



PINNACLE

PERFECTION AT ITS PEAK
1684 SOUTH BROAD ST, LANSDALE, PA



**±96,019 SF CLASS A
OFFICE SPACE AVAILABLE**
FULLY RENOVATED
SUPERIOR AMENITIES

OWNED AND MANAGED BY:
P.S.D.C
PHILADELPHIA SUBURBAN
DEVELOPMENT CORPORATION

CBRE



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44-ACRE PRIVATE BUSINESS CAMPUS

CORPORATE HEADQUARTERS LEVEL CONSTRUCTION

NEWLY RENOVATED
HIGH-END PROPERTY FEATURES

IDEAL SUBURBAN LOCATION

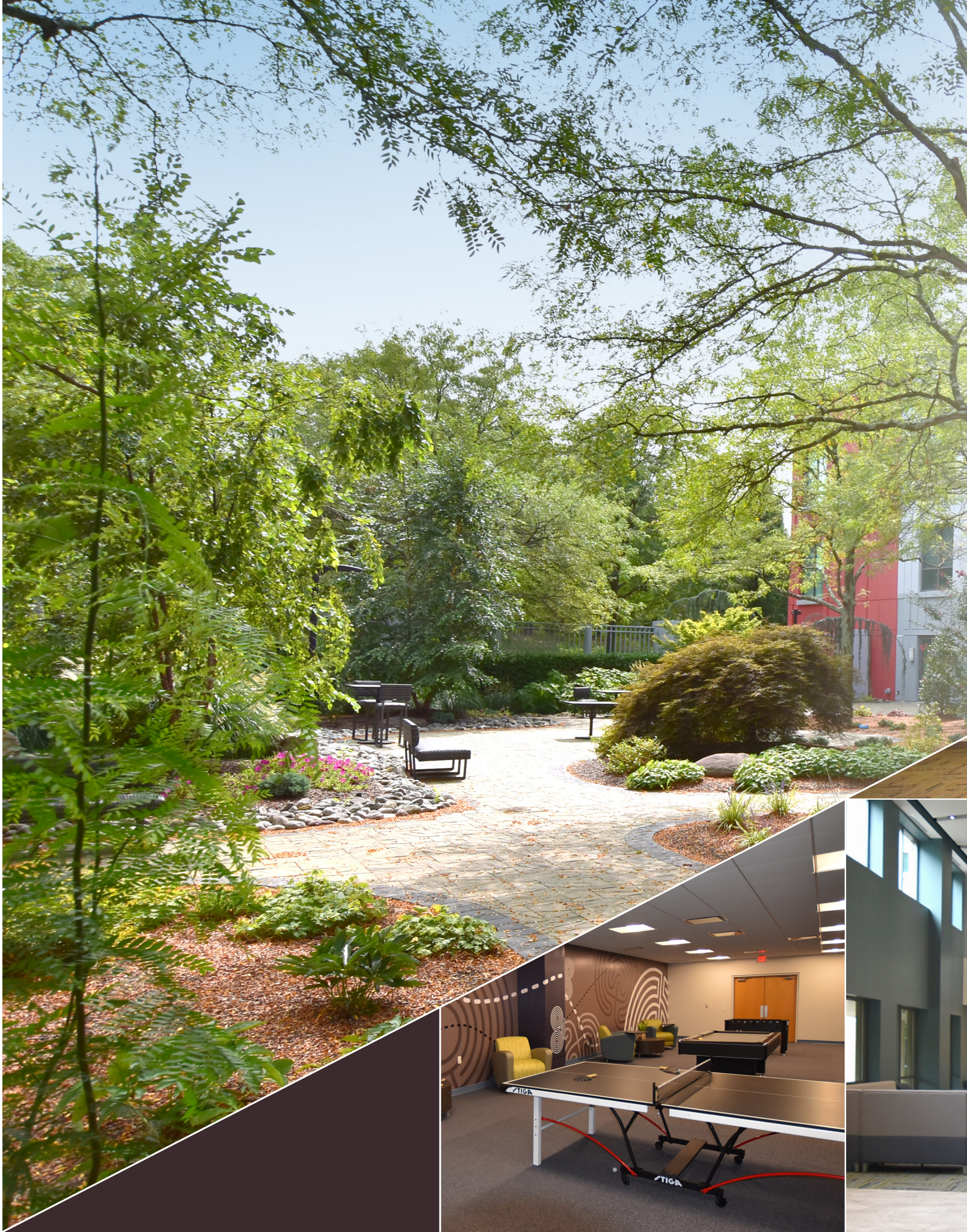
SEPTA REGIONAL RAIL ACCESS
2.5 MILES TO I-476

CONVENIENT TO NEARBY NORTH WALES,
UPPER GWYNEDD AND DOWNTOWN LANSDALE



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PREMIUM AMENITIES

ON-SITE EMPLOYEE AMENITIES

FULL SERVICE BREAKFAST AND LUNCH CAFÉ
CONFERENCE CENTER
GAME ROOM
FITNESS CENTER, LOCKER ROOM AND SHOWERS
OUTDOOR GARDEN WITH SEATING

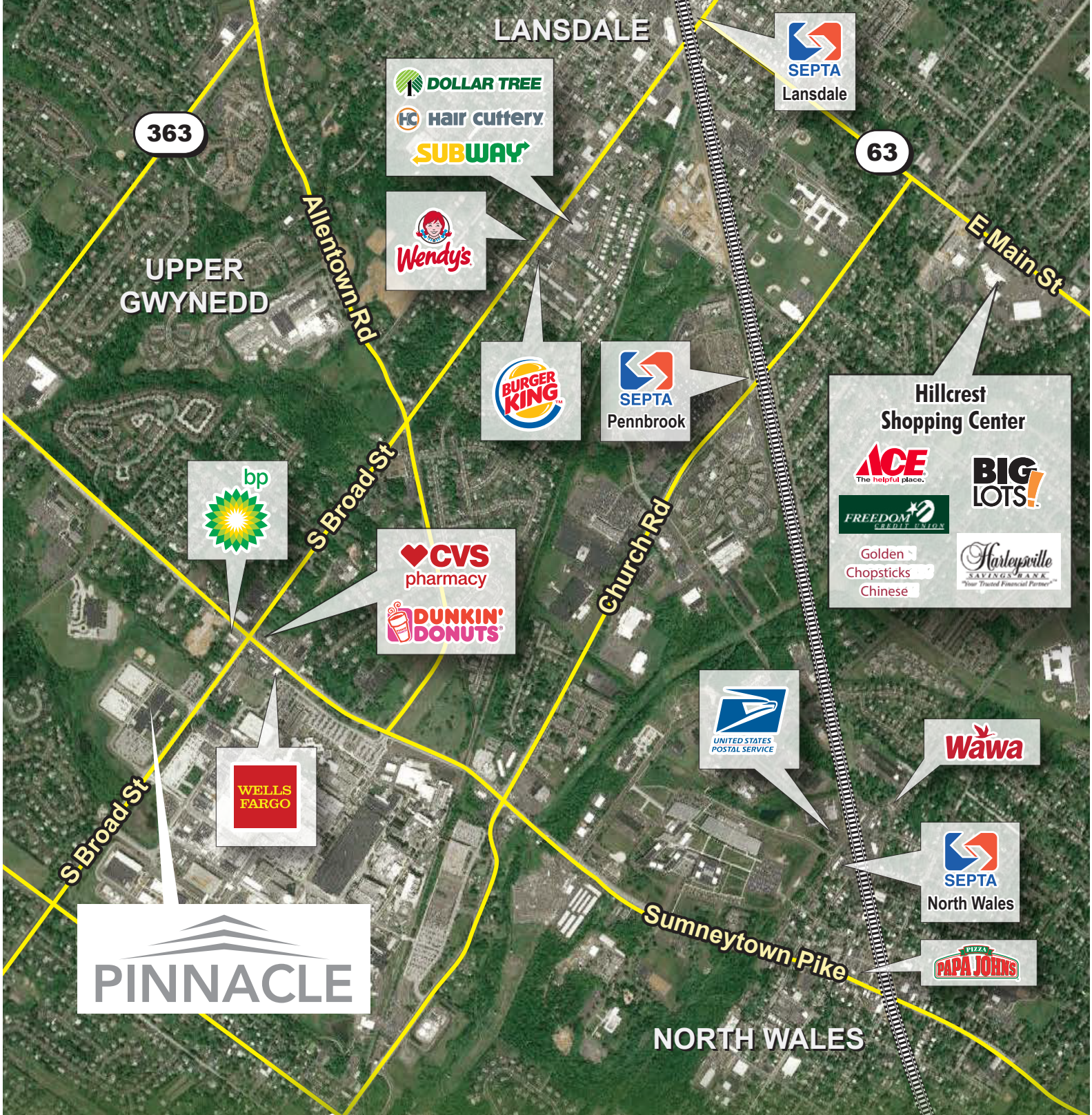
STATE-OF-THE-ART BUILDING COMPLEX

400 KVA NATURAL GAS BACKUP GENERATOR
AUTOMATED HVAC SYSTEM
STRUCTURED PARKING: 6 SPACES/1000FT
MULTIPLE LOADING DOCKS FOR ACCESSIBILITY



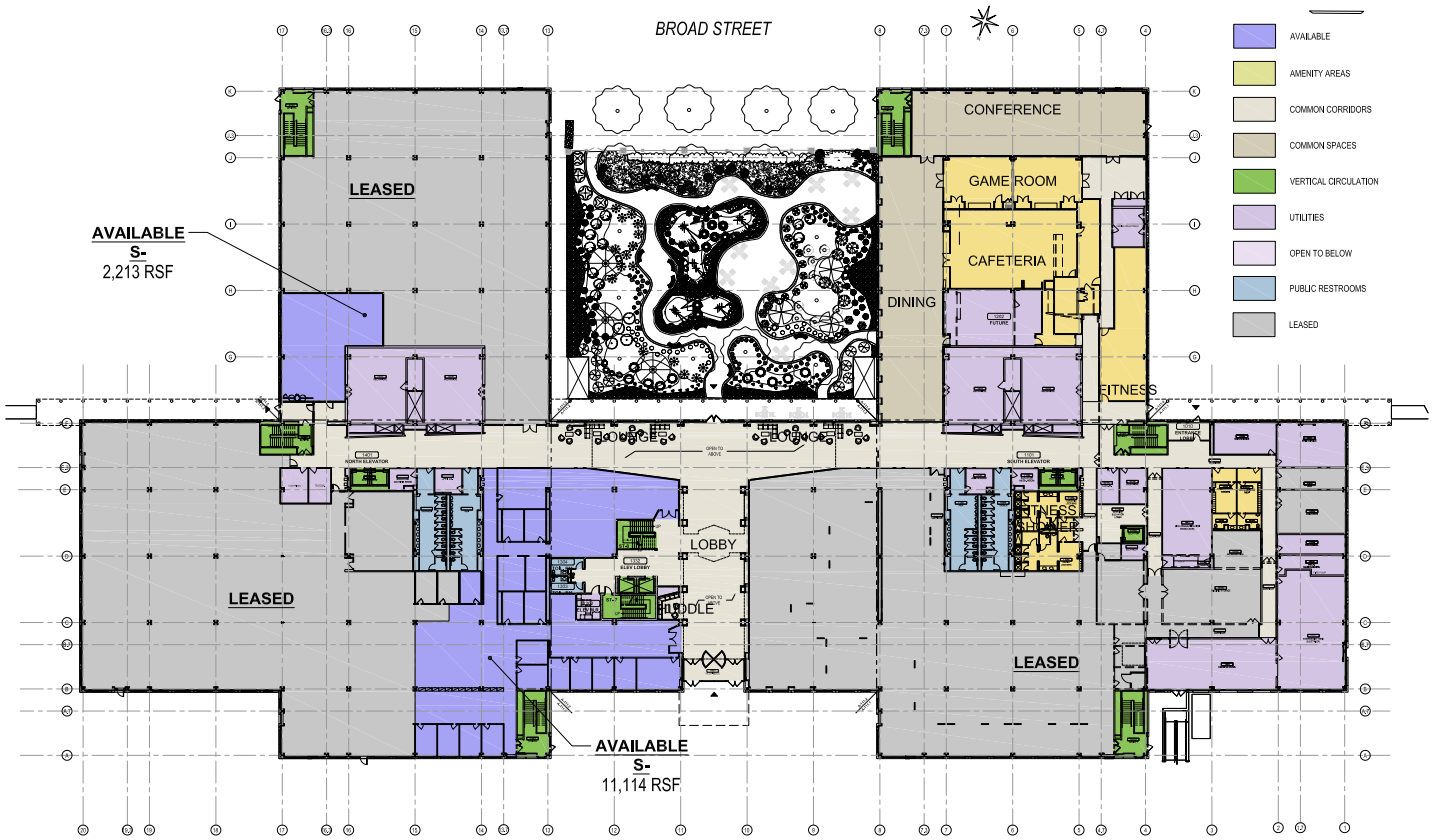
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AMENITY MAP

FIRST FLOOR 13,327 SF AVAILABLE



SECOND FLOOR 37,395 SF AVAILABLE

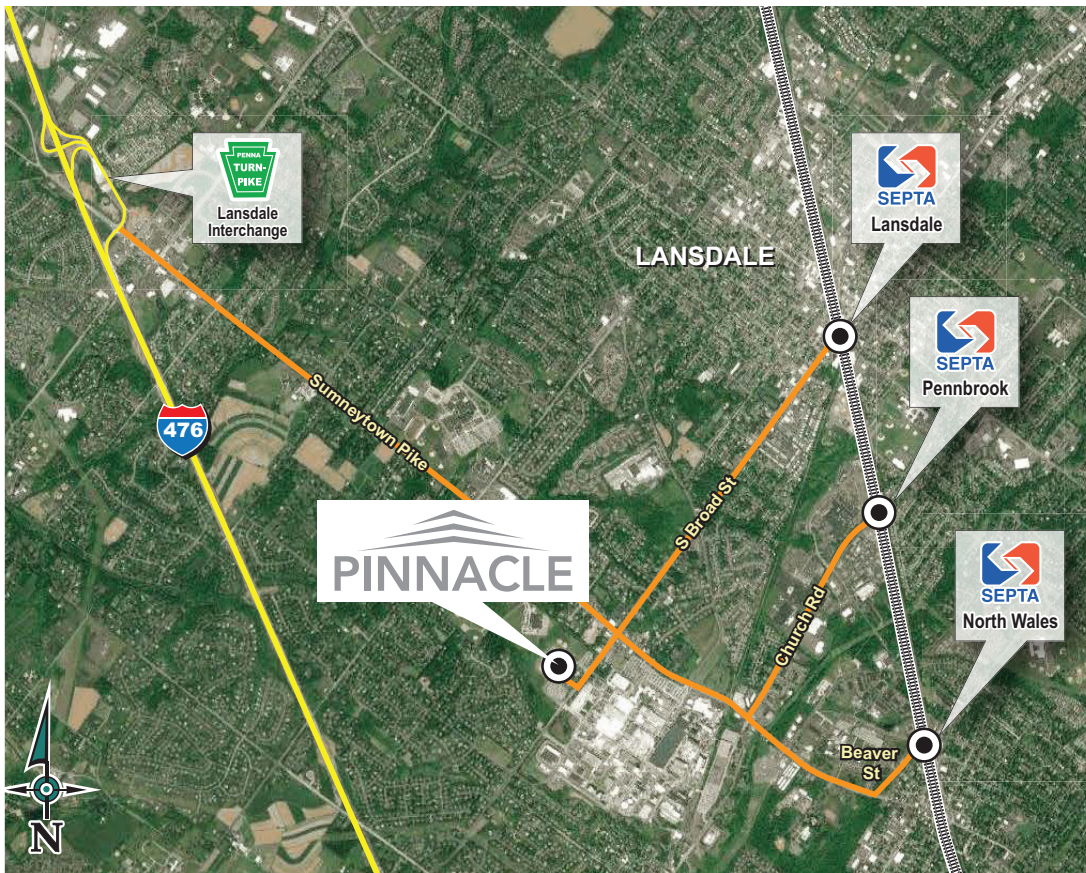
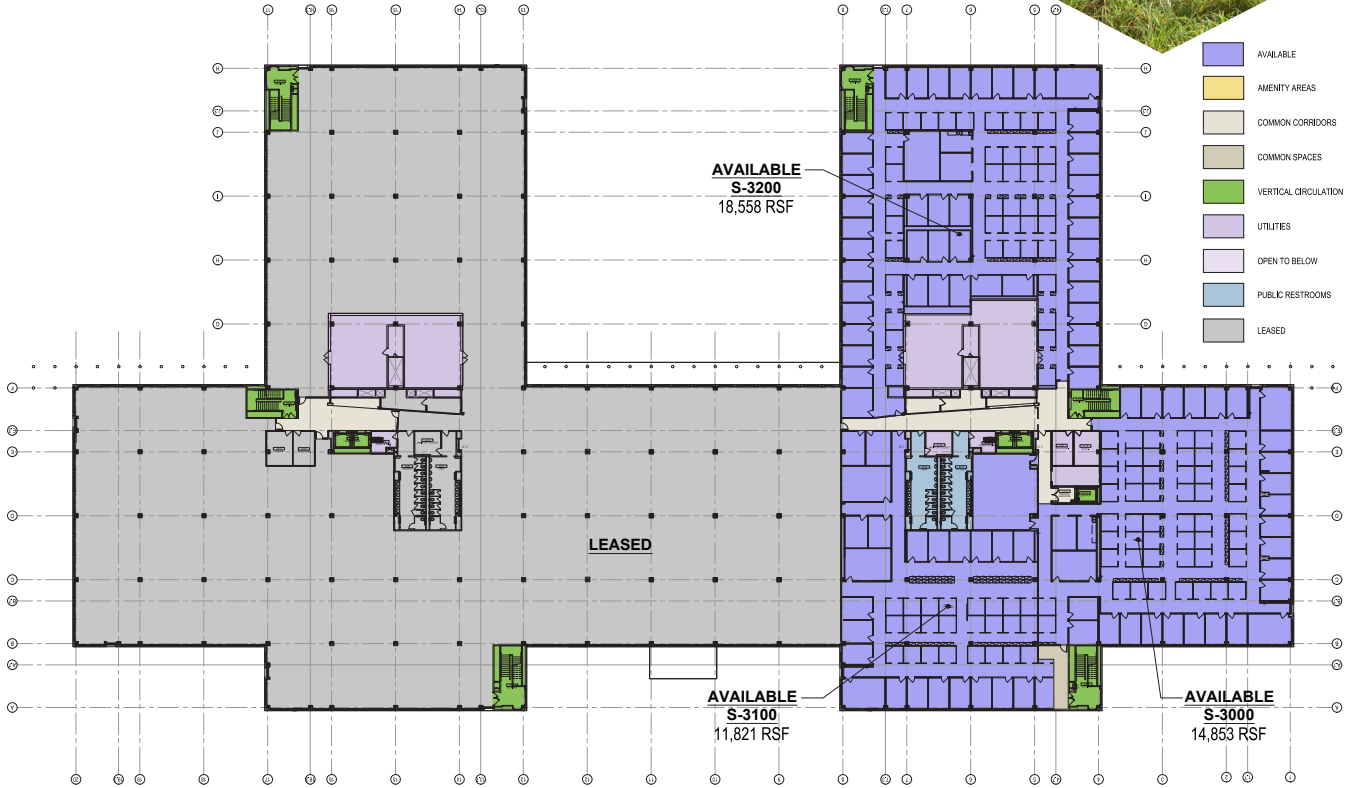


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THIRD FLOOR 45,232 SF AVAILABLE



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