

# MAIN LINE OFFICE SPACE

120-124 EAST LANCASTER AVE. (RT. 30)

ARDMORE, PA



## THE METRO SUBURBAN BUILDING

### LOCATION

Located in the heart of Ardmore's Commercial District along the Historic Main Line In Montgomery County, Pennsylvania.

### PROPERTY HIGHLIGHTS

- ◆ Approximately 2,530 SF Available
- ◆ Recently Renovated with Energy Efficient Building Systems and Mechanicals
- ◆ On site parking
- ◆ Septa Bus Stop at your front door
- ◆ Steps to Train where you can ride Septa's Regional R-5 Rail Line as well as Amtrak's Keystones Service accessing Philadelphia, Harrisburg and New York
- ◆ Enjoy the convenience of working a few steps away from the fantastic restaurants and shopping of Suburban Square and Lancaster Avenue



### PLEASE CONTACT:

**Michele Grasso**  
Managing Director  
T. 215-701-3818  
F. 215-701-3839  
michelegrasso@eusrealty.com

### LEASED BY

**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

### DEVELOPED BY



120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003

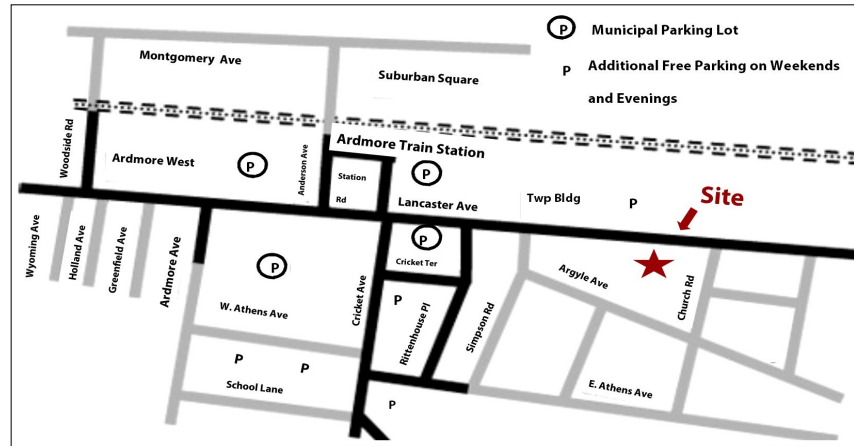
T. 215-557-9900 F. 215-701-3839

[www.eusrealty.com](http://www.eusrealty.com)

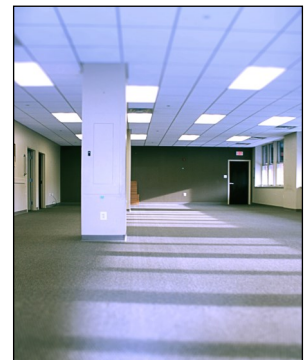
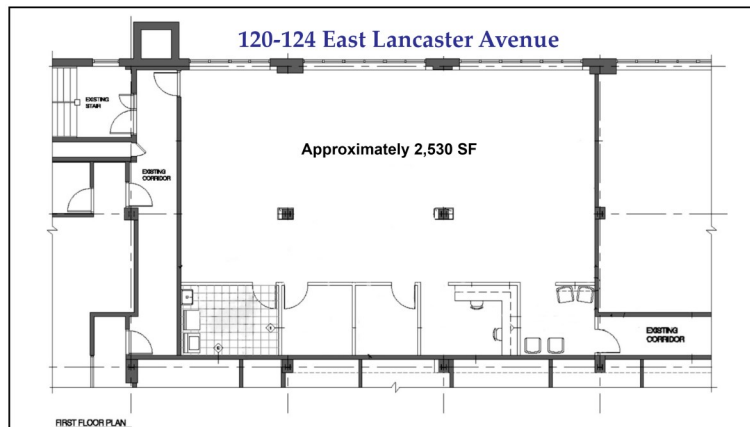
# MAIN LINE OFFICE SPACE

120-124 EAST LANCASTER AVE. (RT. 30)  
ARDMORE, PA

## AREA LOCATION MAP



## FLOOR PLAN



### PLEASE CONTACT:

**Michele Grasso**  
Managing Director  
T. 215-701-3818  
F. 215-701-3839  
michelegrasso@eusrealty.com

### LEASED BY

**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

### DEVELOPED BY



120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003

T. 215-557-9900 F. 215-701-3839

[www.eusrealty.com](http://www.eusrealty.com)