



300



BARR
HARBOR

WEST CONSHOHOCKEN, PA

NEWMARK



Property Highlights

- 222,058 SQUARE FOOT CLASS A BUILDING BUILT IN 2001 AND RENOVATED IN 2019
- INSTITUTIONAL OWNERSHIP - EQUUS CAPITAL PARTNERS, LTD AND AFFINIUS CAPITAL
- COMPLETED RENOVATIONS
 - New Indoor & Outdoor Seating
 - New Restrooms
 - Complimentary WiFi
 - Upgraded Parking Facilities
 - New Lobby And Common Area Finishes
- FRESHLY RENOVATED CAFÉ WITH SEATING FEATURING A NEW AND VARIED MENU
- THREE LEVELS OF COVERED PARKING WITH TWO ENTRANCES ACCOMPANIED BY ADDITIONAL SURFACE PARKING
- DIRECT ELEVATOR ACCESS FROM ALL LEVELS OF PARKING TO ANY FLOOR WITHIN THE BUILDING
- FLEXIBLE SIZE MEETING AND CONFERENCE SPACES AVAILABLE

BEST-IN-CLASS
OFFICE SPACE

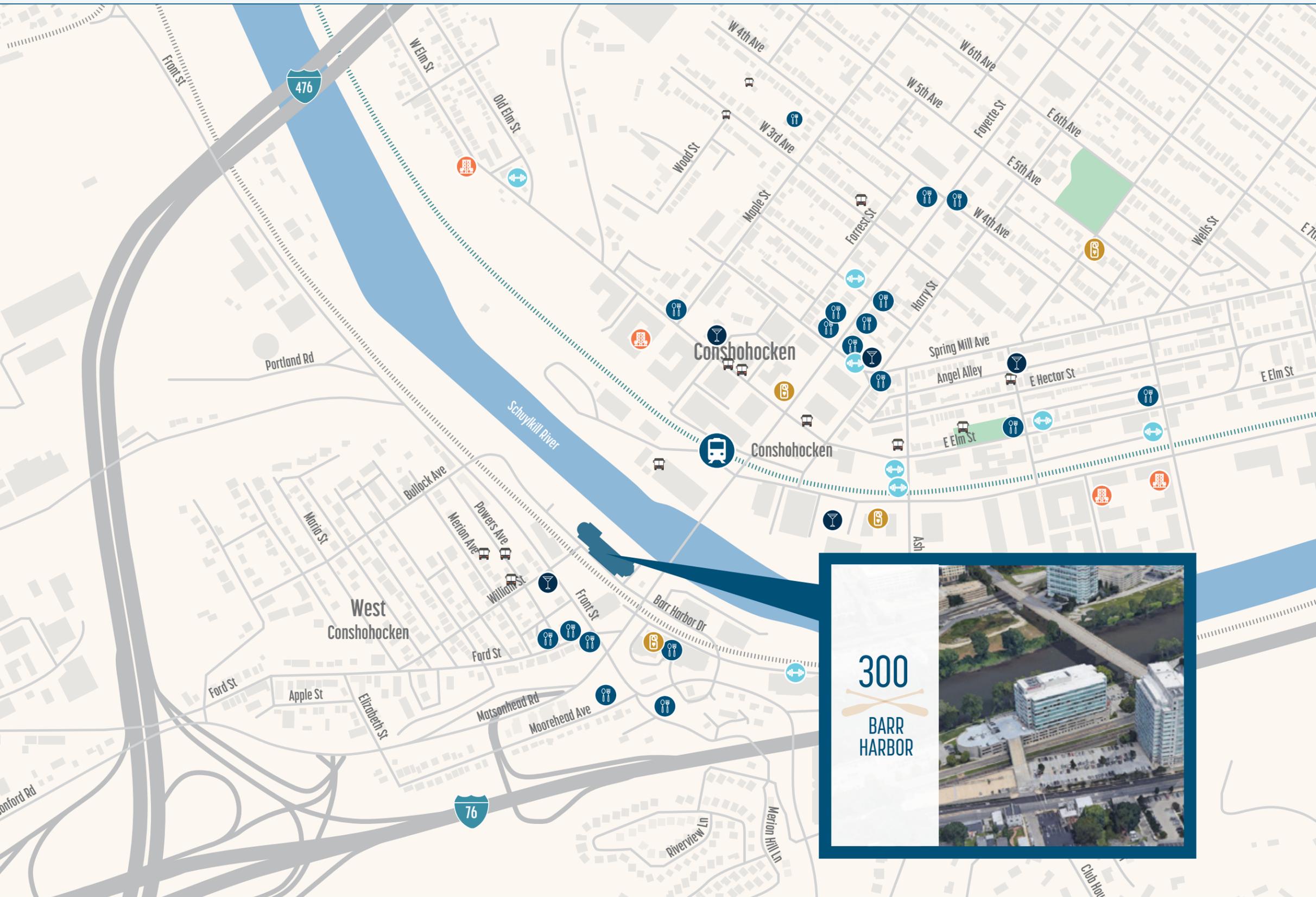
INSTITUTIONALLY
OWNED & MANAGED

PREMIER
ACCESSIBILITY

UNPARALLELED
SCENIC VIEWS

WALKABLE
AMENITIES

CONVENIENT PUBLIC
TRANSPORTATION



-  RESTAURANTS
-  HOTELS
-  FITNESS
-  APARTMENTS
-  BARS



Pure Roots
PROVISIONS

Availability

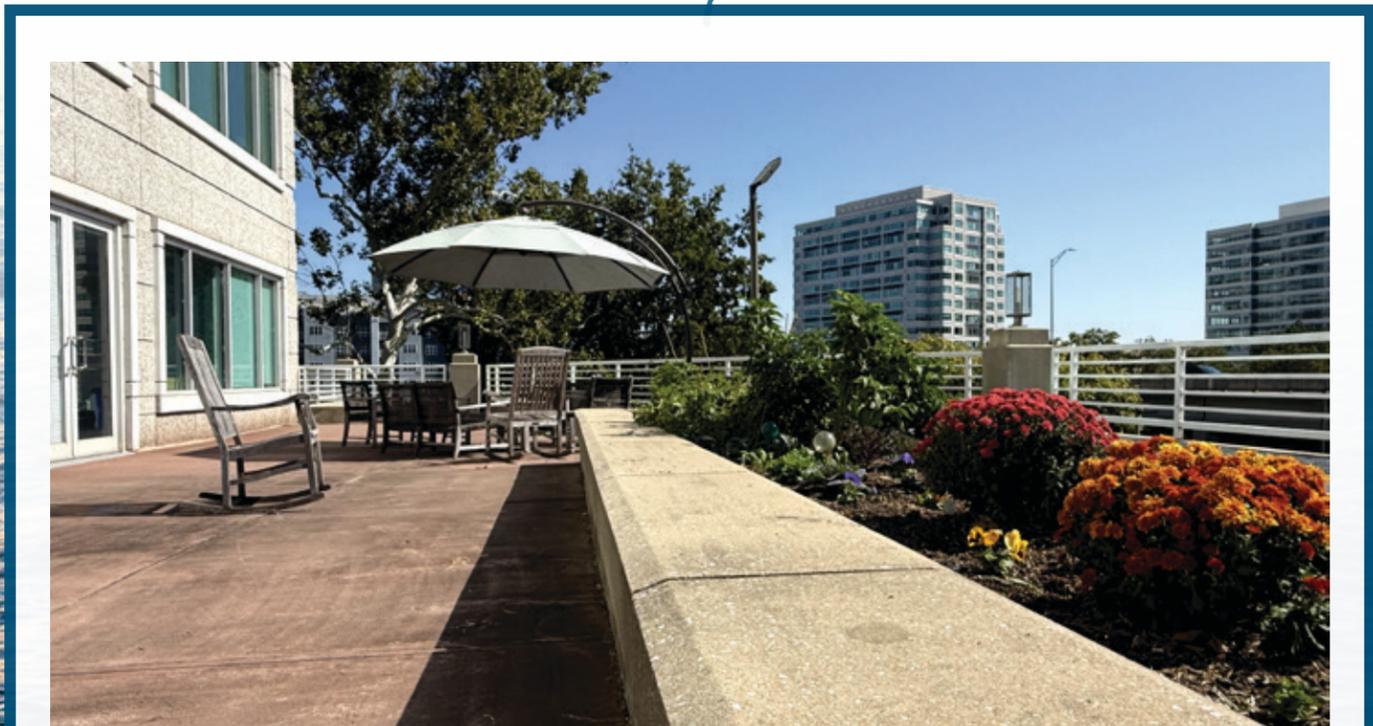
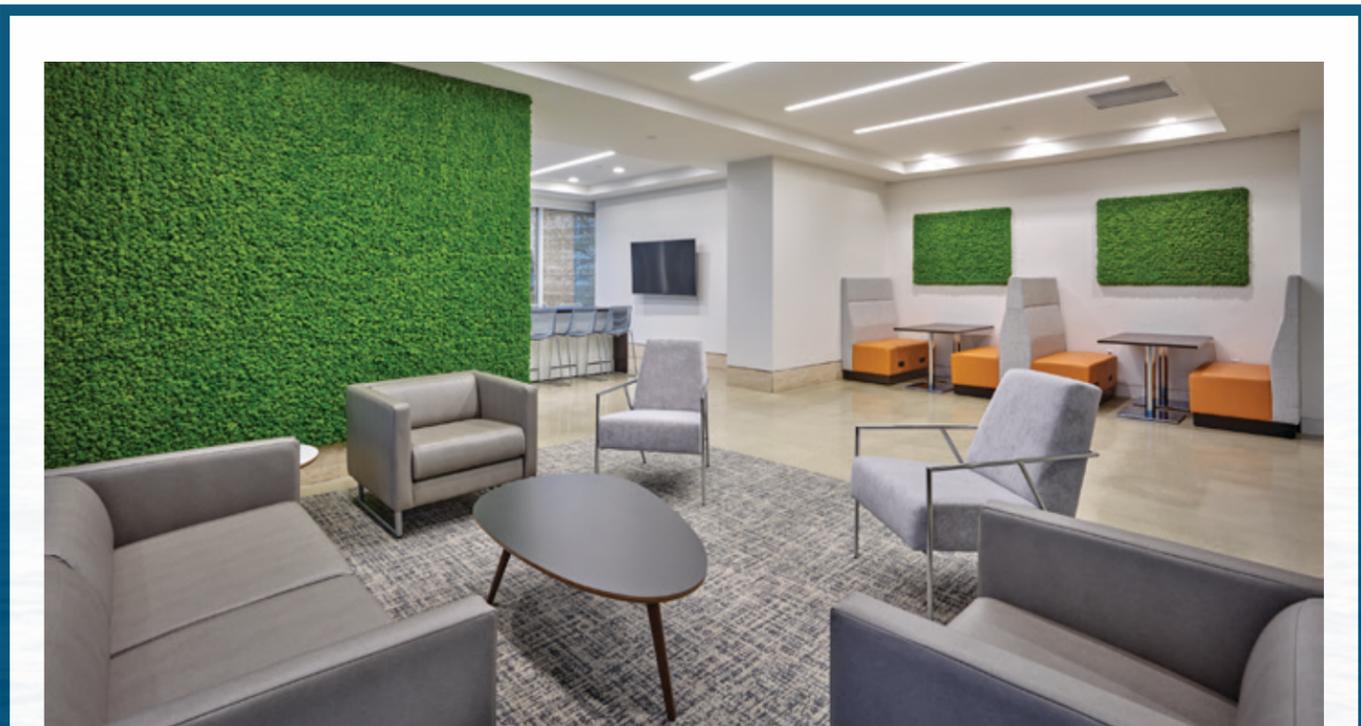
7TH FLOOR



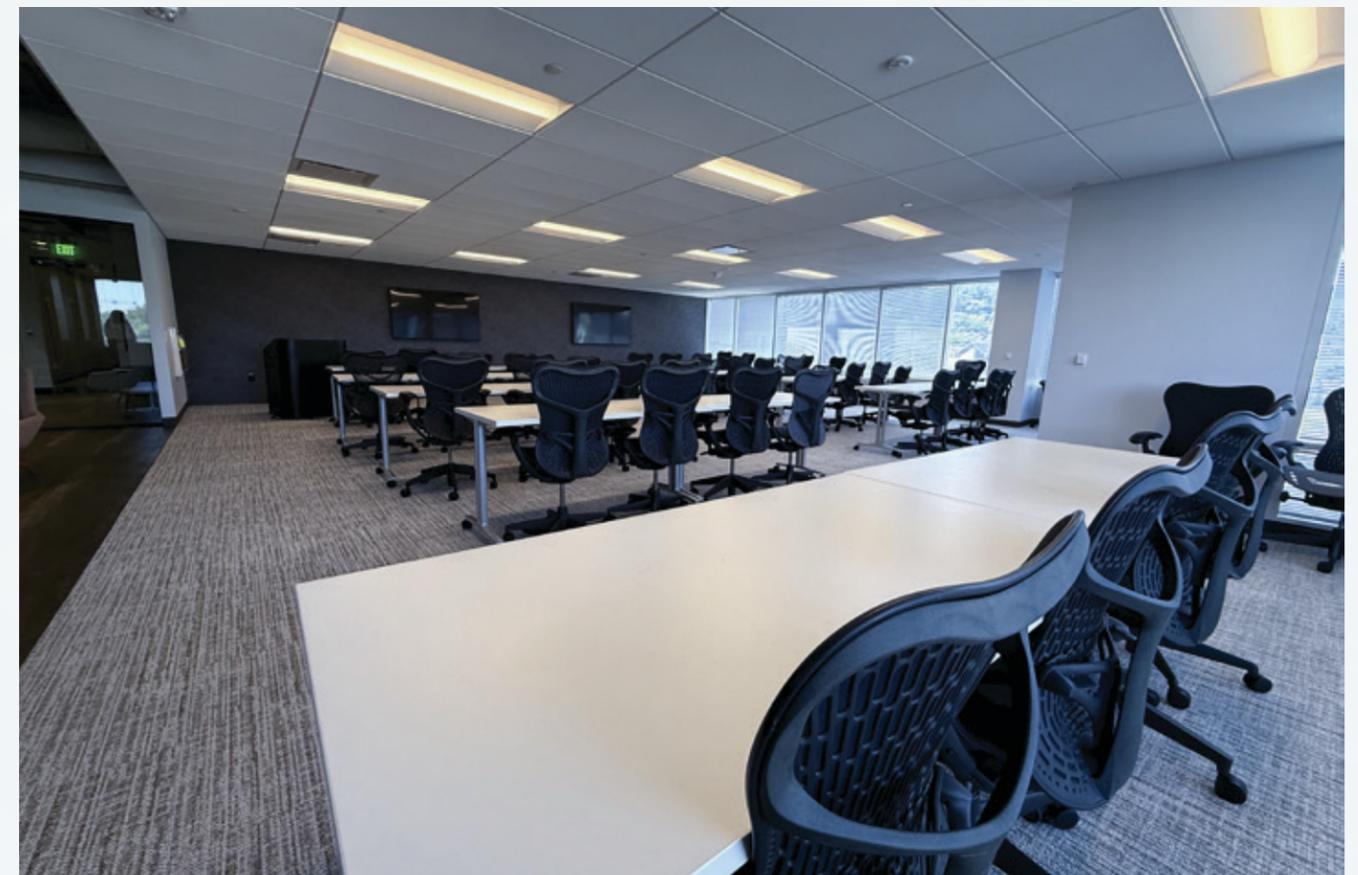
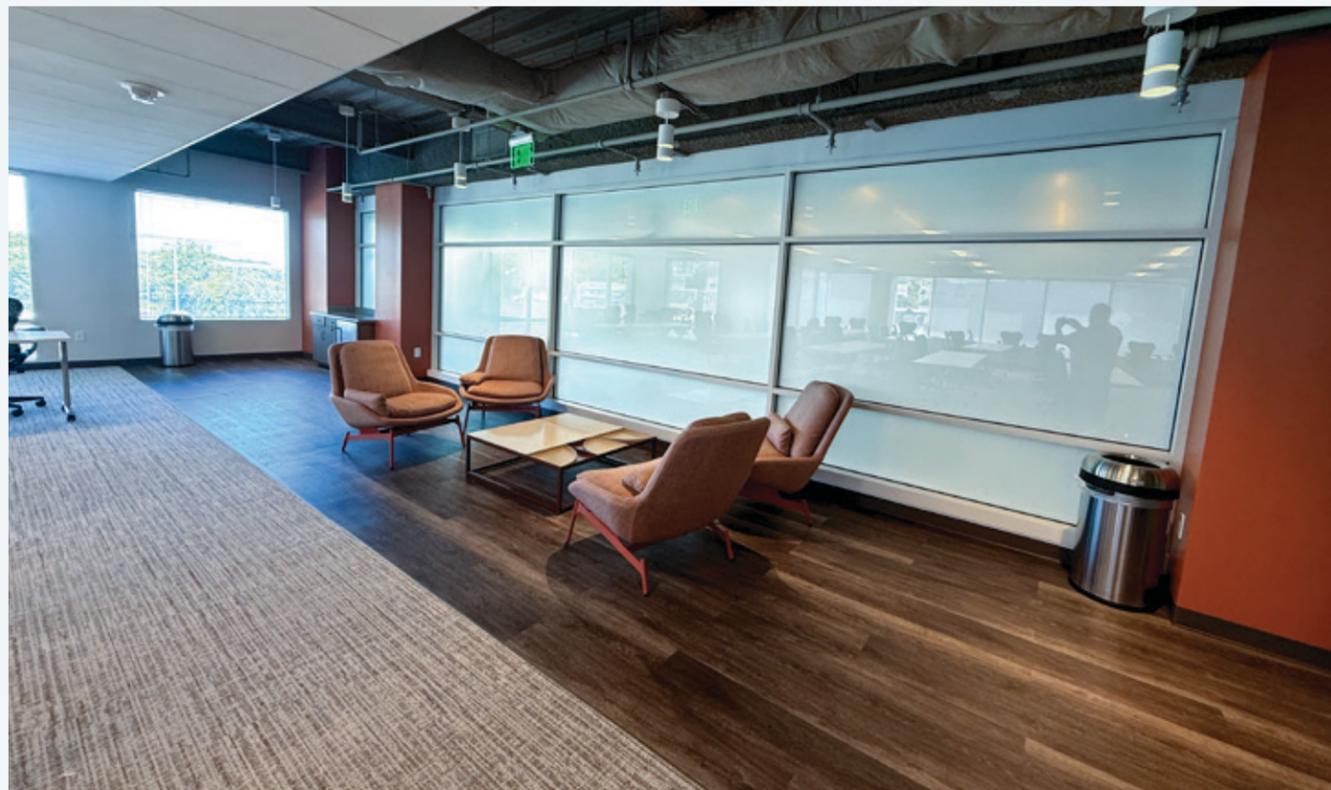
±1,794 SF
Available 9/1/2026

- Located in one of Philadelphia's most sought after submarkets - Conshohocken
- Just a short walk from the Manayunk/Norristown Regional Rail line (Conshohocken Station)
- Located at the intersection of I-76 and I-476, providing access all around the Philadelphia region
- No business gross receipts tax in West Conshohocken Borough
- Walking distance to numerous amenities including dining, hotels, fitness, retail, and more
- Located just across the river from the Schuylkill River Trail and immediately on an additional riverside walking path
- Panoramic views of the Schuylkill River and bucolic setting in proximity to hiking, biking and walking trails

Patio Space



Conference Center







Equus Capital Partners, Ltd. is a private real estate investment fund manager with a 30-year history of managing a high quality investment portfolio through its integrated investment and operating platforms in top tier markets across the United States. Through multiple real estate cycles and unpredictable investment conditions, Equus has consistently focused on a defined strategy of acquiring and developing high quality office, multi-family, industrial, R&D and retail assets in major U.S. growth markets. A diverse team of over 100 real estate professionals located in 6 offices facilitates the establishment of valuable relationships within all disciplines of the real estate industry across the country.



The mission of Affinius Capital is to strengthen the profitability and diversity of the Affinius investment portfolio and those of its investor clients by acquiring, developing, financing and managing quality real estate investments. The portfolio consists of office, industrial/logistics, multifamily, retail and hotel properties. Visit www.affiniuscapi.com for more information.

Affinius Capital has a 25+ year history of successful joint venture partnerships for office development throughout the United States, providing common and preferred equity to partners and sponsors for vertical office projects. Since 2010, Affinius Capital and 22 partners have developed \$5.2 billion of office development projects totaling 12.5 million square feet in 14 states, of which 17 projects were build to suit specifically for tenants.



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