



FOR SALE & LEASE

# 128

FRONT STREET

*Conshohocken, PA*

**+/- 2,545 SF**  
Available

**Conshohocken**  
Prime location

**Office**  
Permitted Use

**AVISON  
YOUNG**

# Property overview

## PROFESSIONAL OFFICE SPACE

128 Front Street presents a ±2,545 SF office opportunity located in the Borough of West Conshohocken. Constructed in 1992, the property is zoned O-1 (Office 1) and accommodates a range of professional and ancillary commercial uses. The layout includes a combination of private and executive offices, a conference room, and a kitchenette, supporting efficient day-to-day operations. The property also benefits from 6-7 on-site parking spaces and rear double-door access, allowing for convenient loading and unloading. With public utilities and proximity to major commuter routes, the asset offers a functional and accessible solution for office users.

<b>Total Area</b>	+/- 2,545 SF
<b>Pricing (Sale / Lease)</b>	Contact for details
<b>Year Built</b>	1992
<b>Zoning</b>	O-1 (Office 1)
<b>Office Layout</b>	3 Private offices, 1 Executive office
<b>Conference / Break Facilities</b>	1 Conference room, 1 Kitchenette
<b>Restrooms</b>	2
<b>Parking</b>	6-7 Spaces
<b>Municipality</b>	Borough of West Conshohocken
<b>Real Estate Taxes</b>	\$4,289



## SPACE HIGHLIGHTS

**EFFICIENT OFFICE LAYOUT**  
**EXECUTIVE OFFICE SUITE**  
**DEDICATED CONFERENCE ROOM**  
**ON-SITE PARKING**



**PRIVATE OFFICE CONFIGURATION**  
**KITCHENETTE AMENITY**  
**DOUBLE-DOOR ACCESS**  
**NATURAL LIGHT EXPOSURE**

# Local access

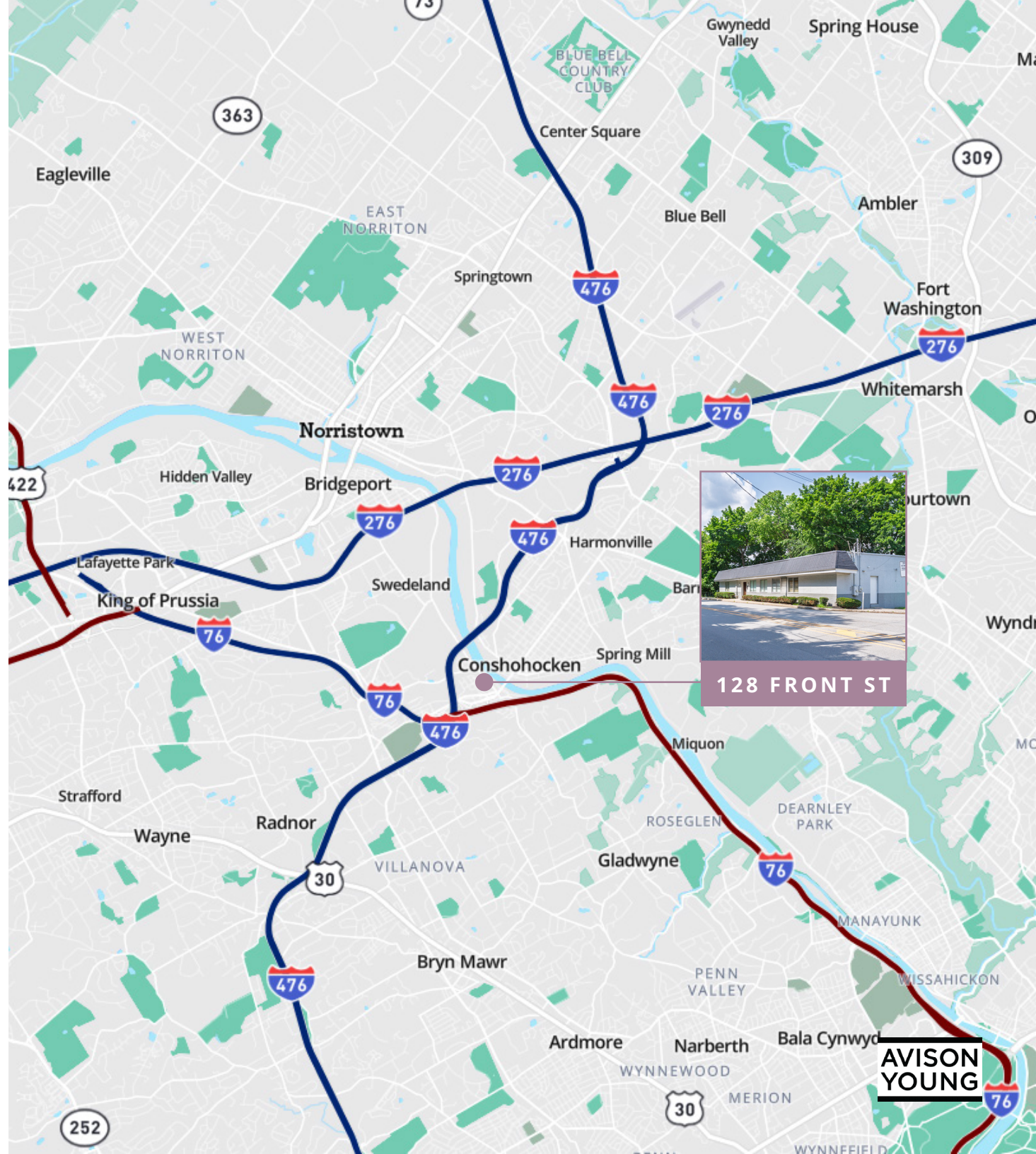
128 Front Street offers convenient access to major regional thoroughfares, including I-76 (Schuylkill Expressway) and I-476 (Blue Route), providing connectivity to Center City Philadelphia and the greater suburban market. The property is situated within close proximity to Conshohocken's commercial core, offering access to dining, retail, and residential amenities.

~2 MINUTES TO  
DOWNTOWN

12 MILES FROM  
PHILADELPHIA

IMMEDIATE ACCESS  
TO I-76

STRONG SUBURBAN  
CONNECTIVITY



# Nearby amenities



	MAJOR RETAIL	RESTAURANT	HOTELS	FITNESS
1	Plymouth Square Shopping Center	6	11	16
2	Whitemarsh Shopping Center	7	12	17
3	Target	8	13	18
4	Giant Foo Store	9	14	19
5	The Home Depot	10	15	20

# Area demographics

1 MILES

Population	18,500	Median Age	32
Daytime Population	32,000	Avg. HH Size	2.05
Total Employees	21,000	Median HH Income	\$120,000
		High School Graduate	96%
		Bachelor's/Graduate Degree	62%
		Unemployment Rate	3.0%

## Employment by Industry

Healthcare	3,200
Professional	2,900
Finance	2,400
Retail	1,900
Education	1,600

3 MILES

Population	95,000	Median Age	35.5
Daytime Population	140,000	Avg. HH Size	2.25
Total Employees	92,000	Median HH Income	\$128,000
		High School Graduate	95%
		Bachelor's/Graduate Degree	58%
		Unemployment Rate	3.2%

## Employment by Industry

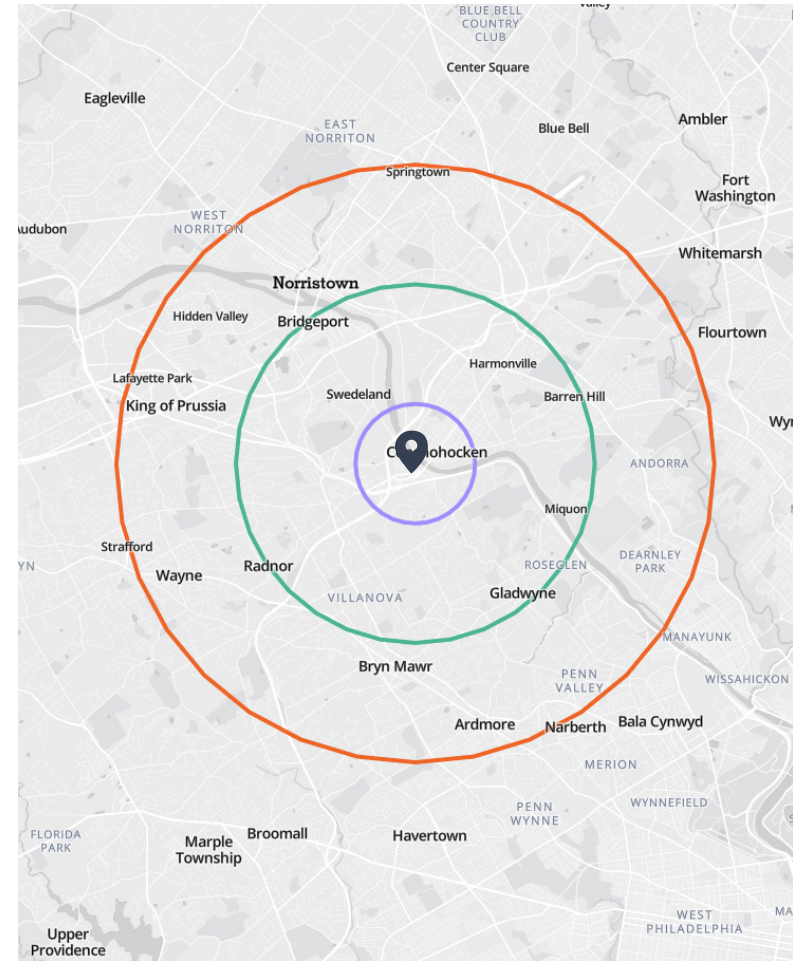
Healthcare	14,500
Professional	13,200
Finance	10,400
Retail	8,800
Education	7,900

5 MILES

Population	217,000	Median Age	38.5
Daytime Population	285,000	Avg. HH Size	2.45
Total Employees	175,000	Median HH Income	\$109,500
		High School Graduate	93%
		Bachelor's/Graduate Degree	52%
		Unemployment Rate	3.5%

## Employment by Industry

Healthcare	32,500
Professional	29,000
Finance	24,500
Retail	20,200
Education	18,700



# About Conshohocken, PA

## Regional Office & Lifestyle Hub



### Overview

Conshohocken and West Conshohocken have evolved into one of the premier suburban business districts in the Philadelphia region, combining a strong corporate presence with a highly walkable, amenity-rich environment. Located approximately 15 miles from Center City Philadelphia along the Schuylkill River, the area continues to attract employers and residents due to its accessibility, quality infrastructure, and vibrant mixed-use character.



### Business Environment

The Conshohocken submarket anchors the highly desirable Schuylkill Corridor—one of the most active and resilient office markets in suburban Philadelphia. The area is characterized by a blend of Class A office product, established corporate campuses, and ongoing mixed-use development, supporting a diverse base of industries including healthcare, financial services, and professional services.

West Conshohocken, where 128 Front Street is located, has benefited from significant waterfront office development and infrastructure investment, reinforcing its position as a strategic corporate location with strong long-term fundamentals.



### Accessibility & Connectivity

The property's location provides immediate access to I-76 (Schuylkill Expressway) and I-476 (Blue Route), two of the region's primary transportation corridors connecting the western suburbs, the Pennsylvania Turnpike, and Center City Philadelphia.

In addition, the area is served by SEPTA Regional Rail and bus routes, offering convenient commuting options for employees throughout the Greater Philadelphia region.



### Amenities & Quality of Life

Conshohocken offers a dynamic mix of dining, retail, and recreational amenities anchored along Fayette Street and the Schuylkill River waterfront. The area has recently emerged as one of the region's most active dining destinations, complemented by an expanding residential base and ongoing mixed-use development.

Residents and employees benefit from walkability, access to the Schuylkill River Trail, and a strong sense of place driven by community events, parks, and a growing live-work-play environment.



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