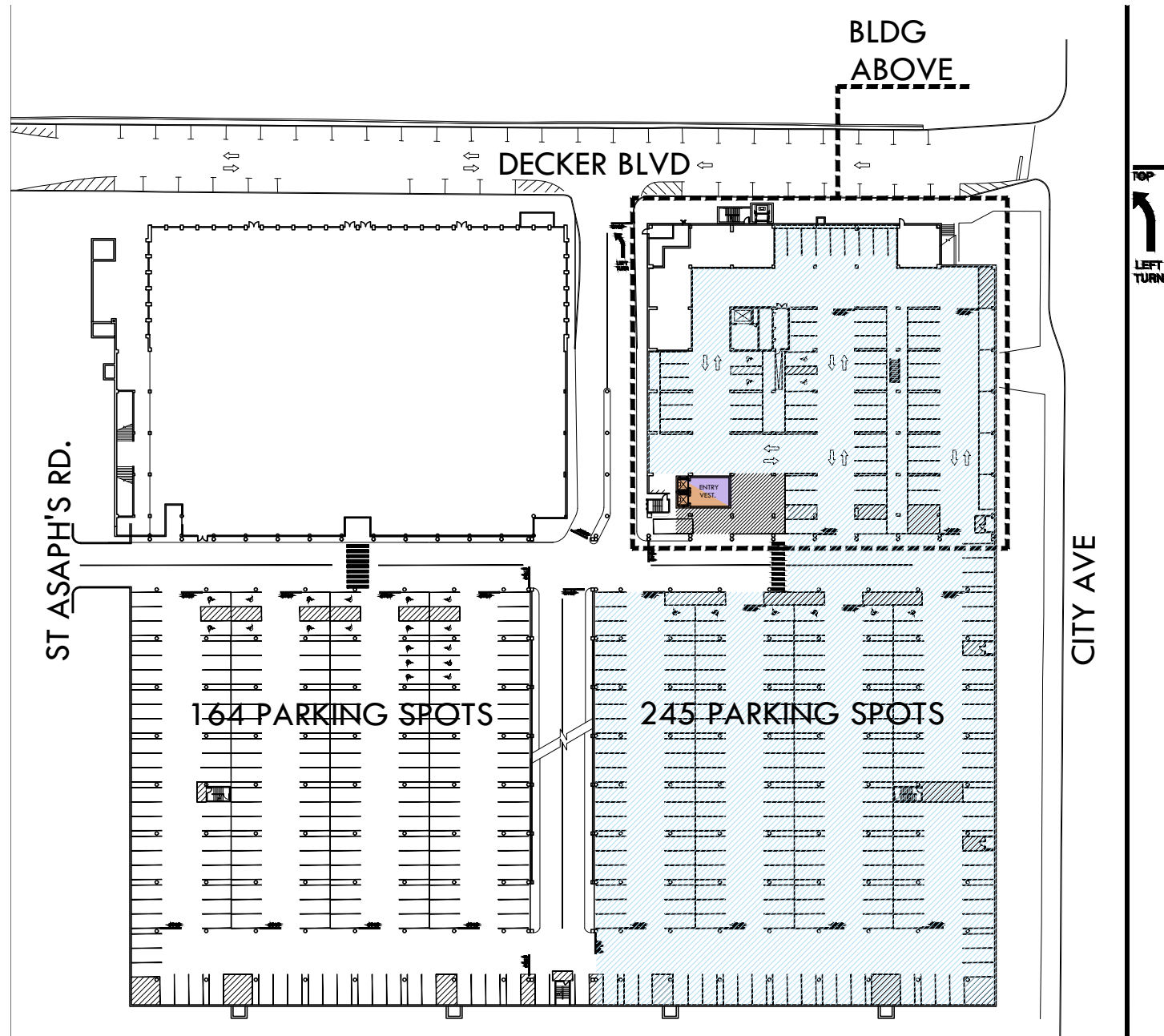


3RD FLOOR

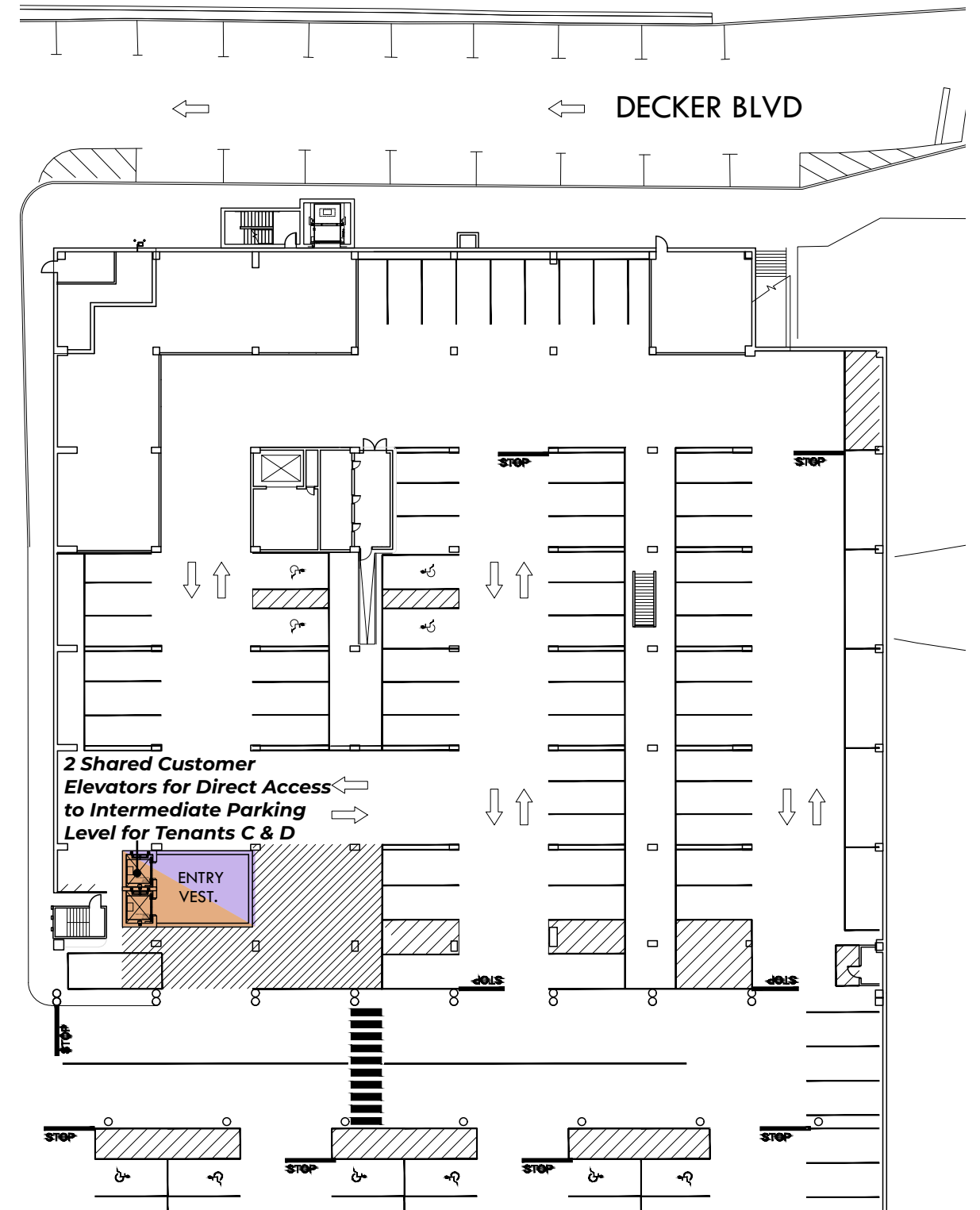


PROPOSED DIVISION FLOOR PLANS

INTERMEDIATE PARKING LEVEL



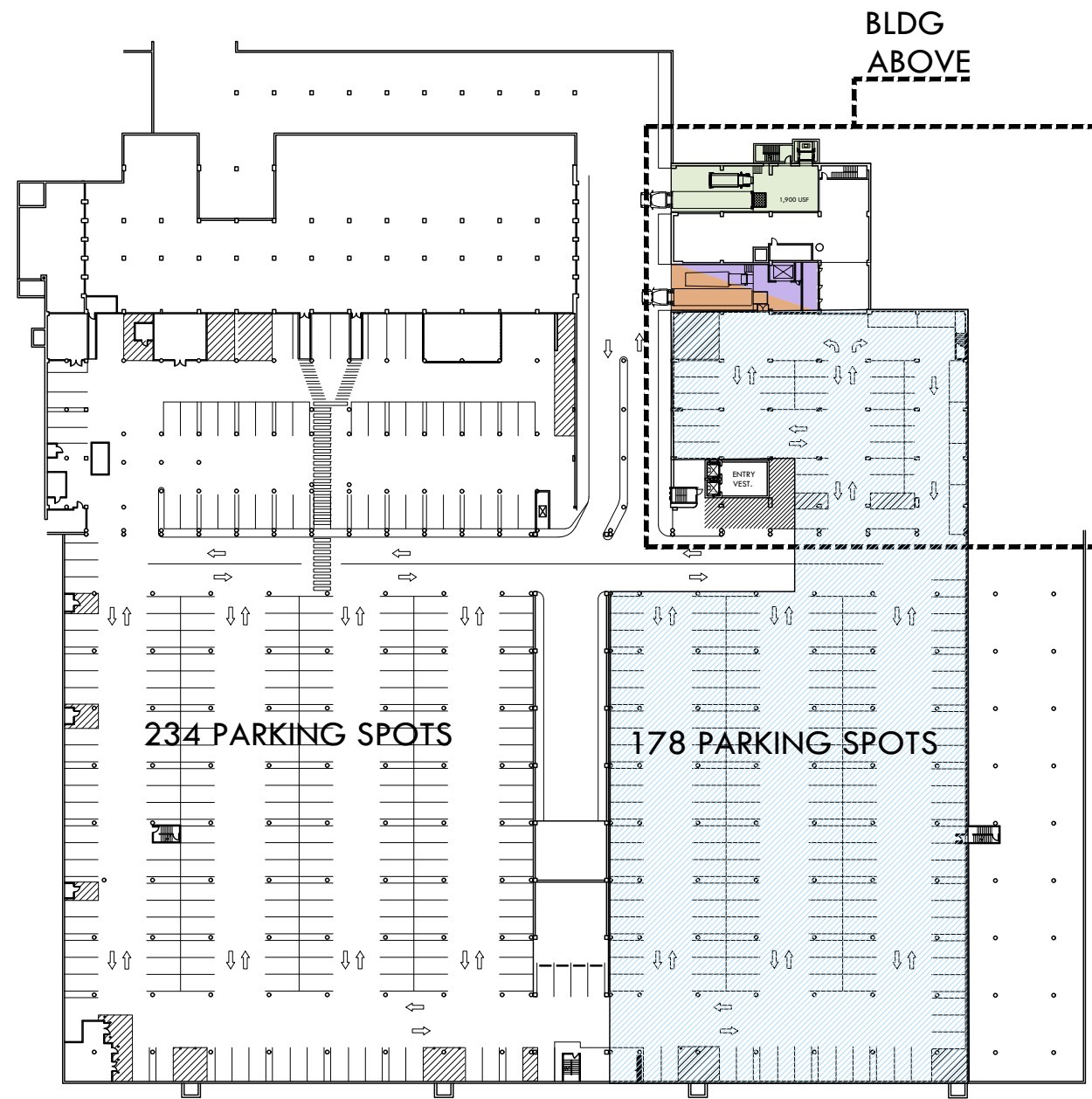
SITE PLAN



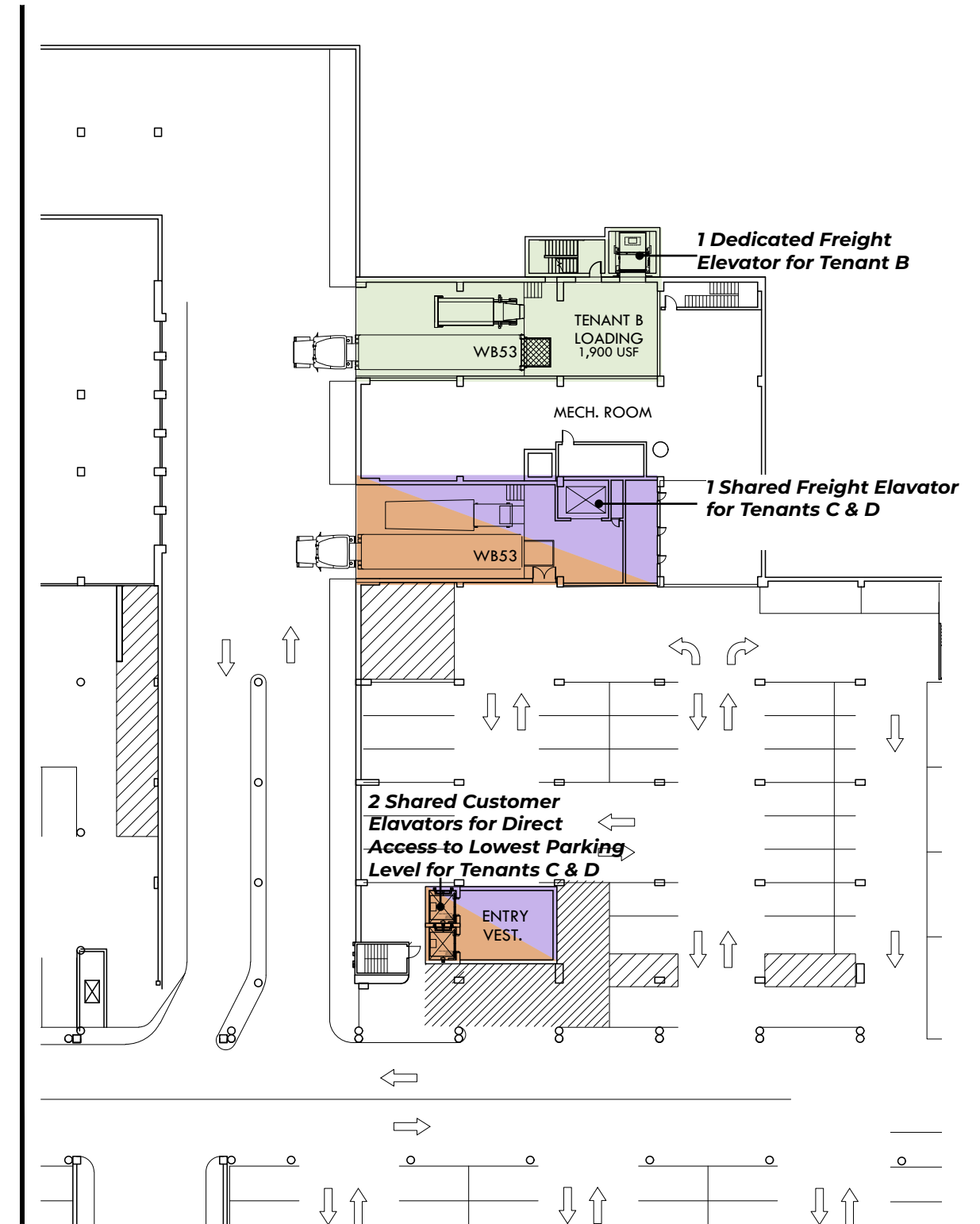
ZOOMED-IN BUILDING PLAN

PROPOSED DIVISION FLOOR PLANS

LOADING/LOWEST PARKING LEVEL



SITE PLAN



ZOOMED-IN BUILDING PLAN



TWO BALA PLAZA

BALA CYNWYD, PENNSYLVANIA



BROKER CONTACTS:

HILARY SIEVERS
+1 212 812 6449
hilary.sievers@jll.com

ARIANE GIRARD
+1 212 209 4511
ariane.girard@jll.com

ERIN GRACE
+1 212 812 5882
erin.grace@jll.com

ERIC BERKOWITZ
+1 610 416 2226
eric.berkowitz@jll.com

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