

727 Norristown Road, Building 3, Ambler, PA 19002

# LAB & OFFICE SPACE FOR SUBLEASE



## 18,747 SF AVAILABLE

Ideal for materials science, chemistry, clean tech, and advanced manufacturing R&D, this turnkey lab offers multiple fume hoods and flexible infrastructure for diverse workflows. Whether for a startup or established firm, it provides a cost-effective alternative with access to a top scientific campus, premier amenities, and proximity to major talent and research hubs.

- Term expiration of November 30, 2028
- 31 Labs
- 33 Hoods
- 2/1000 Parking Ratio
- EV charging spots in each parking lot

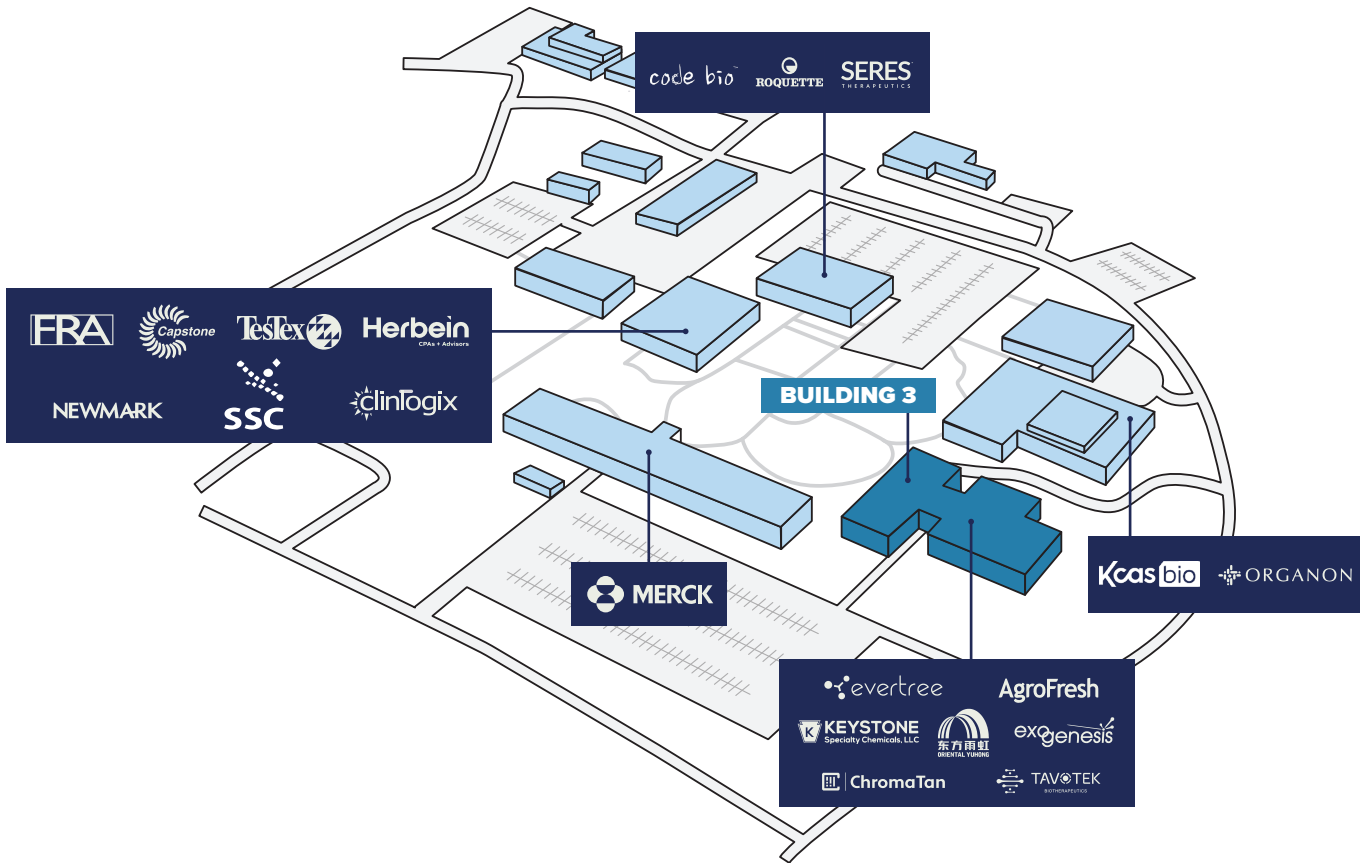


**301-337-4700**

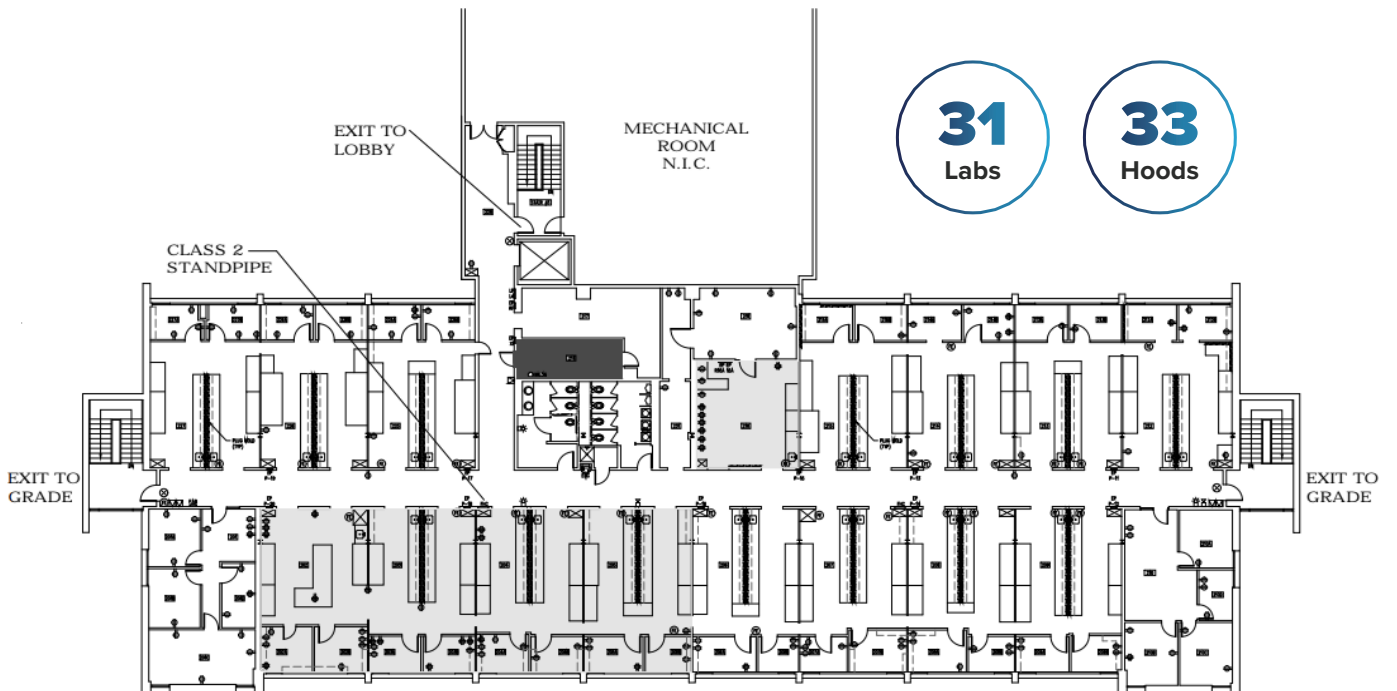
301.337.4700 [www.scheerpartners.com](http://www.scheerpartners.com)

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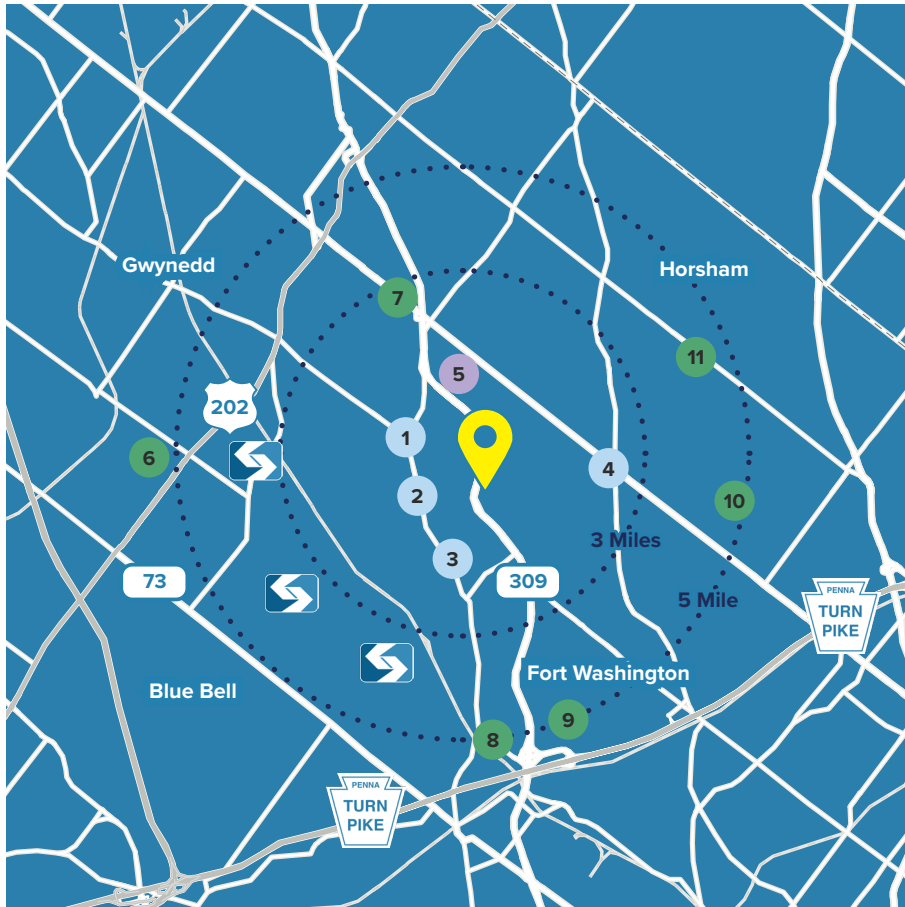
# SITE PLAN



# FLOOR PLAN



# LOCAL MAP



## FOOD & DRINK

- 1 Spring House Village**  
Whole Foods, Giant, Starbucks, Kikka Sushi, Pancho's Mexican Grill, Arpeggio BYOB, Surah, Toni Roni's
- 2 Spring House Plaza**  
Wawa, Mandarin Inn, Vic Sushi, Po Le Cucina, and Il Giardino Italian Cuisine
- 3 Shoppes at English Village**  
Trader Joe's, Iron Hill Brewery & Restaurant, Dunkin', ALDI, Harvest Grill, Firebirds Wood Fired Grill, McDonald's, Olive Garden, and Kumo Asian Bistro
- 4 Maple Glen Area**  
Uncle Eddie's Pizza, Grilliant Greek Rotisserie, Maple Glen Pizza, hare Tea/Fatty Panda, Giant, Las Frida's Mexican Kitchen, Golden Great Wall, and La Cucina Fanti




## FITNESS

- 5 Ambler YMCA**

## HOSPITALITY

- 6 Normandy Farm Hotel & Conference Center**
- 7 Residence Inn by Marriott**
- 8 Holiday Inn Express & Suites**
- 9 Best Western**
- 10 Sonesta Simply Suites**
- 11 TownePlace Suites by Marriott**

## PUBLIC TRANSIT

-  **Gwynedd Valley SEPTA Station**  
Landsdale-Doylestown Line
-  **Penlyn SEPTA Station**  
Landsdale-Doylestown Line
-  **Ambler SEPTA Station**  
Landsdale-Doylestown Line





# BUILT FOR DISCOVERY. DESIGNED FOR GROWTH.

For Leasing Opportunities:

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