

300 Springhouse Drive
Collegeville, PA

For Lease or Sale
Prime Medical/Office



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LIEBERMAN EARLEY & COMPANY

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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

300 Springhouse Drive
Collegeville, PA

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Disclaimer

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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

PROPERTY OVERVIEW:



This two-story, 20,000 square foot medical office building is ideally situated with high visibility from Route 422 & Route 29. Offering convenience and accessibility, it is surrounded by a vibrant Town Center featuring well-known tenants such as Wegmans and Movie Tavern, making it a prime location for businesses looking to attract steady foot traffic.



IDEAL USES:

- Medical Practices
- Healthcare Services
- Professional Office Spaces (Accounting, Legal, Consulting, etc.)
- Wellness and Therapy Centers
- Technology of Creative Firms

Make your mark at this premium medical and office destination.

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KEY FEATURES

TOTAL SPACE:

9,395 SF of rentable first floor

Total building size: 20,000 SF Gross

HIGHWAY VISABILITY:

Visible from Route 422 providing excellent exposure and easy access

NEARBY AMENITIES:

Part of a bustling Town Center, with anchor tenants like Wegmans and Movie Tavern. Numerous hotels and restaurants are nearby

IDEAL FOR
MEDICAL/OFFICE USE:

Flexible space design suitable for various businesses, including medical offices, healthcare services, professional offices, and more

PARKING:

Ample on-site parking available for staff and visitors.



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Why This Property

EXPOSURE AND ACCESSIBILITY:	The building's prime location off a major highway ensures constant visibility to a large audience.
BUSINESS GROWTH OPPORTUNITY:	Benefit from the established traffic driven by neighboring businesses and popular amenities.
VERSATILE SPACE:	A flexible layout offers businesses the ability to design and configure the space according to their needs.



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LOCATION HIGHLIGHTS

Prime Highway Location

Located off Routes 422 & 29 with exceptional visibility and access

Surrounded by Town Center

Positioned near popular retail stores, dining options, and entertainment, driving traffic to your business

Local Demographics

Strong local community with a growing population, ensuring a steady flow of potential clients and patients

Proximity to Major Landmarks

Close to King of Prussia offering convenience for both local and regional visitors

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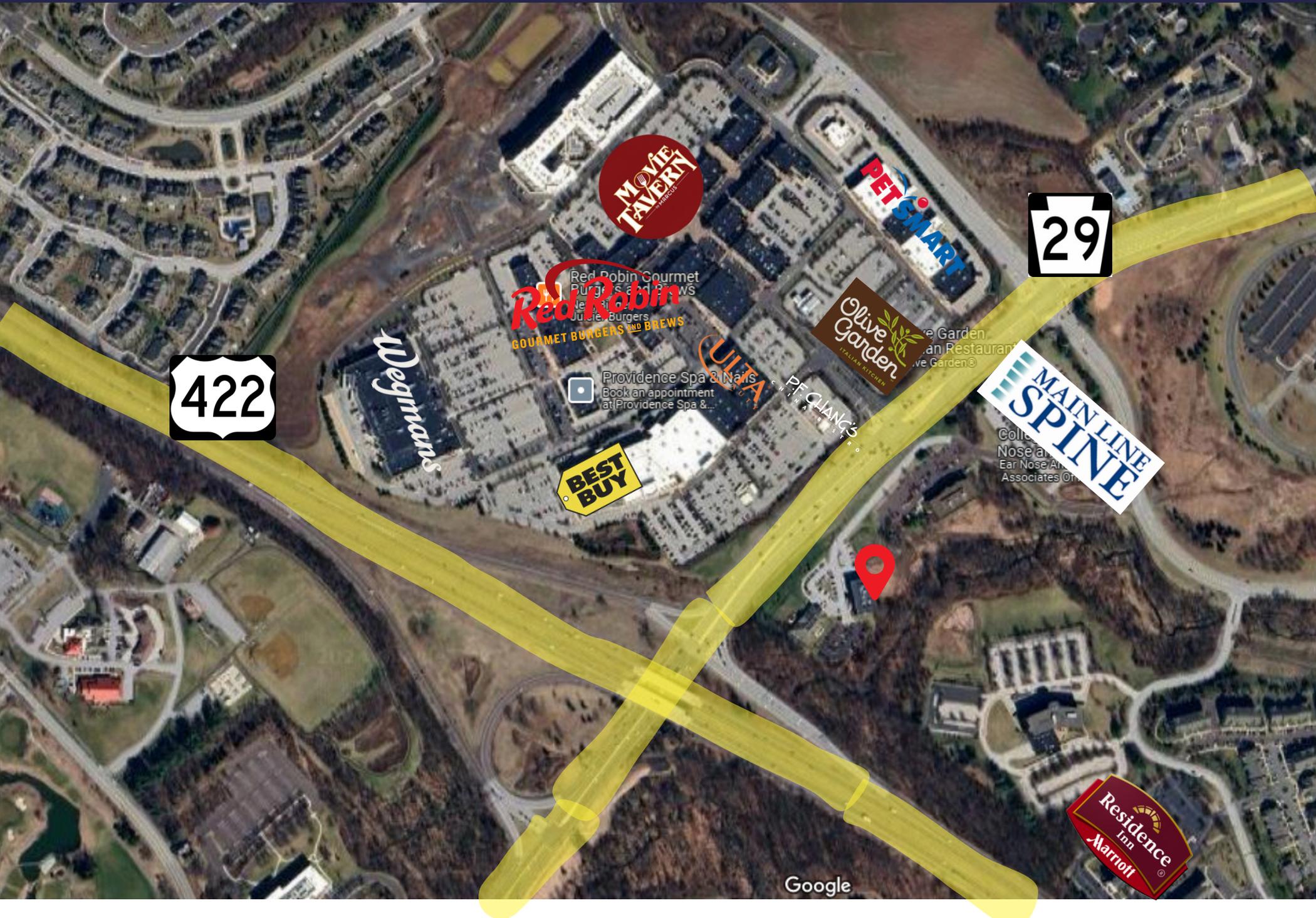
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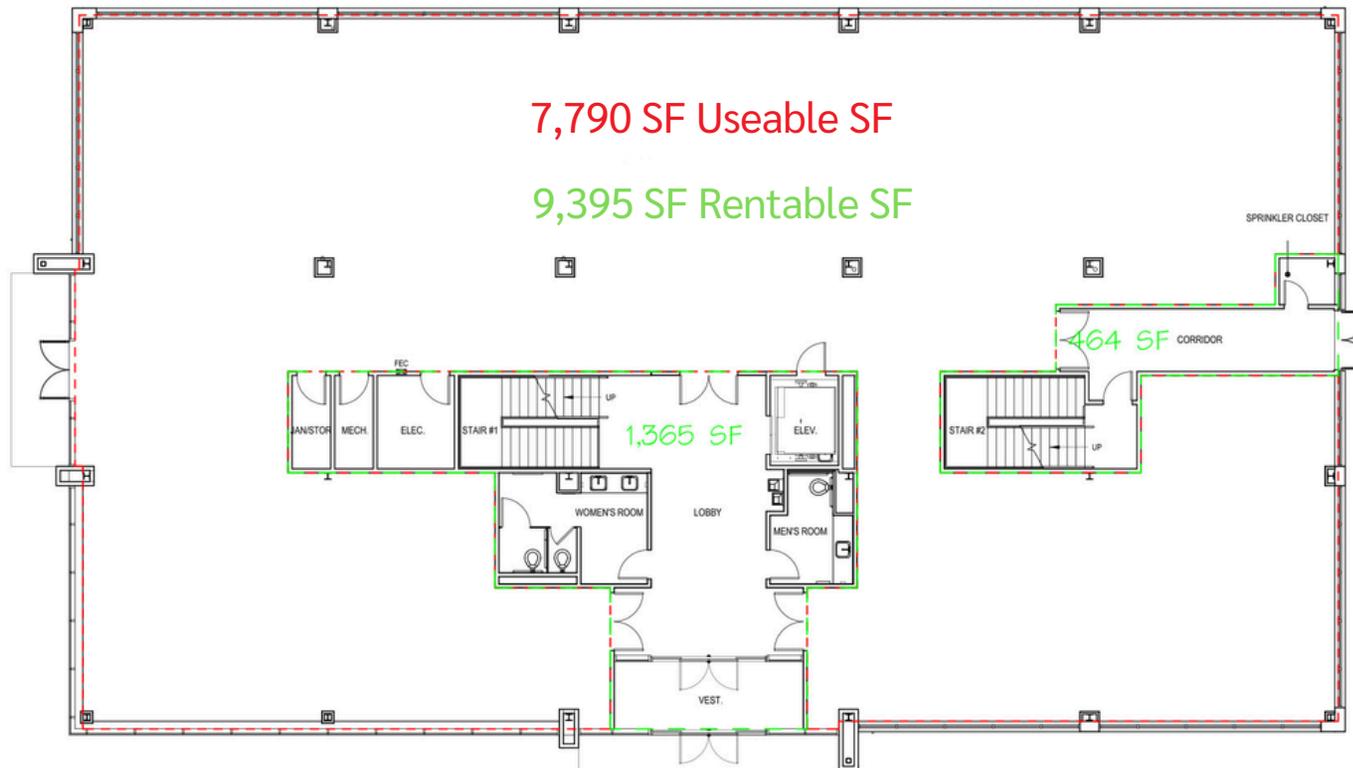
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LOCATION SITE MAP



FLOOR PLANS - FIRST FLOOR



7,790 SF Useable SF

9,395 SF Rentable SF

464 SF CORRIDOR

1,365 SF

1 EXISTING LAYOUT, FIRST FLOOR
SK-1 SCALE: 1/8" = 1'-0"

300 SPRINGHOUSE DRIVE
COLLEGEVILLE, PA 19426



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SK-1
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