

P·S·D·C | PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION

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PSDC was founded in 1962 by Robert V. Nicoletti on the core values of honesty, integrity and service. Today, we thrive as one of the largest family-owned and operated commercial real estate development firms 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*.

PSDC has over half a century of success serving government and social service agencies, various nonprofit entities, and businesses. Our experienced in-house teams provide construction, development, and property management, and work with leading architects and engineers to deliver custom designs whenever desired.

Honesty, Integrity, and 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. A combination of our commitment to honesty and integrity in our business relationships, as well as delivering the highest level of service to our clients, sets us apart from most commercial real estate development firms in the Delaware Valley.



EXCELLENCE 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 construction management team focused solely on our buildings and your needs. This allows us to keep costs down 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, engineers, and 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 expenses for architectural and engineering design work.

Development

Over 50 years of experience has given us unsurpassed expertise in all stages and factors of real estate 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 property 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 breakdown in accountability and no additional mark-up of costs.



WE HAVE SEVERAL PROPERTIES AVAILABLE FOR IMMEDIATE OCCUPANCY.

Whether you need finished space that's ready to occupy, or require a complete custom build-out, we can accommodate your organization very quickly in any of the following properties:

REGIONS SERVED

PENNSYLVANIA

Philadelphia

King of Prussia

Lansdale

Willow Grove

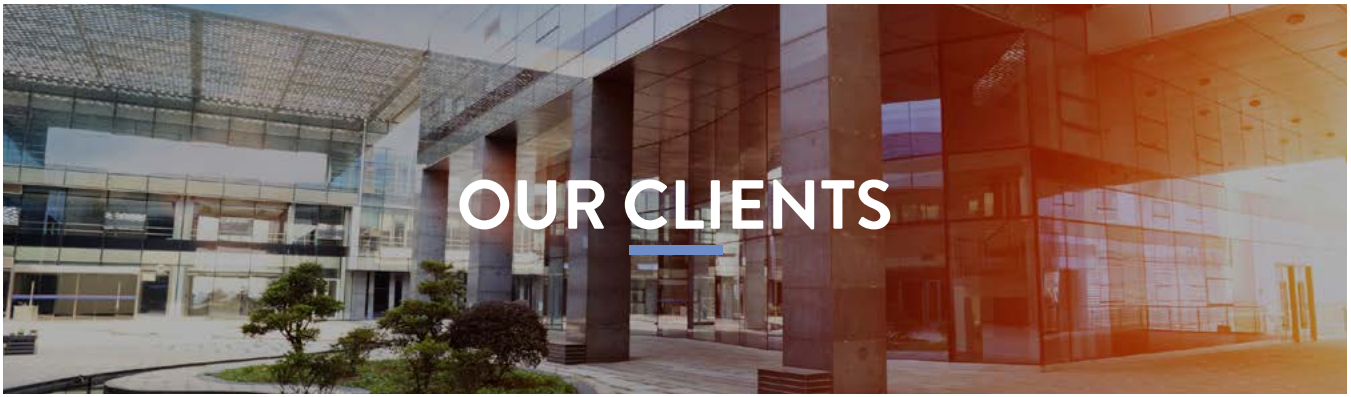
Harrisburg

Scranton

NEW JERSEY

Atlantic City

Gloucester County



OUR CLIENTS

**OUR REPUTATION SPEAKS FOR ITSELF,
THROUGH SATISFIED CLIENTS.**

SOME OF OUR SATISFIED TENANTS:

Behavioral Health Care

- CATCH
- The Consortium
- Eagleville Hospital
- Elwyn Corporation
- Northwestern Human Services
- Pennsylvania Mental Health Association
- Riverside Care, Inc.
- Resources for Human Development (RHD)
- Tabor Children Services

Medical Offices

- Amerihealth of NJ
- AtlantiCare
- Children's Hospital of Philadelphia
- Drexel University College of Medicine
- GPHA
- Health Federation of Philadelphia
- Kid Smiles Dental Office
- Temple University Hospital
- Tenet Hospital

Training

- Arbor Education and Training Corp.
- Jewish Employment Vocational Svc.

Education

- Church of Jesus Christ Latter Day Saints (Morman)
- Covenant House of PA
- Family Support Services
- KIPP
- Philadelphia School District
- Vision Quest
- WIC
- Young Scholars Charter School

Government Agency

- Montgomery County Department of Parole & Probation
- NJ Department of Parole & Probation
- PA Department of Parole & Probation
- PA Department of Labor & Industry
- PA Department of Lottery
- PA Department of Welfare
- Philadelphia Housing Authority
- Philadelphia Prison System