

## 800 ADAMS AVENUE

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800 Adams Avenue – New Three Story Office Building  
Valley Forge Corporate Center  
Lower Providence Township, Montgomery County, Trooper, Pennsylvania  
Corporate Office - Headquarters Campus

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*Project:* This 66,790 square foot three story headquarters building has been designed and constructed to be compatible with an existing similar adjacent office building and to complete this office campus development. The adjacent site improvements include 352 parking spaces and new landscaping.

*Project Status:* This 66,790 SF new office building is now completed (May 2008) and tenant improvements are in-progress to accommodate the first new tenant.



View of Building Façade Facing Renovated Parking



View of Three Story Building Façade – Typical Exterior Materials / Pre-fabricated Brick-Pre-cast Concrete Panels + Alumn. Windows



View of Main Building Entrance

*Harley-Services:* GDHarley & Associates represented the equity investor – Arsenal Real estate funds providing due diligence services and review of the proposed architectural designs prior to the loan closing; during following

construction phase we provided monthly construction inspections, attendance at monthly construction coordination meetings, review of monthly DRAW Package and project close-out reviews and inspections.



View of Main Building Entrance Lobby



View of Building Entrance Lobby Elevator Finishes



View of Elevator Cab Finishes



View of Public Multi-tenant Corridors



View of Public Toilet Finishes



View of Roof Top Mechanical Equipment (HVAC) Behind Mansard Roof

### *Project Design-Construction-Credits:*

#### Office Headquarters Development – 800 Adams Avenue:

Developer:	O'Neill Properties Group, L.P.
Owner:	800 Adams Avenue Associates, L.P.
Equity Partner:	Arsenal Real Estate Funds
Lender:	CIT Group, Inc.
Contractor:	Merion Construction Management, LLC
Architect:	RHJ Associates, PC
Geotechnical Engineer:	David Blackmore Associates, Inc.
Structural Engineer:	O'Donnell & Naccarato, Inc.
MEP Engineer:	Barry Isett & Associates, Inc.
Civil Engineers:	Momenee & Associates, Inc.
Owner's Materials	David Blackmore & Associates, Inc.
Testing Consultant:	

#### Brief Project Technical Description – 800 Adams Avenue

- Site work improvements include renovated and new parking lots connected by sidewalks to both main building entrances, renovated storm drainage system, supplemental new driveways, new electrical services-site lighting and new landscaping
- Building constructed with concrete foundations and steel frame; wood trusses at roof
- Three story, 66,790 SF
- Mansard wood roof trusses with asphalt shingles, EPDM flat roof behind

