



# 124 S. Maple Street

Ambler, PA



3 Story 28,000 SF Class A Office Building  
in Downtown Ambler

For Lease  
640 – 6,145 SF



## Overview

- > 124 S. Maple Street is a 28,000 SF newly renovated three story, Class A office building
- > 6,145 SF available; can be demised to a minimum of 640 SF
- > Efficient open floor plates with option to have exposed duct work, lights and ceilings
- > Abundance of property parking with additional unmetered street parking
- > All new energy efficient Rooftop HVAC units
- > Back up generator



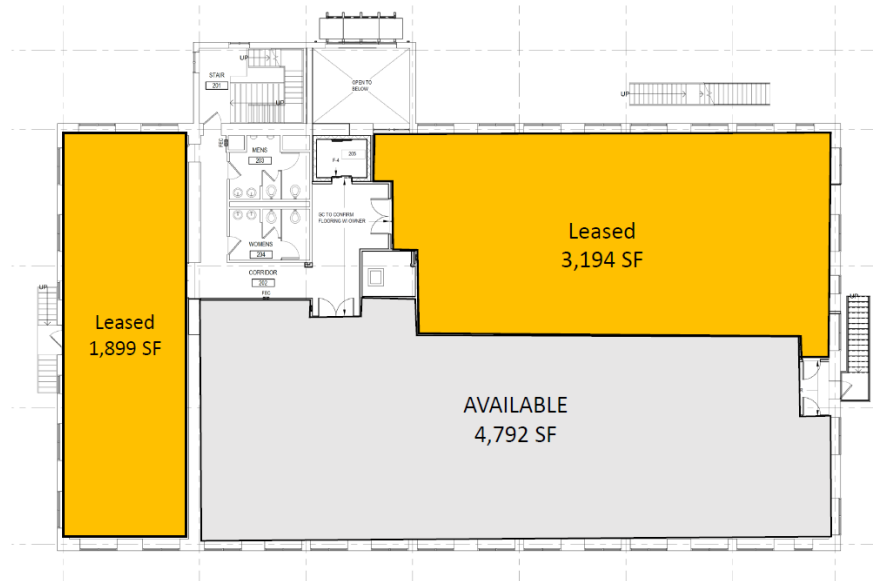
## Amenity Map



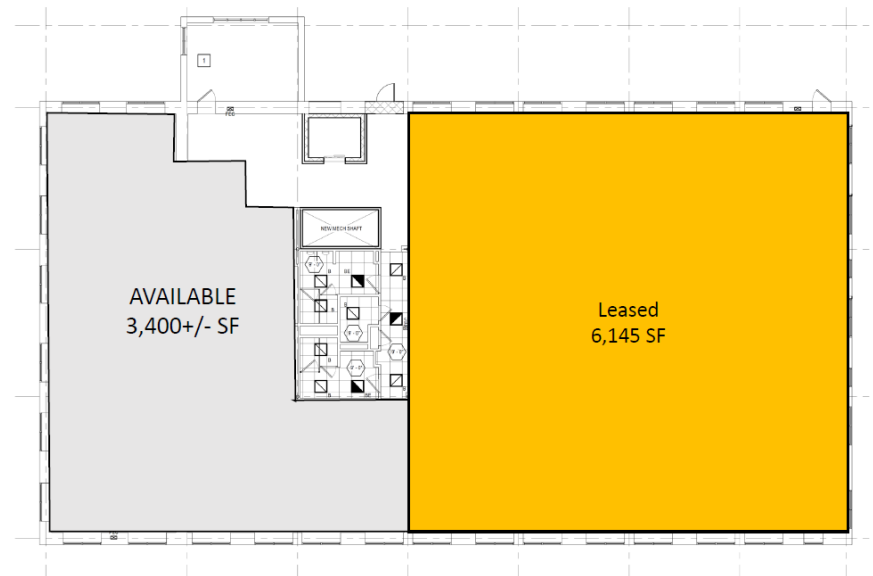
## 1<sup>st</sup> Floor



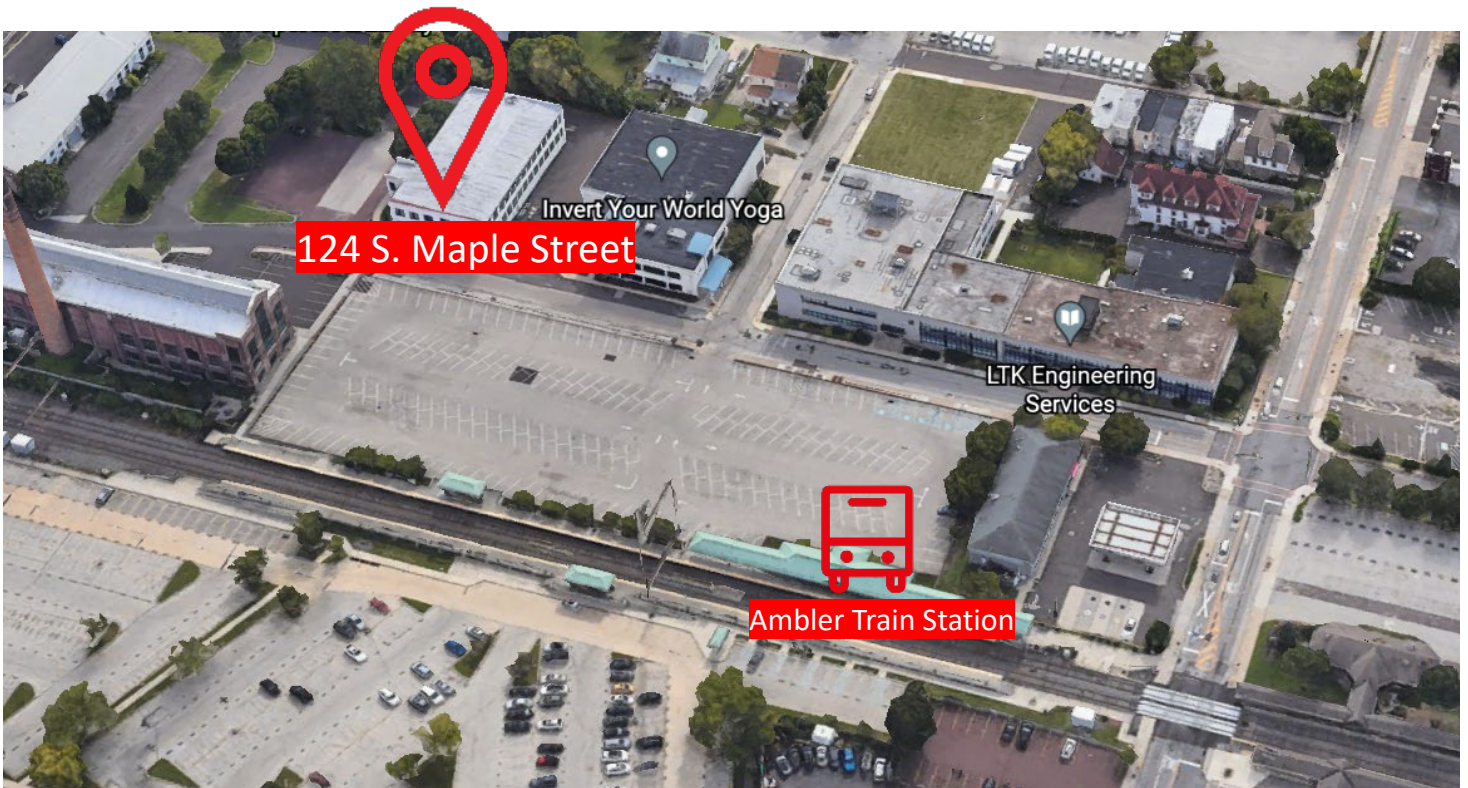
## 2<sup>nd</sup> Floor



## 3<sup>rd</sup> Floor







## Location Highlights



Public Transportation – Adjacent to the Ambler Train Station with direct service to Center City Philadelphia via Septa’s Lansdale/Doylestown Line 594



Walkable Borough – Situated in downtown Ambler and walkable to many restaurants and shopping



Highway Access – access to Route 309 and PA Turnpike. Close- proximity to I-76 and I-476

## New Covid Precautionary Design Features

20% Increased HVAC Fresh Air than ASHRE Code Requires

Enhanced HVAC Filtration – upgraded to MERV 11 vs MERV 8

Touch Free Front Entrance Doors and rest room fixtures and doors

Naturally Anti-Viral/Microbial materials for touch points – copper, brass, etc.

**Patrick Brady**  
+1 215 771 0108  
[patrick.brady@jll.com](mailto:patrick.brady@jll.com)

**Mike MacCrary**  
+1 610 389 2767  
[mike.maccrary@jll.com](mailto:mike.maccrary@jll.com)



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