

Property Summary

133 Level Rd, Collegeville, PA 19426

FOR LEASE

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Professional lower-level space in a renovated office building at Providence Pond, featuring exceptional natural light and pond views (rare for below-grade space). The lower level is divisible and currently offered as two options: Suite A (±930 RSF finished office) and Suite B (±1,645 RSF climate-controlled flex/storage). Rear grade-level access supports convenient loading/unloading and ADA-friendly entry by car; shared surface parking is available in the front lot. Entire lower level may be available for a single tenant; inquire for details.

PROPERTY HIGHLIGHTS

- Divisible lower-level space: Suite A ±930 RSF office and Suite B ±1,645 RSF flex/storage
- Exceptional natural light + pond views (rare for below-grade space)
- Rear grade-level access with exterior doors for loading/unloading
- Climate-controlled environment
- Concrete floor (ideal for storage/flex)
- Professional office building setting with shared surface parking
- CAM includes utilities; allocated by RSF with annual reconciliation Entire lower level may be available for a single tenant (inquire)



OFFERING SUMMARY

Lease Rate:	\$8.50 - 15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	930 - 1,645 SF
Lot Size:	0.07 Acres
Building Size:	6,151 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
Total Population	5,266	46,398	116,291
Average HH Income	\$199,474	\$183,808	\$169,800

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Lease Spaces

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FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	930 - 1,645 SF	Lease Rate:	\$8.50 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Basement A	Available	930 SF	NNN	\$15.00 SF/yr	<p>Bright, professional lower-level office suite in the renovated former Montgomery County courthouse setting at Providence Pond. Suite A offers a functional layout with reception/entry, a large open office/meeting area with exceptional natural light and pond views, an additional enclosed room ideal for a second office/staff room or secure files, and a private restroom.</p> <p>Highlights:</p> <ul style="list-style-type: none"> ~±930 RSF finished office suite (Suite A) ~Exceptional natural light + pond views (rare for lower-level space) ~Reception/waiting area + open office/meeting room ~Additional enclosed room (staff office / file / storage) ~Private restroom ~Climate-controlled (gas forced air heat + central A/C) ~Rear grade-level (no-step) access available for ADA-friendly entry by car; additional access from building common areas ~Shared parking in front lot; rear access route is around the building <p>Lease Terms:</p> <ul style="list-style-type: none"> ~\$15.00 PSF NNN (base rent) ~Estimated CAM: ~\$4.75 PSF (billed monthly with annual reconciliation)

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Basement B	Available	1,645 SF	NNN	\$8.50 SF/yr	<p>Unfinished, climate-controlled flex/storage suite located in the lower level of a renovated professional office building at Providence Pond. Suite B features a concrete floor, wide double-door access, and grade-level loading from the rear, making it well-suited for a variety of storage and light flex uses.</p> <p>Highlights:</p> <ul style="list-style-type: none"> ~±1,645 RSF flex / storage suite (Suite B) ~Climate-controlled environment ~Concrete flooring (ideal for storage) ~Double-door grade-level access at rear for loading ~Building power and utilities included via CAM and allocated by rentable square footage ~Professional office building setting with shared parking ~Quiet, low-impact uses preferred <p>Ideal Uses:</p> <ul style="list-style-type: none"> ~Dry storage ~File or records storage ~Equipment or supply storage ~Light flex uses compatible with a professional office environment

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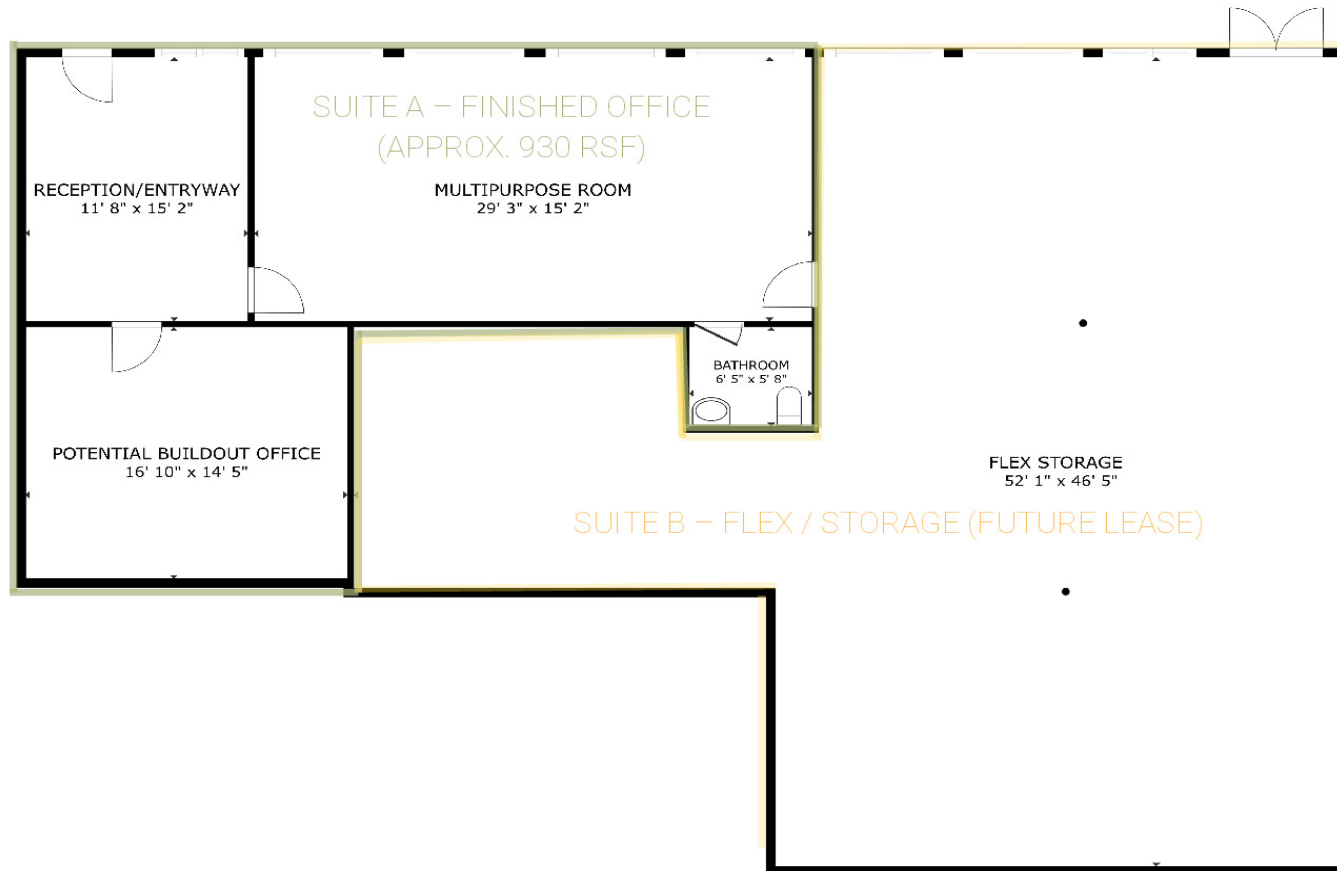


Plans

133 Level Rd, Collegeville, PA 19426

FOR LEASE

(Not to Scale)



FLOOR PLAN

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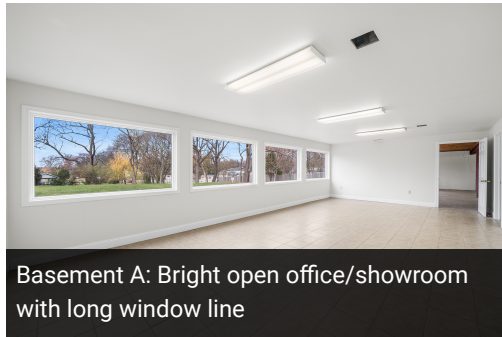
Additional Photos

133 Level Rd, Collegeville, PA 19426

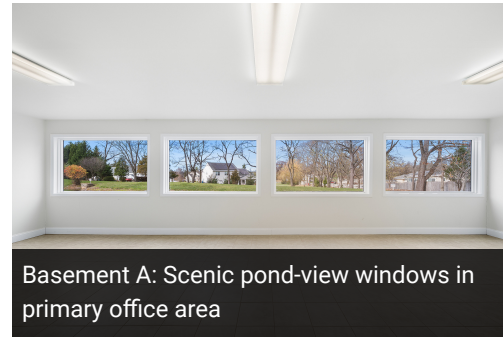
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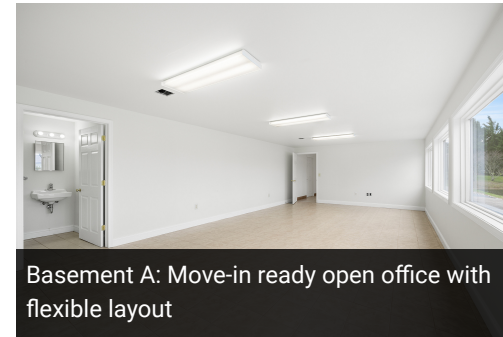
Basement A: Pond-view window wall with exceptional natural light



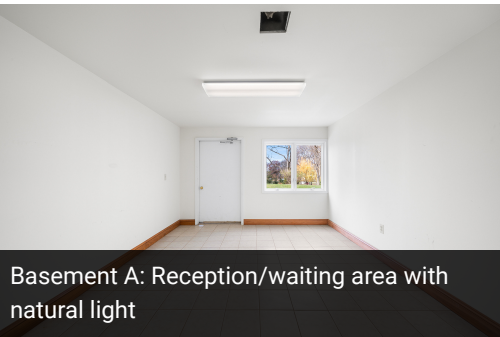
Basement A: Bright open office/showroom with long window line



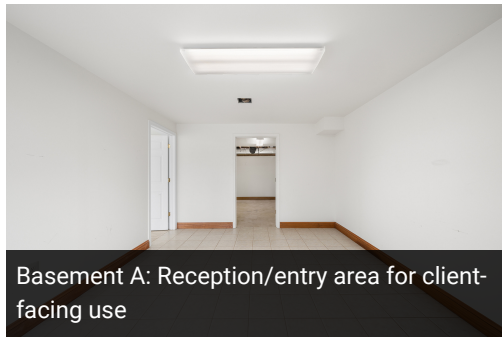
Basement A: Scenic pond-view windows in primary office area



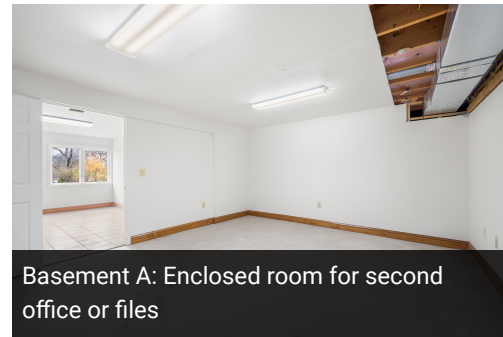
Basement A: Move-in ready open office with flexible layout



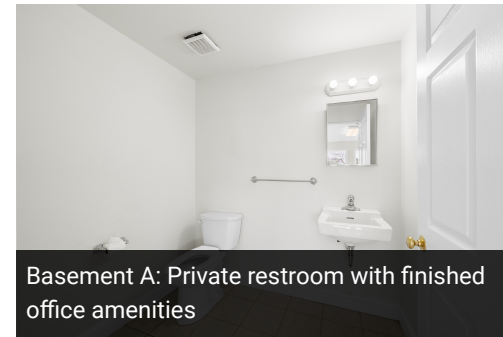
Basement A: Reception/waiting area with natural light



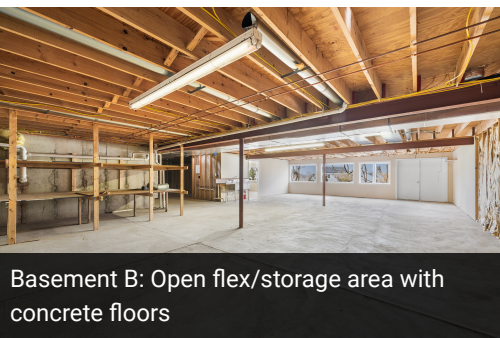
Basement A: Reception/entry area for client-facing use



Basement A: Enclosed room for second office or files



Basement A: Private restroom with finished office amenities



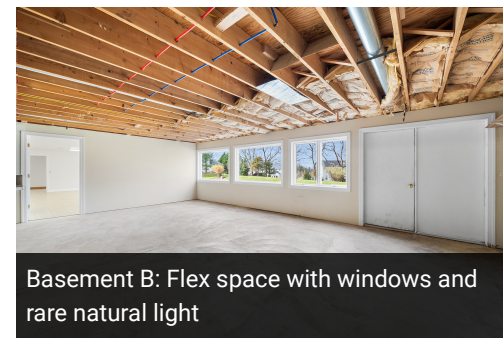
Basement B: Open flex/storage area with concrete floors



Basement B: Large climate-controlled storage area



Basement B: Utility/flex area suitable for light storage use



Basement B: Flex space with windows and rare natural light

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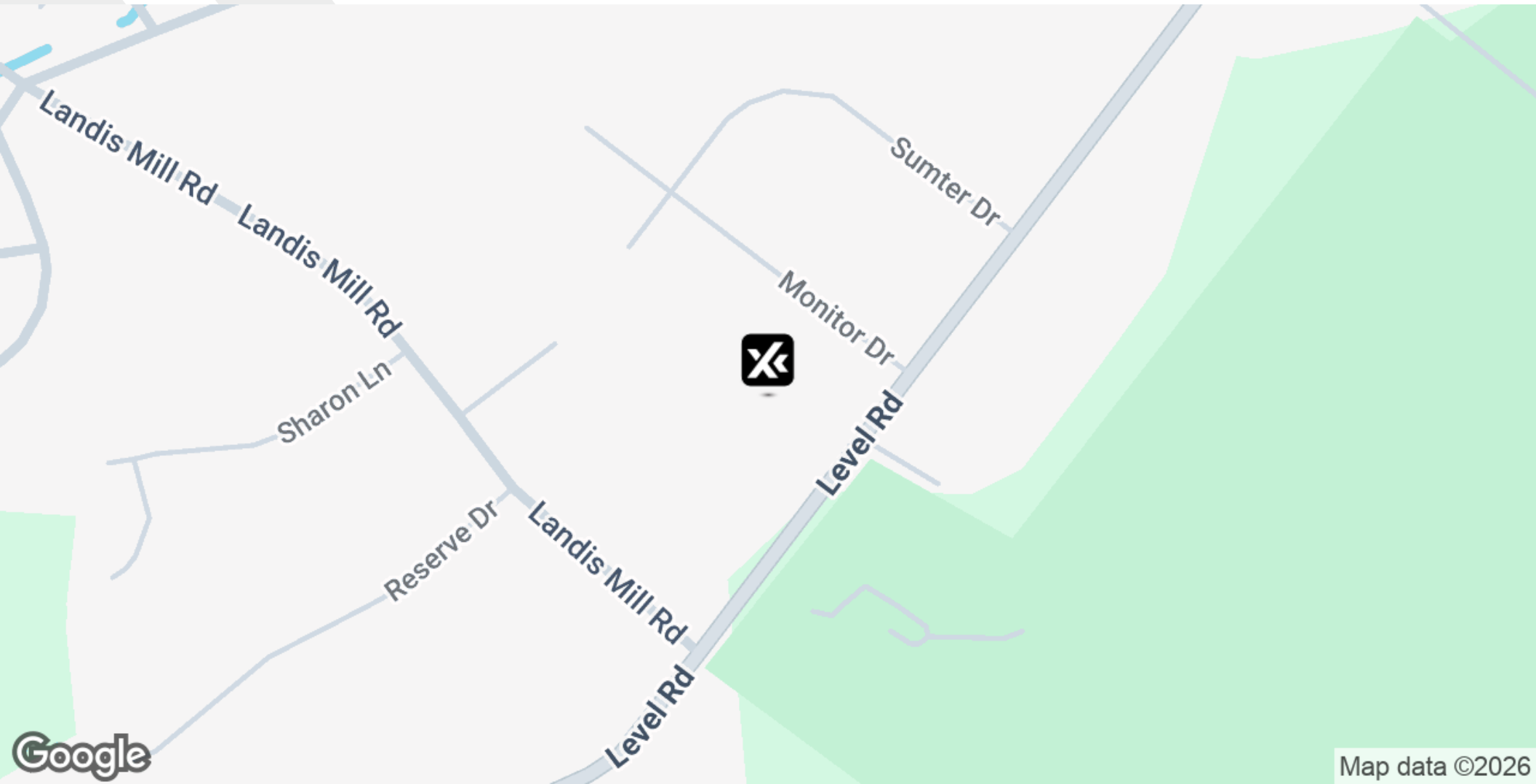
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Location Map

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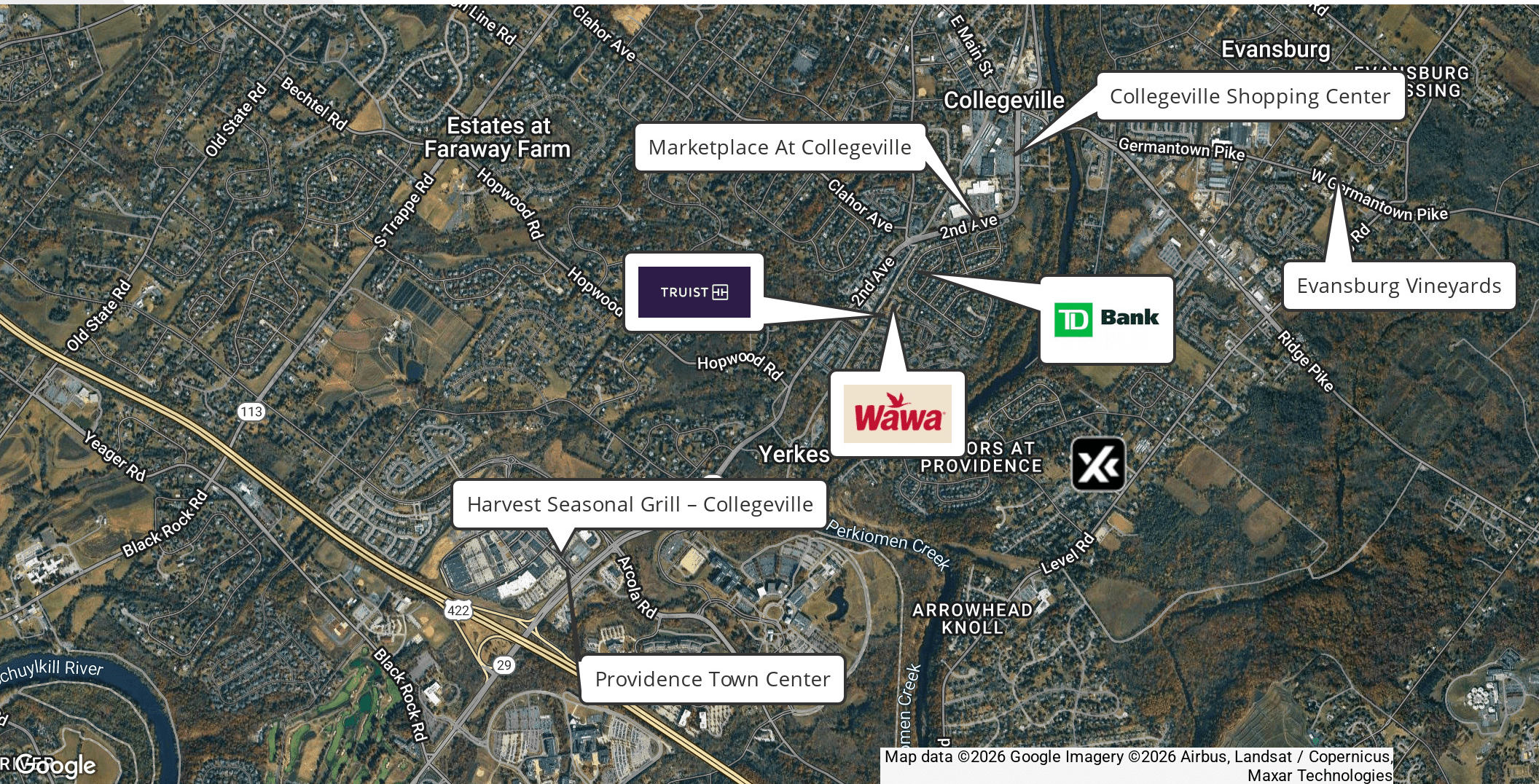


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Retailer Map

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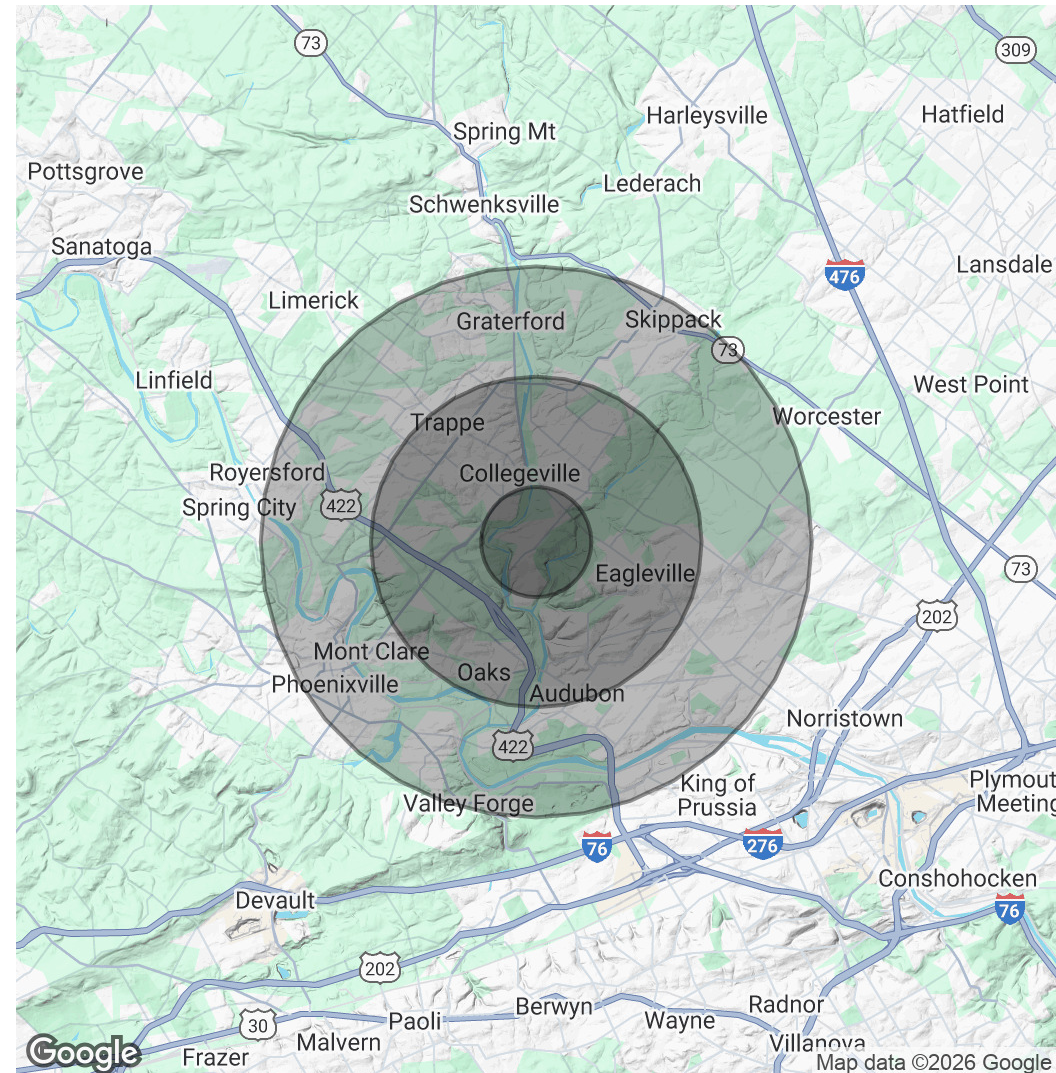
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,266	46,398	116,291
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$199,474	\$183,808	\$169,800
Average House Value	\$512,967	\$508,252	\$471,710

Demographics data derived from AlphaMap



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Meet the Team

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