



1 W. ELM ST.

CONSHOHOCKEN, PA



A FRESH NEW SUBLEASE OPPORTUNITY

+/- 40,671 SF TROPHY READY-TO-GO SPACES
WITH PREMIUM WALKABLE AMENITIES

DESIGNED FOR THE FUTURE OF WORK

Now available at 1 W Elm: a fully furnished sublease that blends refined design with everyday functionality. Modern meeting spaces, casual lounge areas, and a convenient break room provide a seamless environment for your team to connect and thrive.

Sublease term through January 31, 2032

Fully furnished with modern work stations, conference rooms, and collaborative areas

Striking live-edge conference center and private small meeting rooms

Tenant-exclusive café, break room with seating, and light-filled interiors

Sophisticated design and high-end finishes throughout

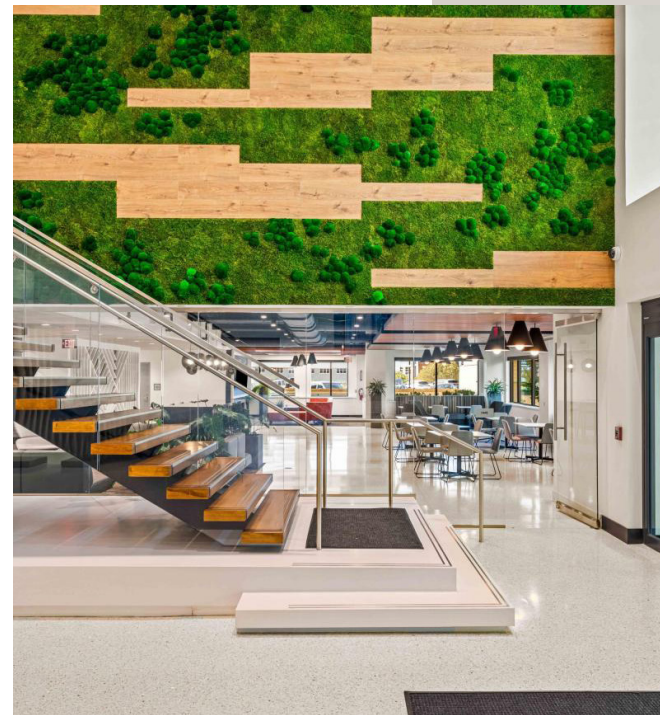
Building and monument signage opportunities available



IN GOOD COMPANY

MODERN AMENITIES & AN ELEVATED TENANT EXPERIENCE

1 W Elm Street blends modern design with natural elements to create a workplace that feels energizing and connected. From abundant greenery in the common spaces to light-filled lounges and outdoor-inspired finishes, the building delivers an elevated tenant experience.



On-site fitness center and immersive golf simulator



Modern tenant amenity center with lounge seating and live design features



Grab-and-go lunch market with healthy options



50-person conference facility and welcoming lobby with natural textures



Biophilic design throughout with plant features and abundant daylight



Luxury tenant lounge and café-style vending area



On-site building concierge



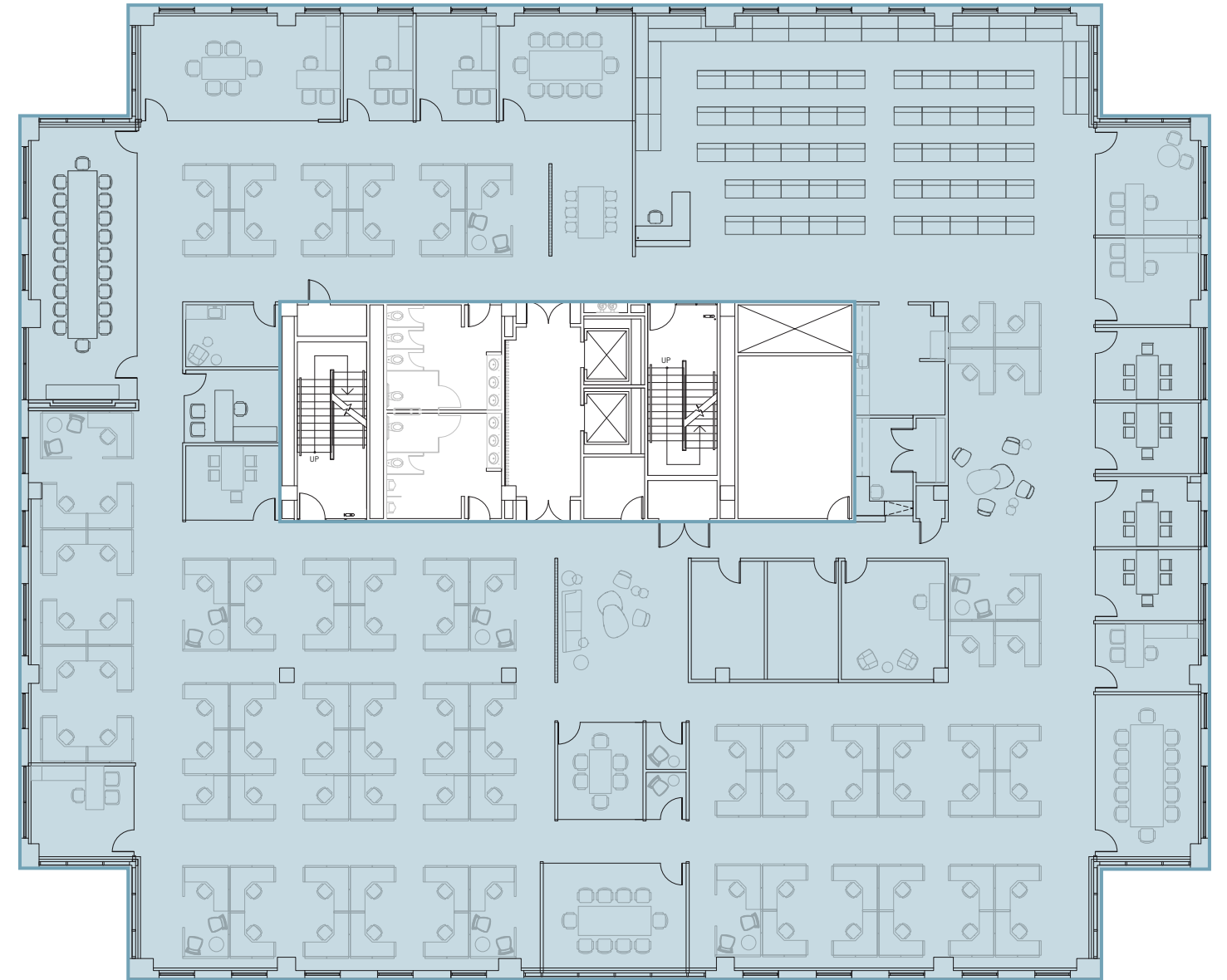
2ND FLOOR

19,231 SF



3RD FLOOR

21,440 SF



CONTIGUOUS UP TO
40,671 SF

Contiguous two-floor opportunity,
divisible by floor with expansion potential

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CONVENIENTLY LOCATED

1 West Elm Street offers unmatched convenience and connectivity. The property features direct access from the interchange, garage parking, and walkable proximity to a rail-served station. Just steps away, a boutique hotel, restaurants, and multifamily residences create a vibrant live-work-play neighborhood, making this location ideal for business and lifestyle alike.

Downtown Philadelphia	25 min drive
Philadelphia International Airport (PHL)	35 min drive
Conshohocken Train Station	2 min walk
Downtown Conshohocken	4 min walk

- RESTAURANTS
- BARS/LOUNGES
- HEALTH CLUBS
- HOTELS



BEYOND THE OFFICE

1 W ELM IS STEPS FROM CONSHOHOCKEN'S
BEST DINING, RETAIL, AND SOCIAL SCENE

LOCAL FAVORITES

Blackfish, Bar Lucca, Southern Cross Kitchen, Nudy's
Café, Flanigan's Boathouse, and 'Feine Coffee.



WELLNESS WITHIN REACH

Orangetheory Fitness, Riverbend Cycles & Fitness,
Yoga Home, CrossFit Conshohocken, LA Fitness.



STAY & SLEEP NEARBY

Hotel West & Main, Marriott,
Residence Inn by Marriott.



ENDLESS ENTERTAINMENT

Schuylkill River Trail for biking and running,
Conshohocken Brewing Company, nearby parks,
and community events.





**CUSHMAN &
WAKEFIELD**

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