Fort Washington Office Park

THE REINVENTION OF A CLASSIC

The Fort Washington Office Park is in the midst of a major reinvestment program – improving the infrastructure, attracting exciting, new uses and creating market opportunities.

Fort Washington Office Park's highly accessible location at the intersection of the Pennsylvania Turnpike and Route 309 is central to its attractiveness as a key business site within the region.

Fifteen miles from Center City Philadelphia, in the heart of eastern Montgomery County, the Office Park offers unparalleled access to the Delaware Valley and the Mid-Atlantic region via interstate highways and public transportation.

Large-scale public works projects are underway and rezoning has occurred, as the next chapter unfolds. Along with these improvements, new offerings are available for businesses, while opportunities are emerging for developer/investors.

A LEGACY

When the pioneering Seltzer Development Corporation first broke ground in 1955, this 536 acre site was one of the first suburban business parks in the Philadelphia region. An innovative new land use at the time, this campus-style setting accommodated the changing facility requirements of office and light industrial business operations.

FAST FORWARD TO TODAY

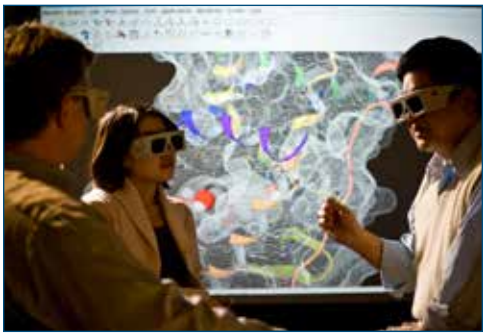
The Fort Washington Office Park is experiencing a greatly changing landscape. Local, regional and international businesses continue to value the Office Park's lasting legacy of an attractive suburban setting with open spaces and mature trees in an unparalleled location.

This regional commerce center consists of **97 properties** containing roughly **4.5 million** square feet of commercial space, including:

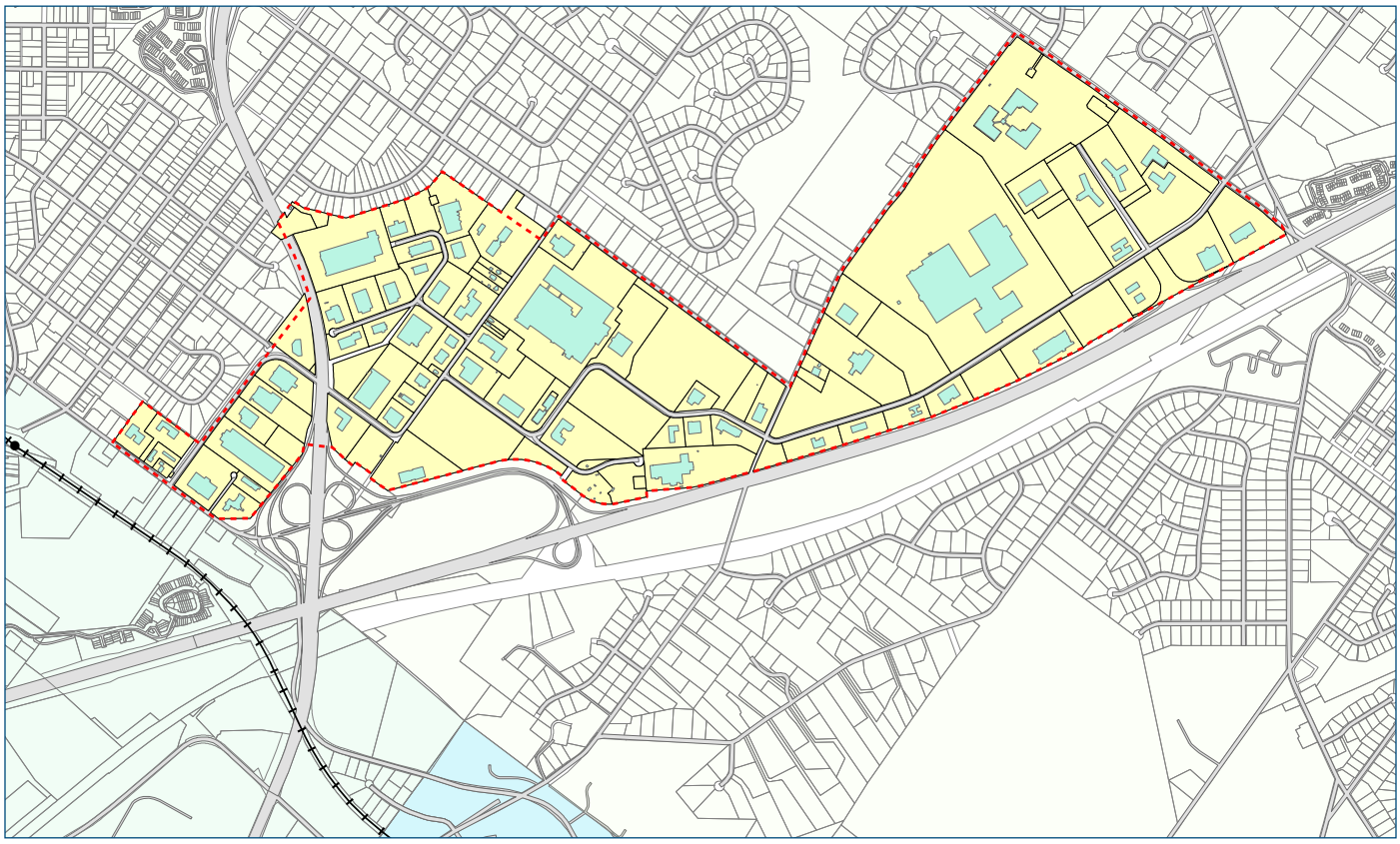
- Class A offices facilities
- Research labs
- Back-office operations
- Distribution
- Manufacturing
- Hotel
- Restaurant
- Community services
- Recreational uses.

Ultimate development resulted in an aggregate investment of more than $500 million and yielded employment of **14,000**.

Kulicke & Soffa Industries research and development lab



Vitae Pharmaceuticals molecular modeling meeting



CORPORATE LOCATIONS

A variety of facilities are now available for office tenants, ranging from Class A, corporate headquarters-grade to back-office operations and flex space. Great location, competitive pricing and a wide range of amenities make Fort Washington Office Park a great choice.

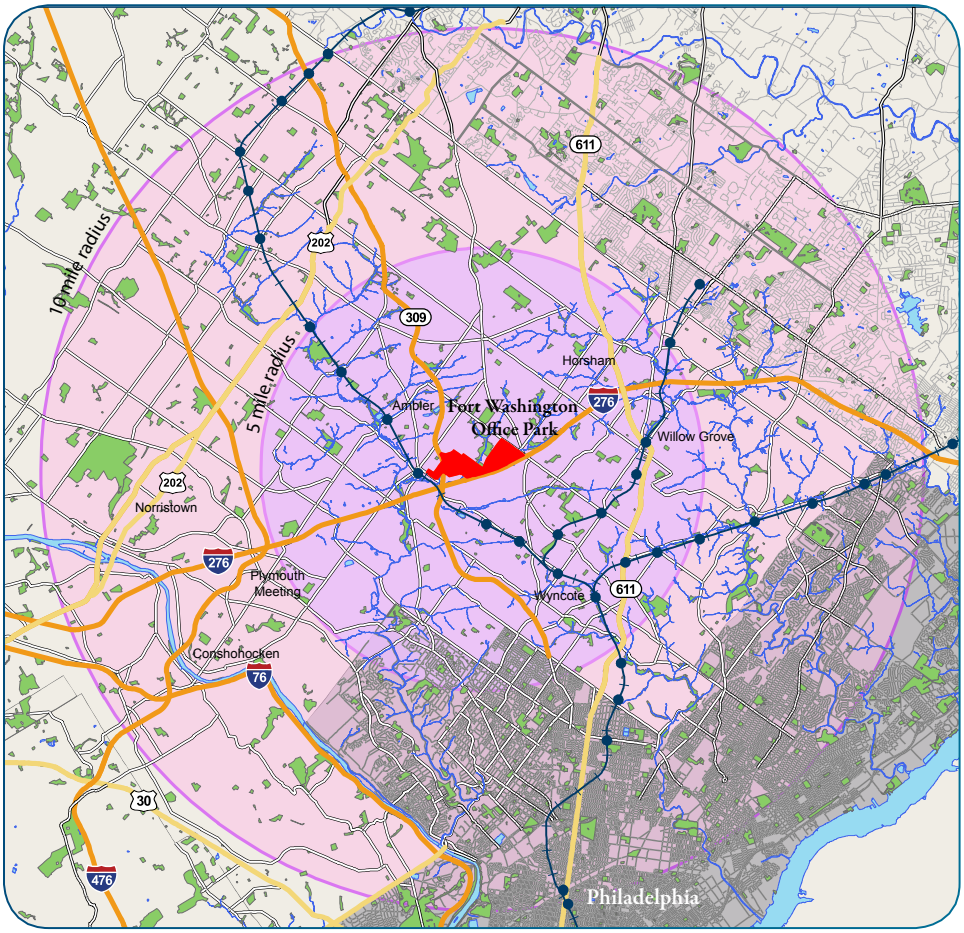
DEVELOPMENT OPPORTUNITIES

New opportunities for mixed-use, multifamily housing, restaurant and hotel development are now available, through Upper Dublin Township's new Transfer of Development Rights (TDR) ordinance. This innovative zoning tool enables higher-density redevelopment in the park, through the creation and transfer of development credits. Please refer to the **interactive map** to view sites for possible development.

REGIONAL ACCESS AND TRANSPORTATION

Interstate Highway System

Immediate access to the PA Turnpike is currently available with two interchanges serving the office park, one at either end. Immediate access is available, via the PA Turnpike full interchange (Exit #339) and PA Route 309. The Fort Washington full interchange serves the western end of the park at Pennsylvania Avenue, and the west-bound EZ Pass slip ramp provides quick on and off at Virginia Drive. Along Route 309, a major multi-year project was completed to replace interchanges and ramps.



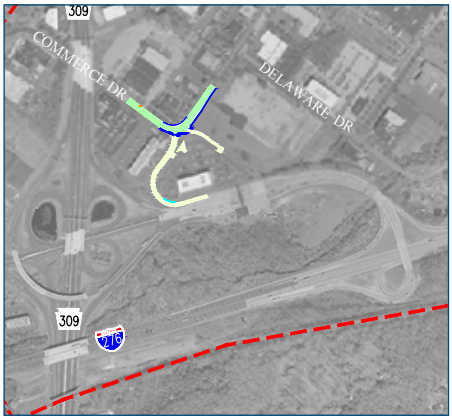
Public Transit

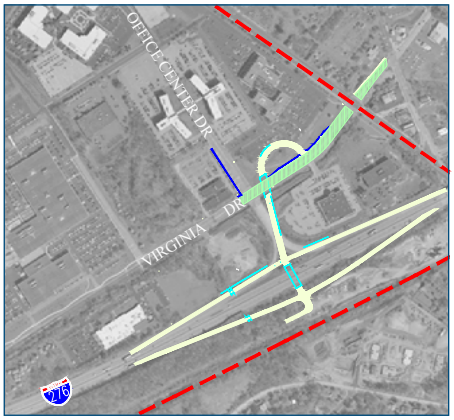
Fort Washington SEPTA regional rail station and commuter-link bus routes serve the park. The commute by rail from Suburban Station, Philadelphia is 30 – 37 minutes.

Airport Access

Philadelphia International Airport is 25 miles away, with train connection by regional rail. Corporate air service is available via Wings Field and Northeast Philadelphia airports.

ASSET REINVESTMENT





Transportation Infrastructure Improvements

Approximately $60 million of state and municipal funding is being reinvested to improve the Fort Washington Office Park, including:

- PA Turnpike "zip ramp" - feeding from the Fort Washington interchange directly into the Office Park at Commerce Drive
- PA Turnpike eastbound slip ramp at Virginia Drive - on and off ramps - proposed
- Roadway redesign and resurfacing through the Office Park
- Reconstruction of three bridges in the Office Park
- Cross-County Trail system linking the Office Park to the Fort Washington Train Station - in development

Stormwater Management

Major public investment in the Fort Washington Office Park began in 2013 with Upper Dublin Township's completion of two massive dry dams upstream from the Office Park, on Pine Run and Rapp Run. These systems are now in place and effectively providing flood reduction as designed.

The dams' effectiveness have received early indications based on several recent heavy rainfall events:

- April 30, 2014: 3.9 in rainfall in 24 hours
  (5 to 10 year storm event)
- June 10, 2014: 2.5 in rainfall in 90 minutes
  (5 to 10 year storm event)

  Results: there were no downstream road closings from stream overflows and no significant damage to properties in the Office Park.

DEMOGRAPHIC HIGHLIGHTS

Human Assets/Workforce

The immediate area is home to a **highly-educated workforce**, with a broad range of professional skills and experience. Here are some key stats:

	UPPER DUBLIN TOWNSHIP	MONTGOMERY COUNTY	COMMONWEALTH OF PENNSYLVANIA
RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER (AGE 25 AND OLDER)	63.4%	45.5%	27.5%
RESIDENTS WITH GRADUATE OR PROFESSIONAL DEGREE OR HIGHER (AGE 25 AND OLDER)	29.5%	19.6%	10.7%
WORKFORCE EMPLOYED IN PROFESSIONAL INDUSTRIES CATEGORIES	57.2%	48.1%	40.3%

Source: 2013 US Census American Communities Survey estimates.
(Professional industry categories include: business management, finance, insurance, real estate, professional, scientific, technical and information services, education, healthcare and social assistance).

Income and Housing

Upper Dublin Township and its surrounding communities are affluent and offer an **excellent selection of executive and workforce housing**.

	UPPER DUBLIN TOWNSHIP	MONTGOMERY COUNTY	COMMONWEALTH OF PENNSYLVANIA
MEDIAN FAMILY INCOME	$128,133	$99,587	$66,646
OWNER-OCCUPIED RESIDENTIAL REAL ESTATE	87.7%	73.2%	69.8%
MEDIAN VALUE, OWNER-OCCUPIED HOUSING	$383,200	$292,600	$164,700
HOUSING VALUED AT $500,000 AND OVER	24%	14.4%	5.3%

Source: 2013, US Census American Community Survey estimates.

NEW BUSINESSES AND DEVELOPMENT PROJECTS

Exciting new businesses and new uses are coming to the Office Park:

- **Life Time Fitness** – this luxury-tier fitness facility is under construction. The two-story, 112,000 s.f. structure will include indoor and outdoor pools, weight and cardio areas, group fitness studios, racquet and basketball courts, a spa/salon, cafe, daycare and outdoor dining and lounge areas.
- **Dresher Commons** - $12 million new mixed-use project - with 24 rental townhouses and 40,000 square feet of retail, restaurant and office space, including a CVS Pharmacy and a Chipotle Mexican Grill.
- **TruMark Financial® Credit Union** – corporate headquarters for financial services company; leased entirety of 335 Commerce Drive – 75,000 square foot, Class A office building.
- **Lincoln Investment Planning, Inc.** – also a corporate headquarters for financial services company; leased 48,000 square feet of Class A office space in the Apex Fort Washington complex at 601 Office Center Drive.
- **Impax labs** – lease of 49,000 square feet of Class A office space in 601 Office Center Drive. This office complex has recently received a $5 million upgrade with new amenities.
- **Michael Baker International** – sublease of 10,000 square feet of office space at 500 Office Center Drive for the regional office of engineering, planning and consulting firm.
- **Clear Choice Dental Center** – lease of 7,000 square feet of office space at 501 Office Center Drive for specialty dental practice.

"The Fort Washington Office Park is an excellent location for our graduate program in Pharmaceutical Regulatory Affairs and Quality Assurance. Its proximity to the area's surrounding pharmaceutical industry draws students from many area companies, including research and development firms and manufacturers. Easy access to the PA turnpike and Route 309 enables students from the tri-state area to commute to our Ft Washington campus on weekends and weeknights to participate in our courses."

Wendy Lebing, MALD, MS
Assistant Dean
Regulatory Affairs and
Quality Assurance Graduate Program
Temple University School of Pharmacy

"The Fort Washington Office Park is an excellent location for our company and our employees with its access to many major highways, such as the Pennsylvania Turnpike, and local train station. As well, this location afforded us the opportunity to bring the entire company, including our call center, under one roof. The local green space, restaurants and communities are also a great fit."

Dawn Zier
President & CEO
Nutrisystem, Inc.

AMENITIES

The Lucky Well, Ambler PA

Dining

Numerous nearby restaurants and cafés offer a wide variety for business lunch or dinner:

- Within one mile: 20 dining establishments
- Within three miles: 88 dining establishments
- Historic Downtown Ambler – this vibrant Main Street community offers 18 dining establishments, an art-house cinema, a community theater and a variety of retail stores

Lodging

- Hilton Garden Inn (recently renovated), Holiday Inn Suites (recently renovated) and Best Western

Corporate Meeting Facilities

- Manufacturers County Club, Hilton Garden Inn and Best Western

Health, Wellness and Recreation

- Five golf courses in or bordering Upper Dublin Township

SuburbanOneSports.com

- LA Fitness, Goldfish Swim School, Ambler YMCA
- First-rate public parks system with walking/running/biking trails and extensive Township Parks and Recreation programming: upperdublinrec.net
- Coming soon: Life Time Fitness – upscale, resort-quality new athletic facility
- Coming soon: Cross-County Trail – paved walking and biking trail through the office park, connecting to the SEPTA Fort Washington train station

Banking

- National and regional banks located close to the Office Park include: Santander, Wells Fargo, PNC, Bank of America, TD Bank, First Niagara, BB&T, and Trumark Financial Federal Credit Union

Education System

The Kindergarten through high school options in proximity are excellent and diverse

- High performing public schools: The Upper Dublin and Wissahickon School Districts are both highly-ranked and award winning, with graduation rates of 99% and 97% respectively and with students going on to higher education - 96% and 93% respectively (2016)
- Excellent local private and parochial schools:

Upper Dublin School District *SuburbanOneSports.com*

SuburbanOneSports.com

Germantown Academy, LaSalle College High School, Mt. Saint Joseph's Academy, Gwynedd Mercy Academy, Our Lady of Mercy, Abington Friends and Good Shepard

- Higher education nearby: All within a short drive are Temple University Ambler Campus, DeVry University Fort Washington Campus, Penn State Abington Campus, Gwynedd Mercy University, Chestnut Hill College, Arcadia University and Montgomery County Community College. 40+ colleges and universities are available within 25 miles from Fort Washington Office Park

Regional Advantages

- NY metro area is within a 2 hour drive and Washington, D.C. is a 2.5 hour drive
- Pocono mountain resorts, New Jersey beaches and the Chesapeake Bay are within 1½ hours
- Major league baseball, football, basketball, hockey, soccer and lacrosse, and multiple Division I, II and III college sports teams in the Philadelphia metro area
- Internationally renowned orchestra, numerous choral and symphonic groups, art museums and concert venues
- Philadelphia offers an internationally recognized restaurant scene
- Numerous casinos and racetracks in the region

Prepared by Montgomery County Planning Commission
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