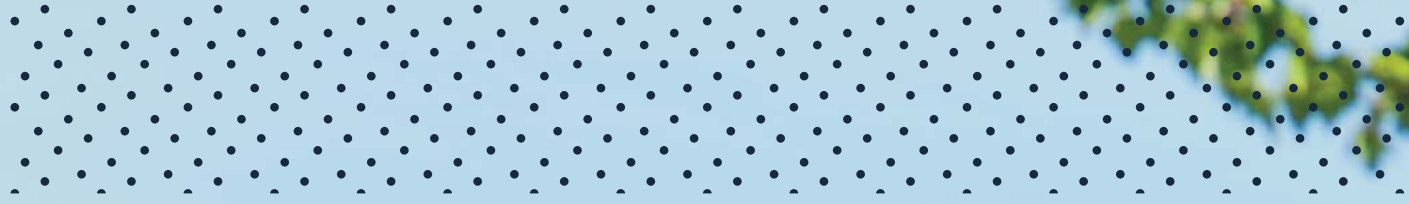


MADE FOR MEDICAL



Dynamic buildings attract dynamic people. And when dynamic people work together, companies thrive.



BUILDING CULTURE



SYCAMORE HILL MEDICAL CENTER

325 W. GERMANTOWN PIKE | EAST NORRITON, PA

Sycamore Hill offers a new kind of work experience for healthcare professionals in the center of Pennsylvania's emerging healthcare corridor. Sycamore doesn't just provide the adaptable layouts and modern building infrastructure suited for today's leading medical companies – it immerses businesses in a lively medical community, less than a mile away from both Mercy Suburban Hospital and Einstein Medical Center Montgomery.



WORKING PARTNER

When you sign a lease with Keystone, we're more than tenant and landlord—we're partners. We understand what your business needs when you first move in, as you grow into the space, and when you're ready to take on something bigger. We make sure your building is working its hardest to help you succeed, and we give you the support structure and flexibility to flourish.



DEFINING FEATURES:

BUILDING

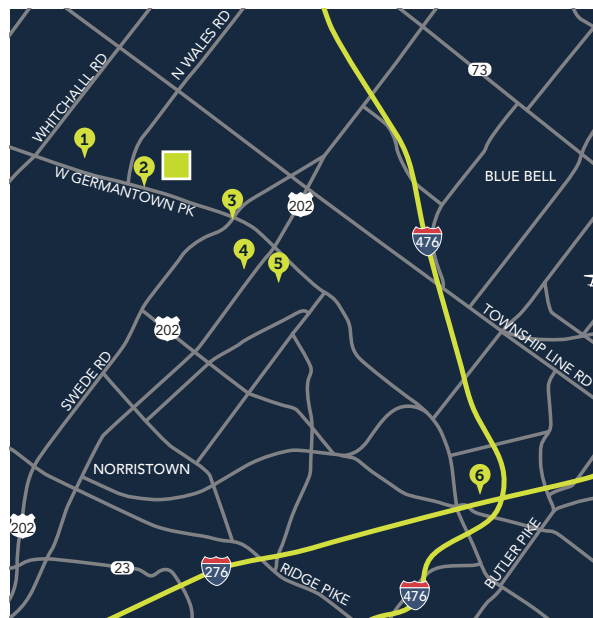
- 33,660 SF medical office building on a 6.7 acre, beautifully-landscaped setting
- Less than one mile away from Mercy Suburban Hospital and Einstein Medical Center Montgomery
- Flexible floorplan layouts accommodate small to large practices
- A second plot of land allows for construction of an additional 30,000 SF building, adding a new dimension of flexibility for a growing practice
- New, prominent monument sign on Germantown Pike
- Networking opportunities with other medical offices within the building, and exposure to potential new patients

SERVICES

- 24-hour security card access
- Responsive, on-site Keystone management

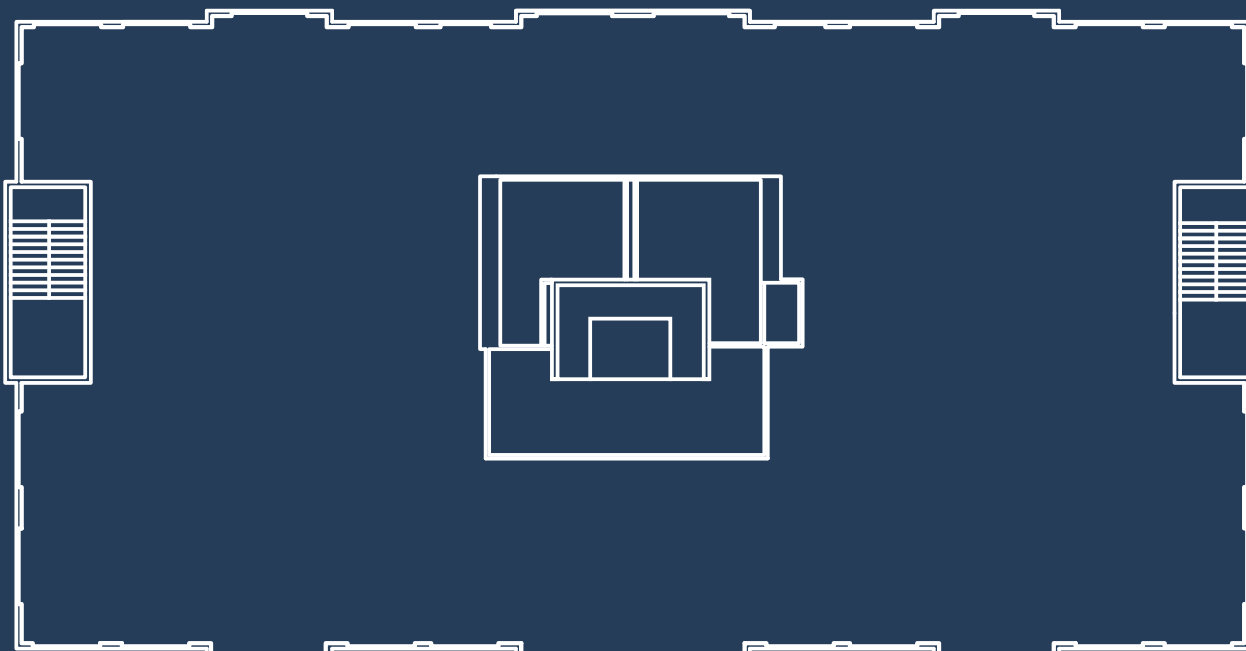
CENTRAL LOCATION IN HEALTHCARE CORRIDOR:

- 1 Einstein Medical Center Montgomery
 - 2 SEPTA Bus Route 90 (Plymouth Meeting Mall, Norristown Transportation Center)
 - 3 Penn Square Shopping Center and Swede Square Shopping Center
 - 4 Mercy Suburban Hospital
 - 5 Northtowne Plaza and Norriton Square
 - 6 Plymouth Meeting Mall (Redstone, California Pizza Kitchen, PF Chang's, and more)
- Minutes from the Pennsylvania Turnpike, I-476, Route 422, and Route 202



TYPICAL FLOORPLATE

VACANCY 2,500 to
SPECS 12,000 SF



For further information, please call LEE PAULDING at (610) 980-7000 or email lpaulding@keystonepropertygroup.com

keystonepropertygroup.com



BUILDING CULTURE