

409 Second Ave.
Collegeville, PA

For Lease



JoAnn West

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LIEBERMAN EARLEY & COMPANY

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

409 Second Ave.
Collegeville, PA

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Disclaimer

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW:



This three story modern office building with a professional and welcoming atmosphere and an impressive glass line was built in 1998. The building in total is 14,100 SF of medical/office space located in the center of Collegeville, PA. Currently, one space is available within the property with 2,225 SF. Plenty of amenities including pharmacy, restaurant, and retail nearby, the location is also less than 10 minutes away from US 422.



IDEAL USES:

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



Lease Price:

\$23/SF + Utilities

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KEY FEATURES

TOTAL SPACE:	2,225 SF Space on First Floor Available
INTERNET ACCESS:	Served by Verizon Fios and Comcast
PARKING:	Excellent 4 spaces/1,000 SF plus extra parking in Market Place Shopping Center next door.
HVAC:	Individual HVAC Units with Thermostat for each suite
JANITORIAL:	5 day/week in suite Janitorial Service
ADDITIONAL FEATURES:	<ul style="list-style-type: none">• Elevator• Sprinklered• Access Management System for afterhours entry• 2 Exterior Tenant Directories• Dunkin drive-thru located in parking lot

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Why This Property

LOCAL OWNERSHIP:	This building is locally owned and kept clean by 5 day/week Janitorial Service
TENANT ALLOWANCE:	Tenant Improvements Allowance is available for spaces
NEARBY AMENTIES:	With pharmacy, restaurants, and retail nearby, the building is also minutes away from the Providence Town Center and US Route 422.



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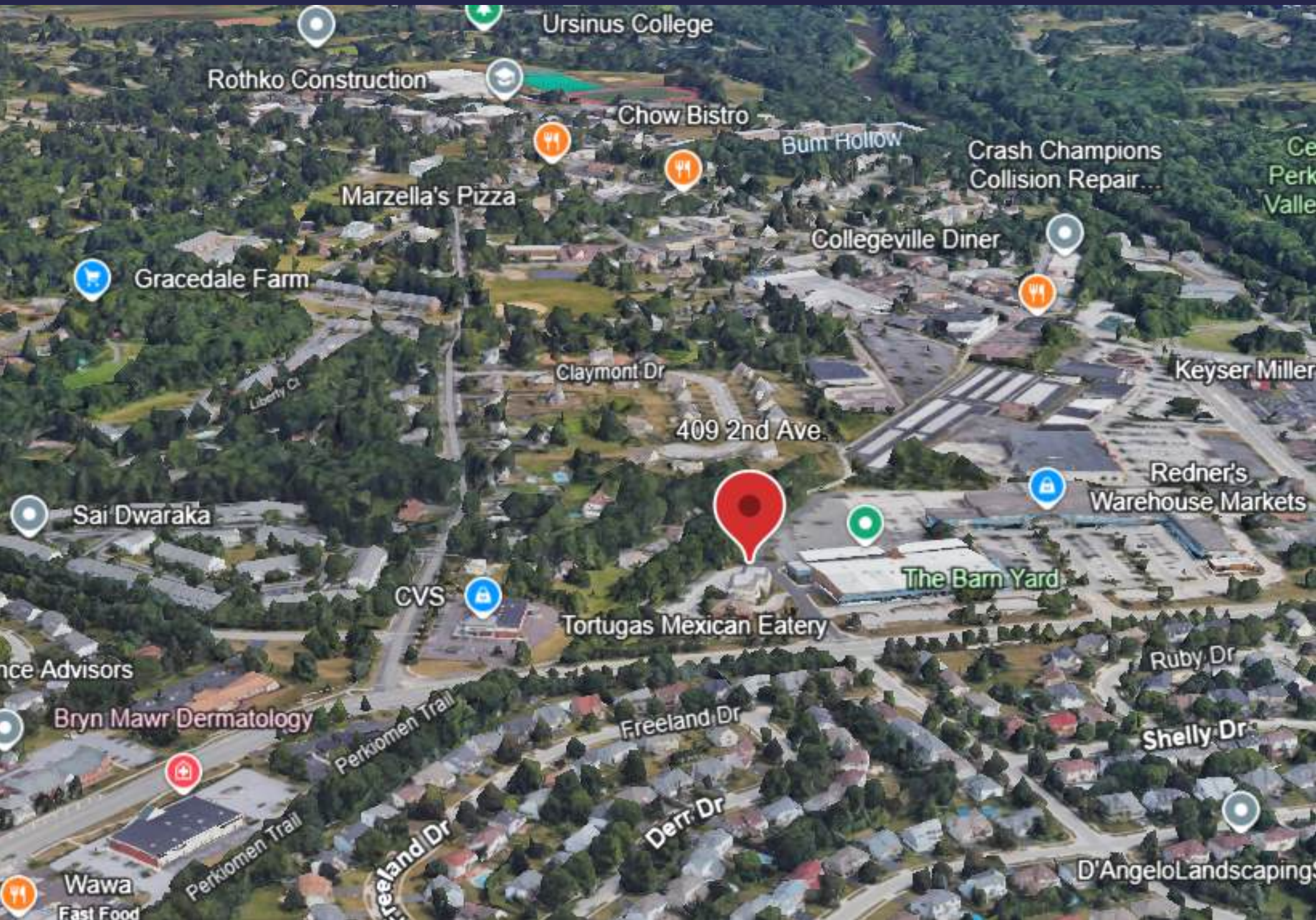
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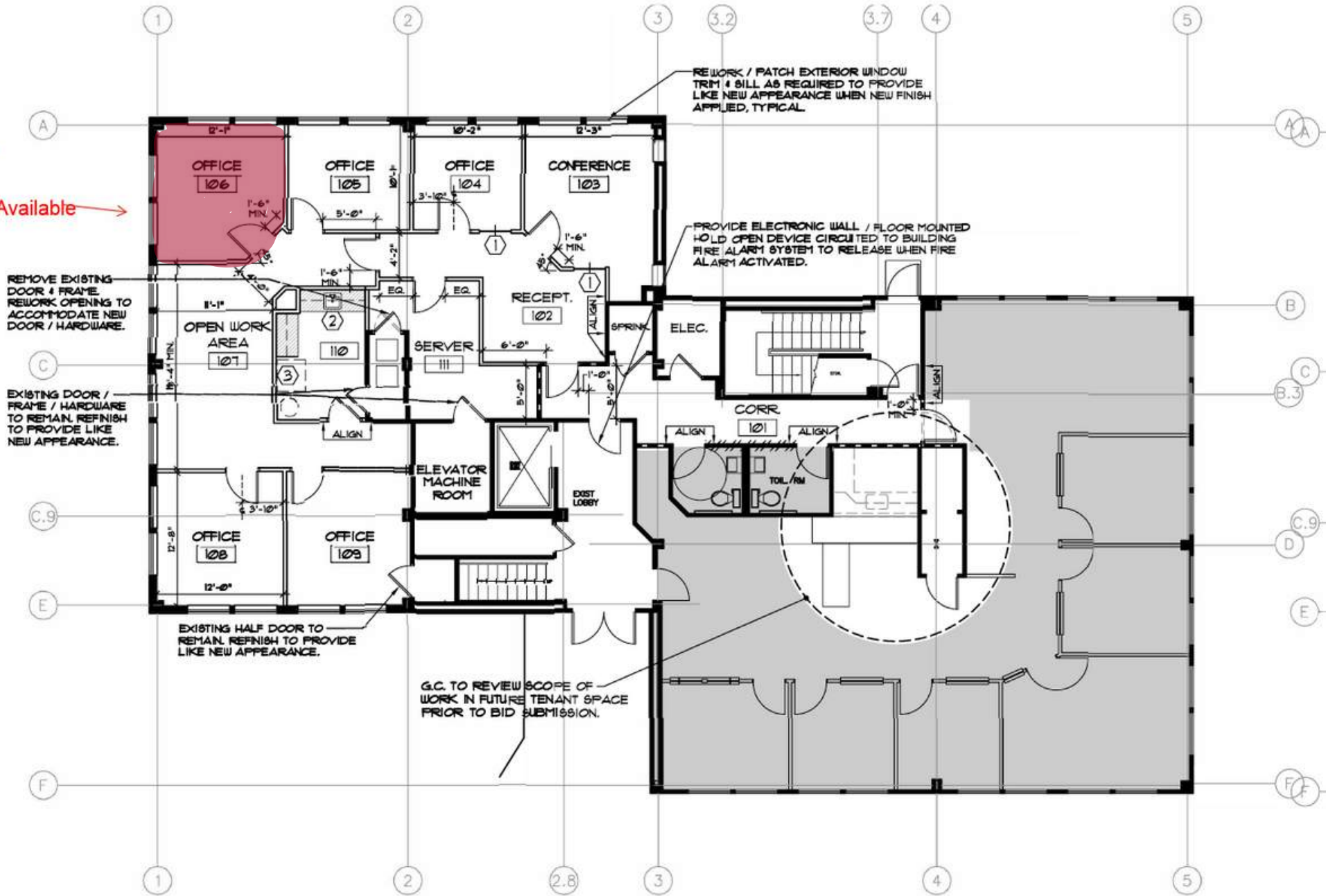
LOCATION SITE MAP



SPACE PLAN

1st Floor

2,225 SF Available



INTERIOR PHOTOS



INTERIOR PHOTOS



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