

FOR LEASE

10,000± SF OFFICE SPACE



**707 N. Valley Forge Road
Lansdale Borough, Montgomery County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Total Available Space: 10,000± SF (divisible to 2,500± SF)
*Four (4) Private Offices, Large Open work Area,
 Large Conference Room, Kitchenette, Two (2) Restrooms*

Location: 2nd Floor
 HVAC: Heat pump
 Parking: On-site
 Water: Public
 Sewer: Public
 Gas: Public
 Municipality: Lansdale Borough
 Zoning: I - Industrial
 Lease Price: \$8/SF \$12/SF, plus utilities and interior cleaning

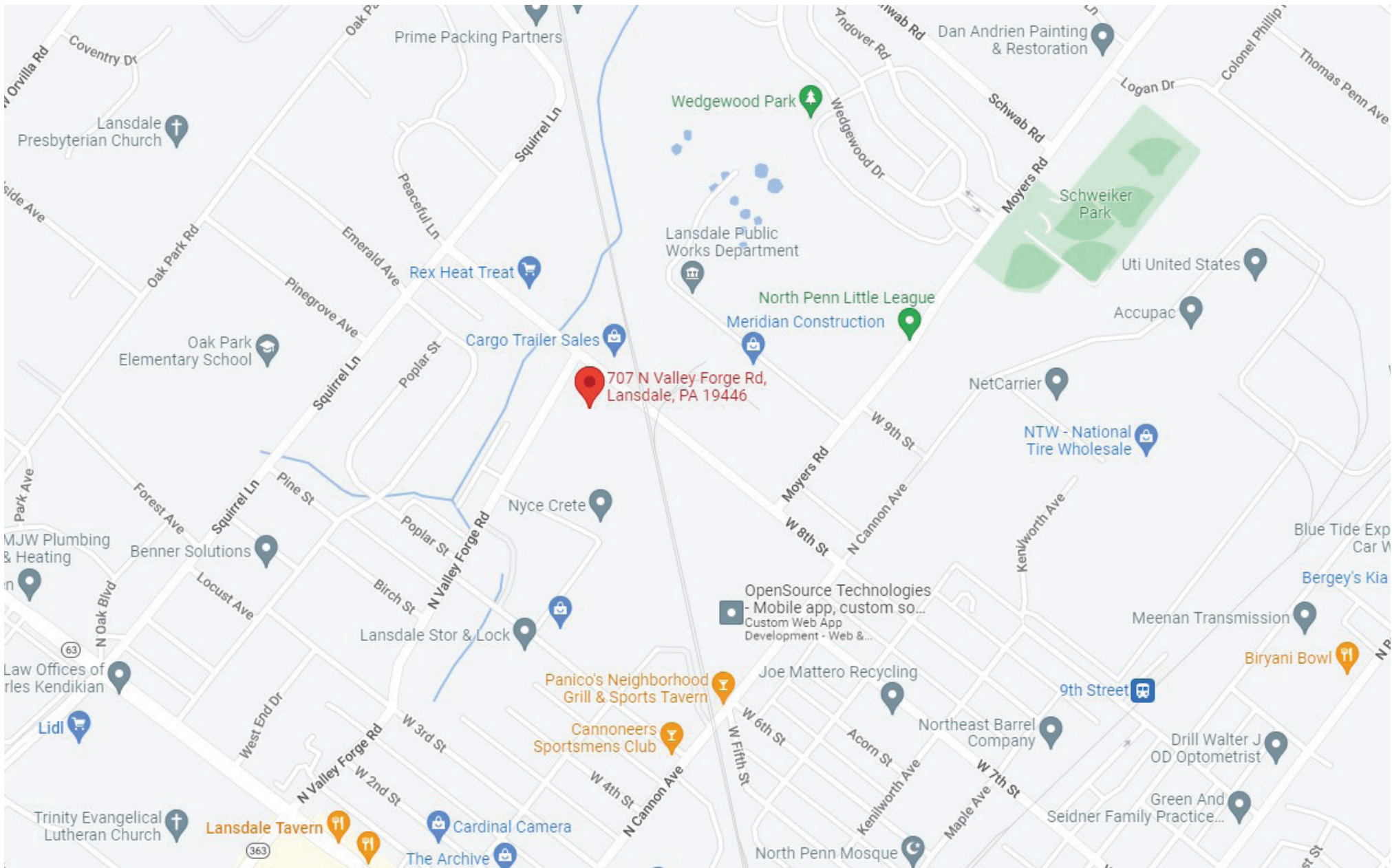


PROPERTY HIGHLIGHTS

- **Open Concept Floor Plan**
 - **Plenty of Parking**
- **Close Proximity to Lansdale Town Center**
- **Walking Distance to Public Transportation**
 - **Short Drive to I-476 and Route 309**







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