

15,837 SF Freestanding Medical-Office Building

AVAILABLE FOR LEASE

342 W Germantown Pike, East Norriton, PA



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931



PROPERTY INFORMATION

PROPERTY DETAILS

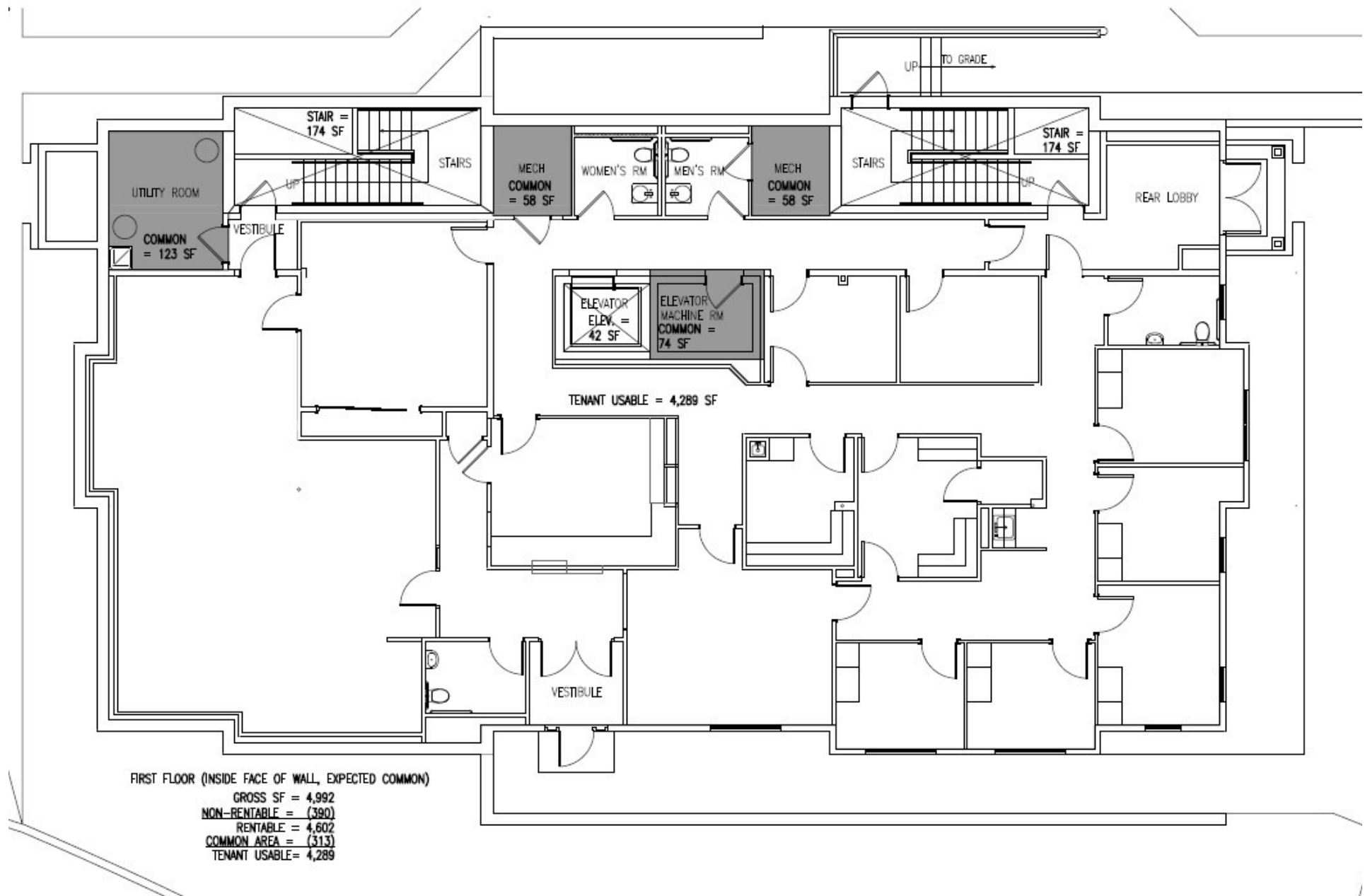
03

- ✓ 15,837 SF Freestanding Medical-Office Building Available For Lease
- ✓ Traffic Count of 25,744 Vehicles Per Day on busy Germantown Pike
- ✓ Elevator Served - ADA Accessible - Fully Sprinklered
- ✓ 50 Parking Spaces - 3.16/1000 SF Ratio
- ✓ Can be demised 966 SF to 15,837 SF
- ✓ New Ownership with Tenant Improvement Allowance
- ✓ Building Signage Available
- ✓ Located 0.7 miles to Jefferson Einstein Montgomery Hospital and directly across the street from local medical-office buildings



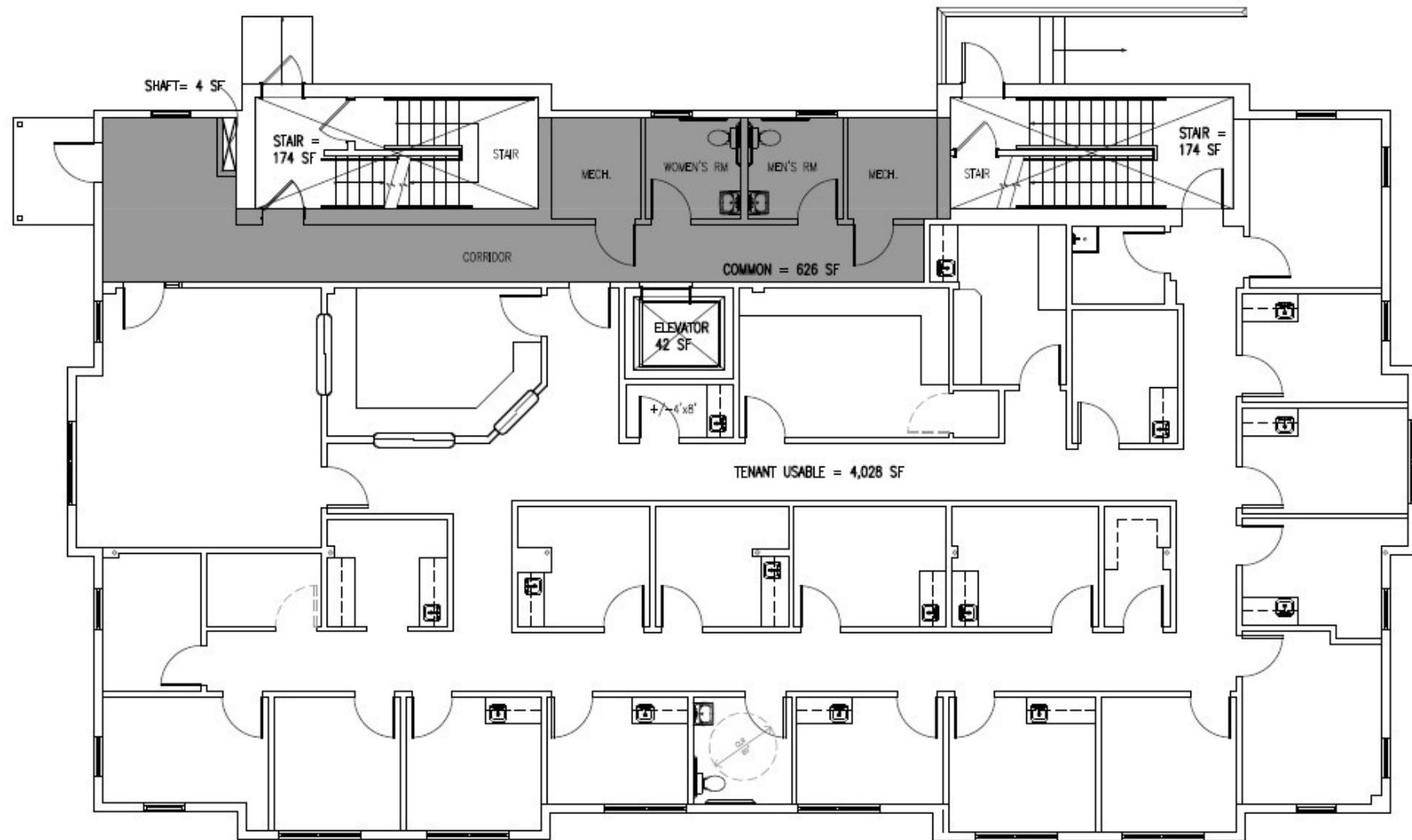
FIRST FLOOR PLAN

04



SECOND FLOOR PLAN

05

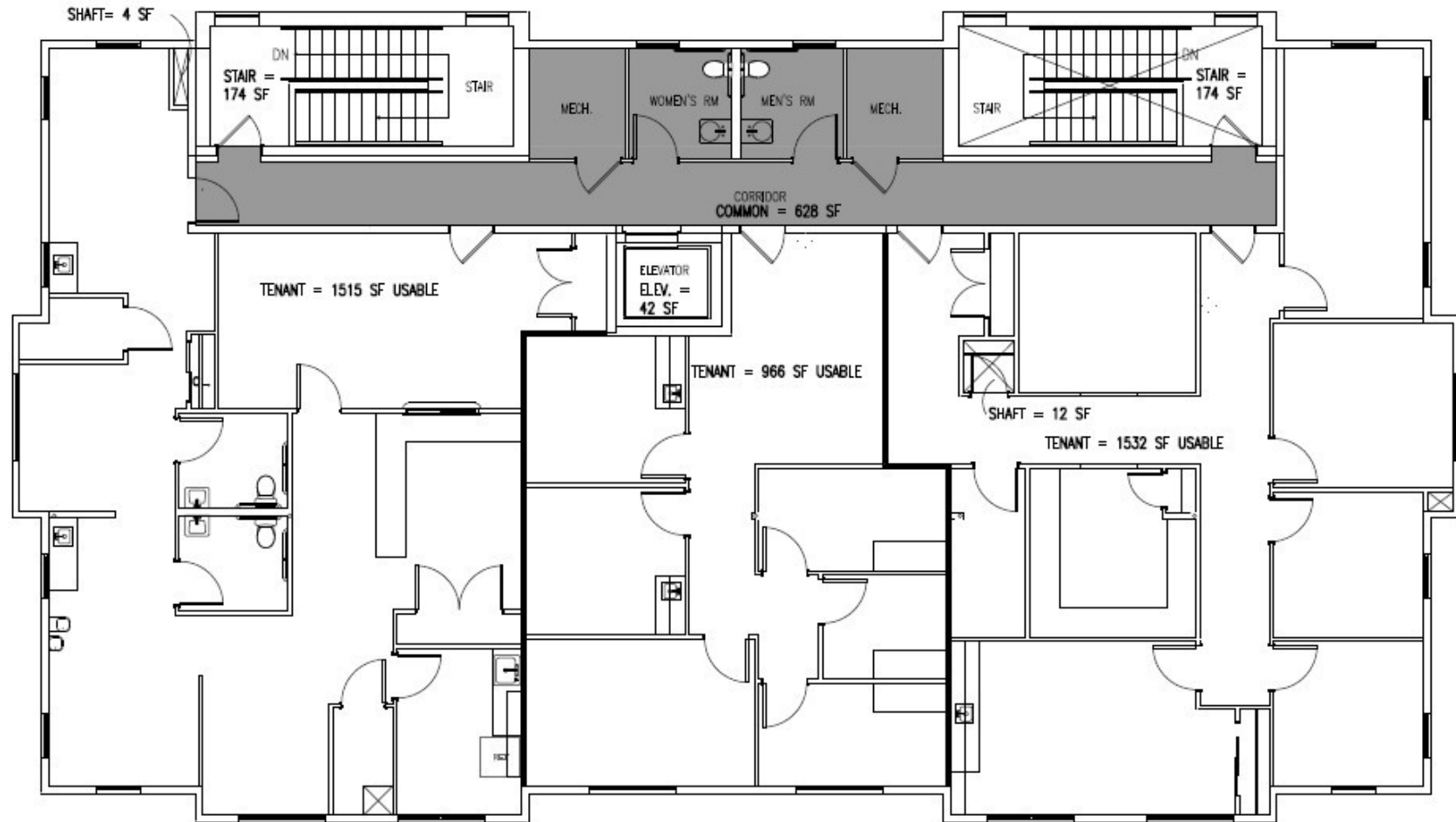


SECOND FLOOR (INSIDE FACE OF WALL, EXPECTED COMMON)

GROSS SF = 5,048
NON-RENTABLE = (406)
RENTABLE = 4,654
COMMON AREA = (626)
TENANT USABLE = 4,028

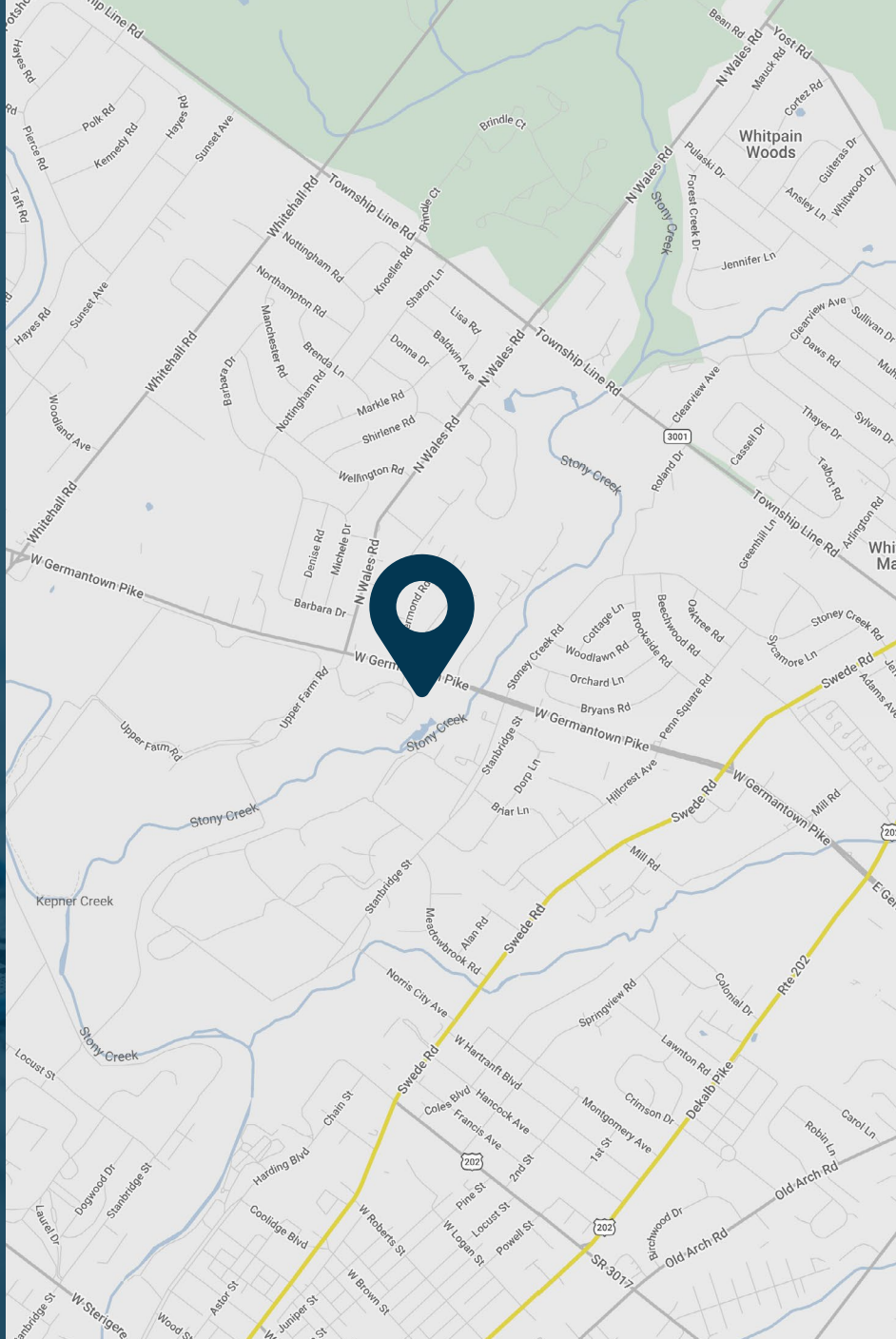
THIRD FLOOR PLAN

06



THIRD FLOOR (INSIDE FACE OF WALL, EXPECTED COMMON)

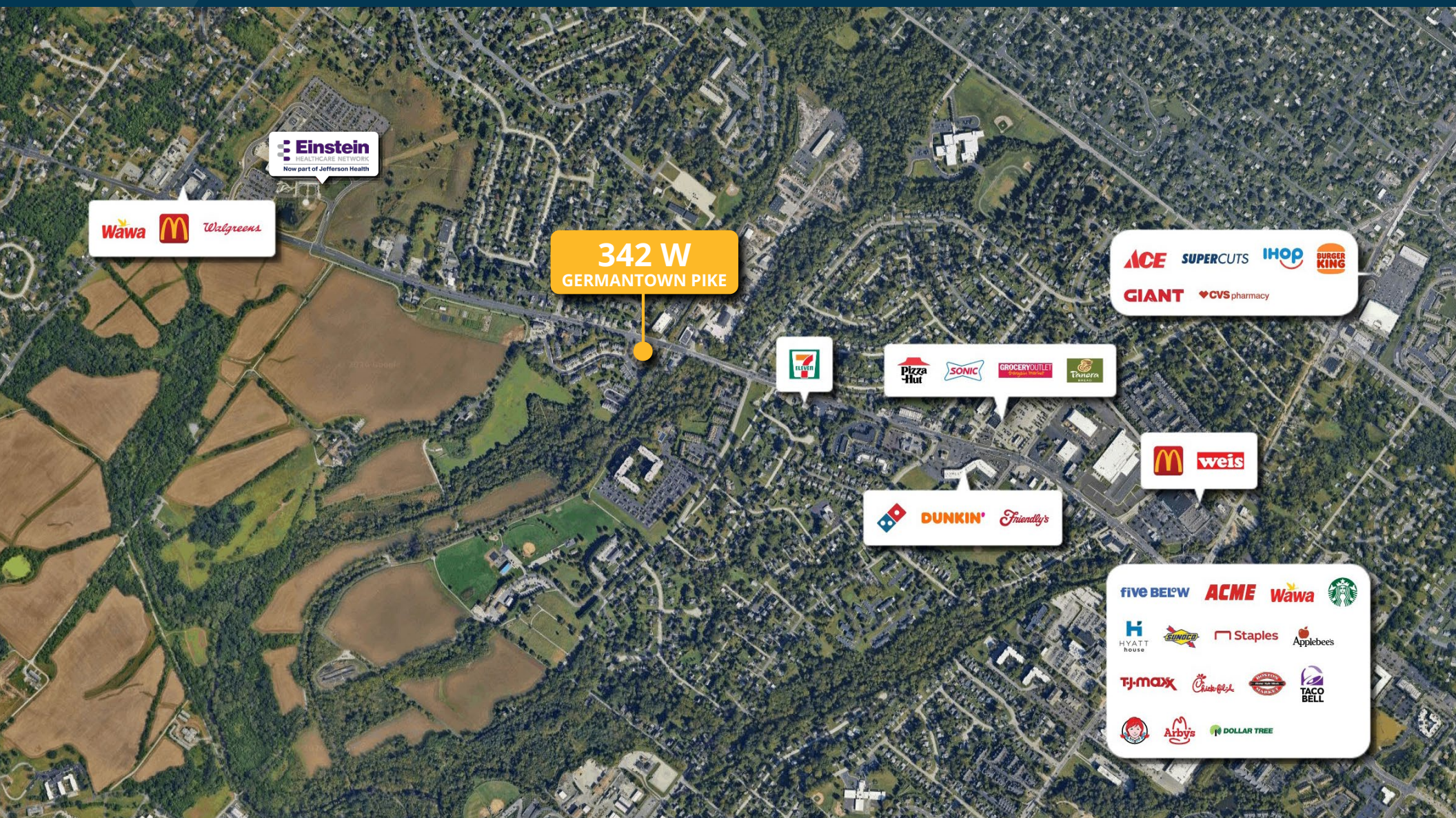
GROSS SF = 5,048
NON-RENTABLE = (407)
RENTABLE = 4,641
COMMON AREA = (628)
TENANT USABLE = 4,013



LOCATION OVERVIEW

STRATEGIC LOCATION

Discover the vibrant neighborhood surrounding the location at 342 West Germantown Pike, East Norriton, PA, 19403. Positioned within a thriving commercial hub, this area offers a host of conveniences for office tenants. A wide array of dining options, including popular restaurants and casual eateries, are within easy reach for business lunches or client meetings. Nearby shopping centers and entertainment venues provide convenience and leisure options for employees. The location's proximity to major transportation routes ensures easy access for both employees and visitors. With a rich tapestry of amenities and services, East Norriton sets the stage for a dynamic and bustling work environment.



PRIMARY CONTACT



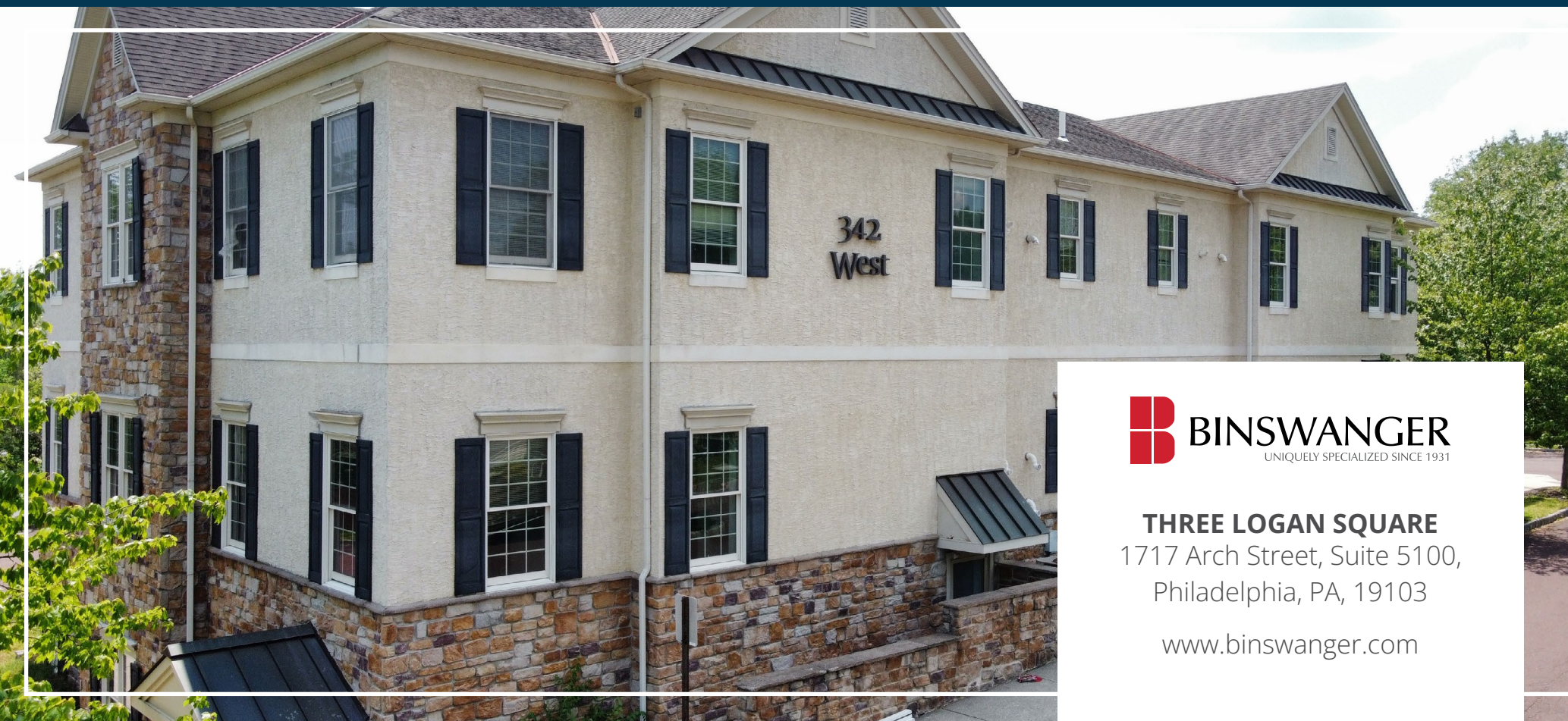
DOUG KELLY

Vice President
m: (215) 740-7590
t: (610) 278-1270
dkelly@binswanger.com



MATT FENNELLY

Vice President
m: (609) 947-3634
t: (215) 448-6236
mfennelly@binswanger.com



THREE LOGAN SQUARE
1717 Arch Street, Suite 5100,
Philadelphia, PA, 19103

www.binswanger.com