

FOR LEASE



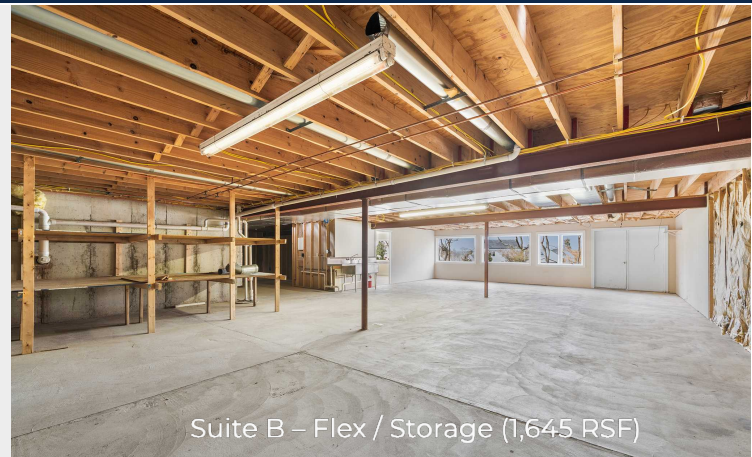
Suite A – Finished Office (930 RSF)

OFFICE/FLEX

133 LEVEL RD, COLLEGEVILLE, PA 19426

OFFERING SUMMARY

Lease Rate:	8.50-15.00
Lease type:	NNN
Available SF:	2,731
Office SF:	930
Warehouse SF:	1,645
Zoning:	Professional Office Use Approv
Permitted Uses:	Professional Office, Flex Space, Climate-Controlled Storage, Showroom



Suite B – Flex / Storage (1,645 RSF)

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AVAILABLE SPACES

Suite	Rate	Size	Type
Basement A	\$15.00 /sf/yr	930	Office
Basement B	\$8.50 /sf/yr	1,645	Flex/Storage

Property Description

Divisible lower-level space in a renovated professional office building at Providence Pond, featuring exceptional natural light and pond views (rare for below-grade space). The lower level is currently offered as two suites: Suite A (±930 RSF finished office) and Suite B (±1,645 RSF climate-controlled flex/storage). Rear grade-level access supports ADA-friendly entry by car and convenient loading. Shared surface parking available in the front lot. Entire lower level (±2,731 RSF) may be available for a single tenant; inquire for details.

LOCATION DESCRIPTION

Lower Providence Township, Collegeville, PA. Established office corridor with convenient access to Ridge Pike and Route 422. Park-like professional setting with shared pond. Central Montgomery County location serving Collegeville, Phoenixville, King of Prussia, and the Norristown/Valley Forge submarket.