

P · S · D · C

PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION

contact us:

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developers of opportunity



about

PSDC was founded in 1962 by Robert Nicoletti, the President of our company, on the core values of honesty, integrity and service. Today, we thrive as one of the largest family-owned commercial real estate developers in the Philadelphia region. Because of our strong values and unique approach to the industry, PSDC clients see us as more than just real estate professionals.

They see us as developers...of opportunity.

As one of the largest developers of commercial real estate in the Philadelphia region, with more than 100 properties and 2 million square feet in our portfolio, PSDC has over half a century of success serving government and social service agencies, as well as businesses. Our experienced in-house team provides construction, development, and property management, and works with leading architects to deliver custom designs when desired.

honesty, integrity, service in commercial real estate

Our goal is to develop properties that help organizations reach their full potential. PSDC's long tenure in the communities we serve gives us local insights and connections we happily share. Our conservative, debt-averse financial approach gives us stability that's unsurpassed. And our commitment to honesty and integrity in our business relationships and the highest level of service sets us apart from most commercial real estate development firms in the Delaware Valley.

services



services

the best in construction management, design, development and property management

All of our services are tailored to getting you, the client, the space you need, where you need it, when you need it – affordably. If we don't own a building in your desired location, we'll buy and develop one for you. If you need immediate access to space, or have no capital for build-out, you can choose from our stock of ready-to-occupy properties. Should you require custom design, you can depend on our in-house construction team, and the architects we regularly partner with, to deliver on time, on budget, and to your specification.

construction management

Unlike typical developers who need general contractors or construction managers, PSDC has an in-house team of 50 full-time construction management employees. They focus solely on our buildings and your needs, helping to keep down costs and speed up timelines.

custom design

Developing your organization's full potential often requires designing to very particular needs – and we build to suit. Our partner architects, along with our in-house construction managers, will work directly with you, assessing your space requirements and overall objectives to design a fully customized facility. In most cases, PSDC assumes all costs of architectural and engineering design work.

development

Over 50 years of experience have given us unsurpassed expertise in all stages and factors of development. From site selection to zoning, permitting, financing, design and construction, we make a complex process much easier for our clients. Simply put: our clients leverage our capabilities to reduce the cost, time, and stress of developing new facilities.

property management

Our seamless, full-service approach extends to property management. Once you move into your PSDC facility, our in-house team works directly with you to ensure smooth operation and quick response to service needs. There's no third-party property manager to contend with, so there's no break down in accountability and no additional mark-up of costs.



portfolio

affordable, well-maintained commercial properties in the Philadelphia area

We own and manage more than 100 properties in the Delaware Valley. From one-story urban offices to multi-story suburban office towers, from West Philadelphia to Harrisburg, we either have the space you need, or we can buy/build and develop it for you.

regions served

Atlantic City	8 properties
Gloucester County, NJ	5 properties
Harrisburg, PA	9 properties
King of Prussia, PA	1 property
Lansdale, PA	15 properties
Metro Philadelphia	150+ properties
Scranton, PA	4 properties