



270 S. BRYN MAWR AVENUE

Bryn Mawr, PA

SALE OR LEASE

11.5 Acres | 63,000 SF



NEWMARK

PROPERTY OVERVIEW

Positioned at 270 S. Bryn Mawr Avenue, Bryn Mawr, PA in the heart of Philadelphia's Main Line, this professional office address offers exceptional convenience near Lancaster Avenue's dining and retail, Bryn Mawr Hospital, and Bryn Mawr College. The location provides strong regional connectivity via US-30 and I-476, along with easy public transit access from SEPTA's Bryn Mawr Station (Paoli/Thorndale Line), which is right next to the property. Ideal for medical, financial, legal, and other professional users, the property combines an upscale suburban setting, walkable amenities, and the visibility clients expect.



SITE PLAN

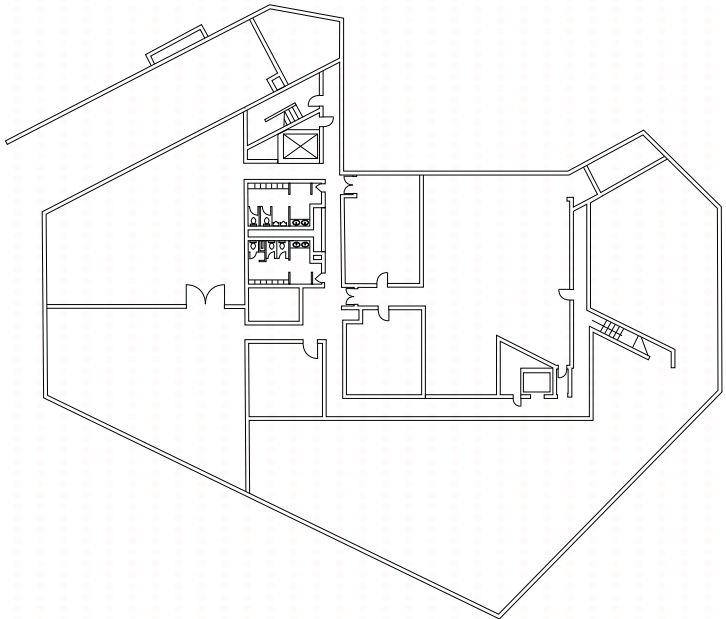


HIGHLIGHTS

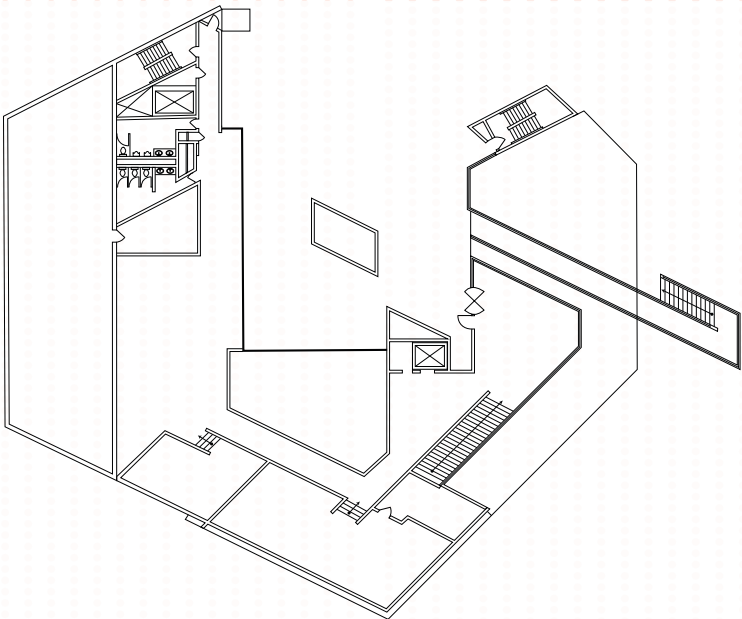
- Premier Class A Institutional Main Line Office Space
- Designed by the renowned architecture firm Mitchell/Giurgola
- Excellent Location in the Heart of prestigious Bryn Mawr
- High-End Finishes throughout
- Park-Like Setting and Scenic Views
- Walking Distance to the SEPTA R100 and Less than a Mile to the Bryn Mawr R5 Train
- Easy Access to Route 30, I-476, and I-76
- Proximity to Restaurants, Shops, and Local Amenities

FLOOR PLANS

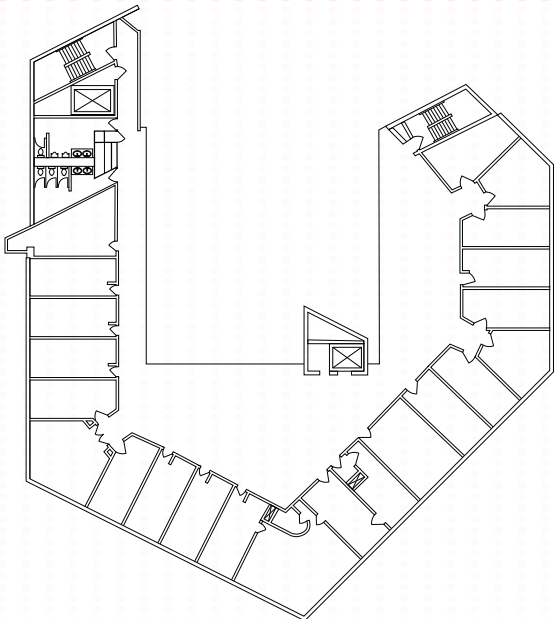
FOUNDATION HALL



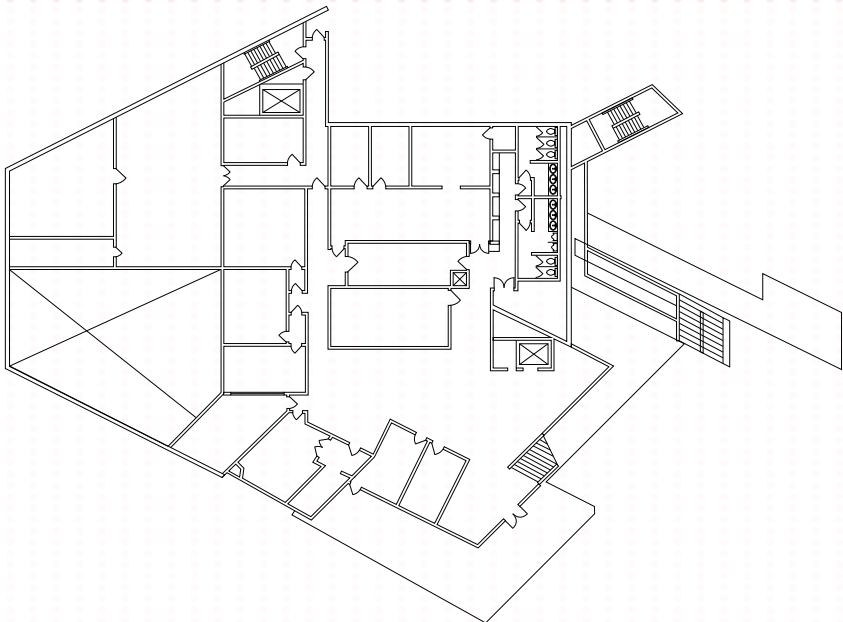
FIRST FLOOR



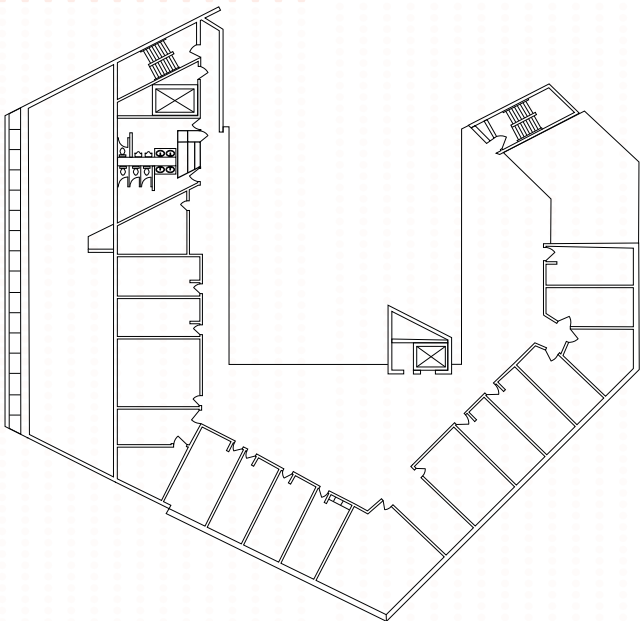
THIRD FLOOR



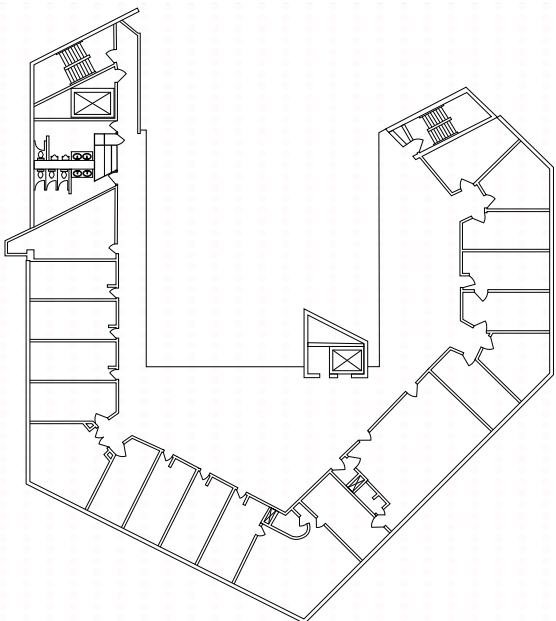
GROUND FLOOR



SECOND FLOOR



FOURTH FLOOR



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