



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
  - Complimentary WiFi
  - New Lobby And Common Area Finishes
  - New Restrooms
  - Upgraded Parking Facilities
- 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

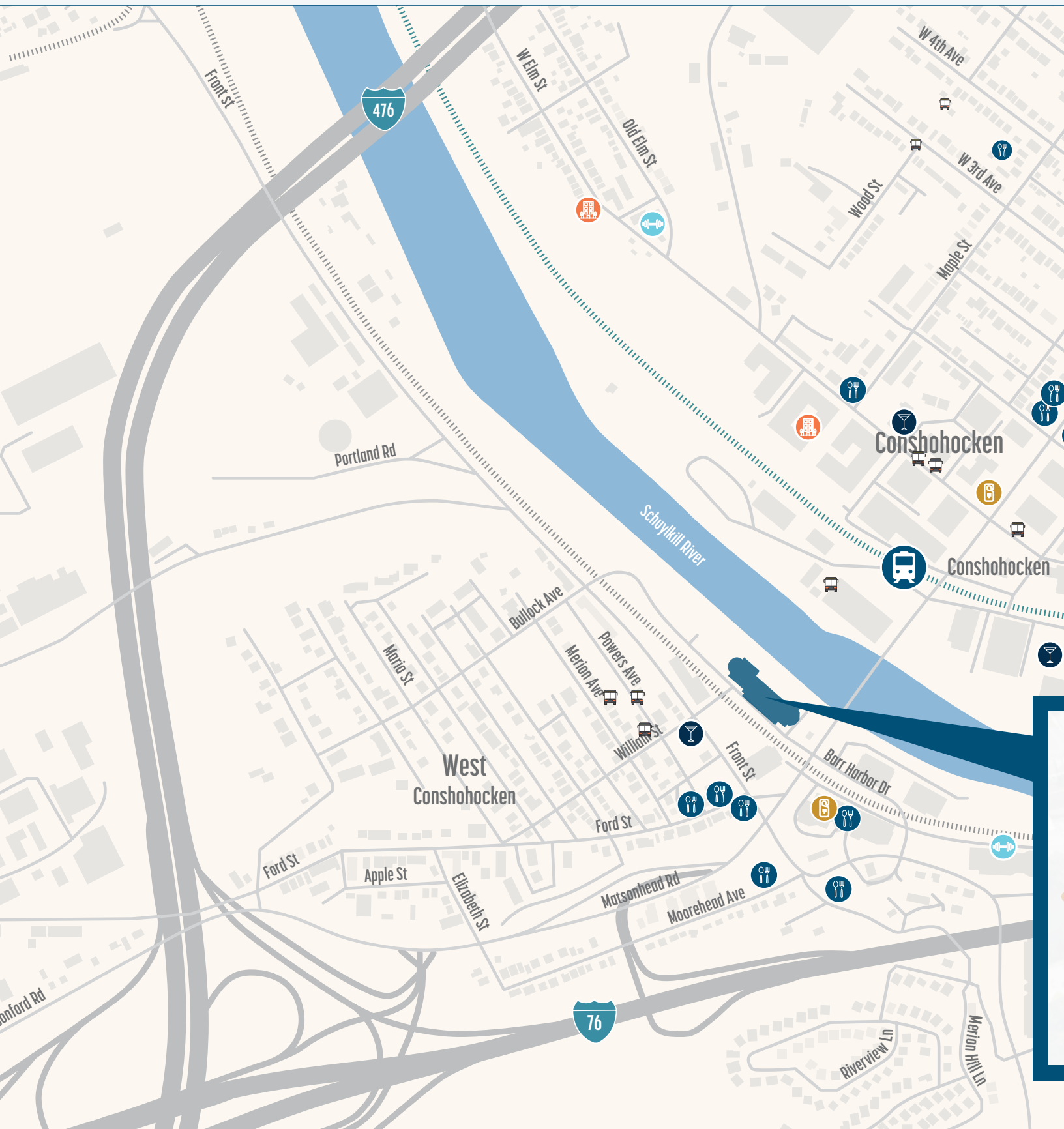
INSTITUTIONALLY  
OWNED & MANAGED

PREMIER  
ACCESSIBILITY

UNPARALLELED  
SCENIC VIEWS

WALKABLE  
AMENITIES

CONVENIENT PUBLIC  
TRANSPORTATION





 RESTAURANTS

 HOTELS

 FITNESS

 APARTMENTS

 BARS



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**Pure  
Roots**  
PROVISIONS™



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



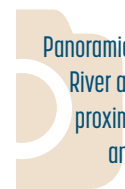
No business gross receipts tax in West Conshohocken Borough



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

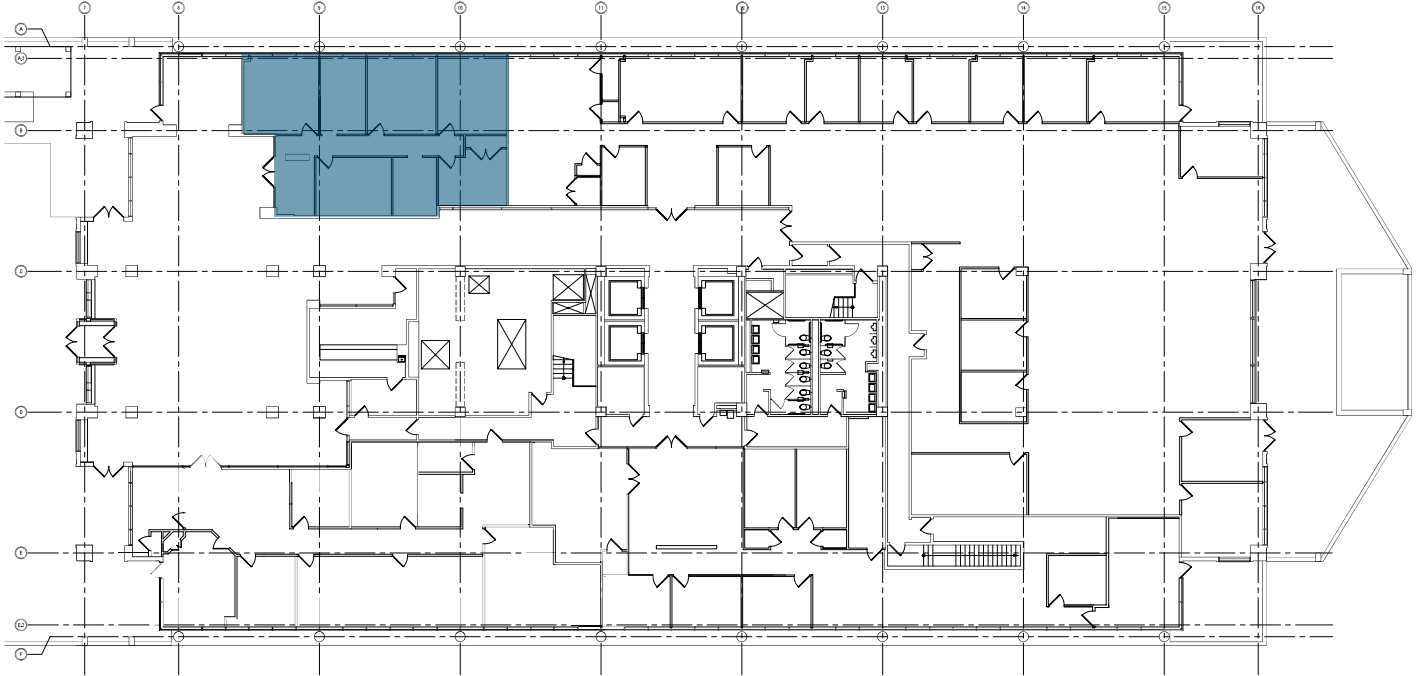


# — Availabilities

**1<sup>ST</sup> FLOOR**

**±2,075 SF**

Available 1/1/2027



**7<sup>TH</sup> FLOOR**

**±1,794 SF**

Available 9/1/2026

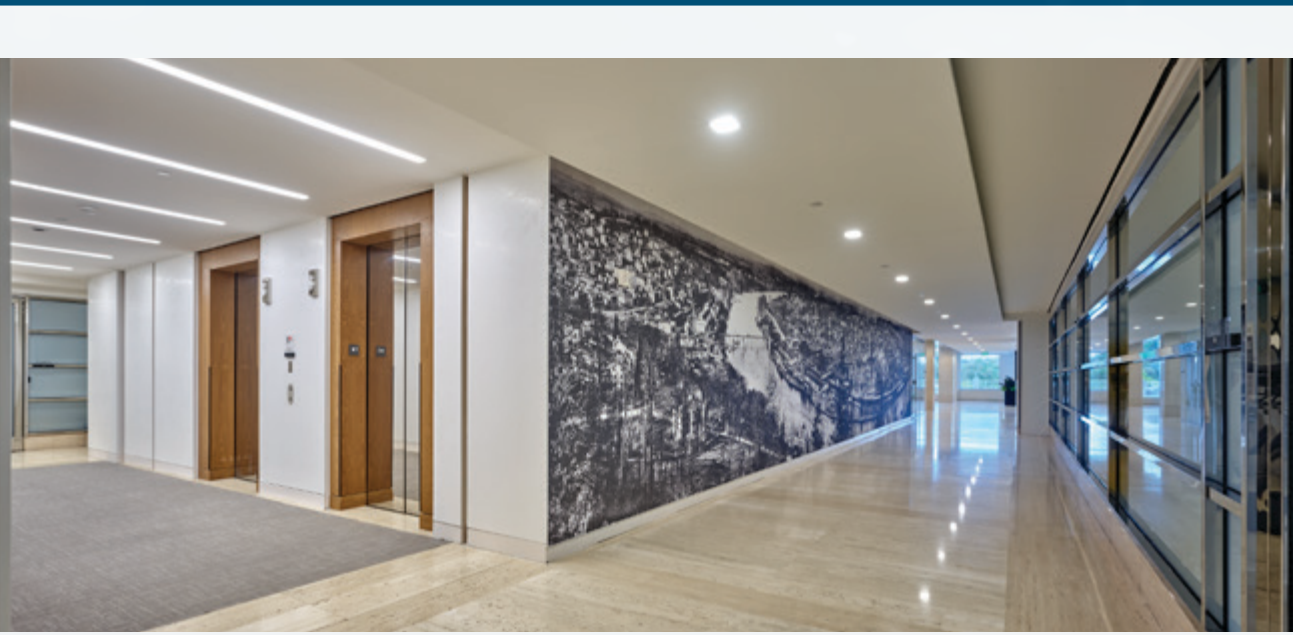


# Conference Center



# *Patio Space*











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.affiniuscapital.com](http://www.affiniuscapital.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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