

2621
VAN BUREN AVE

PRIME LOCATION
OFFICE/FLEX SPACE FOR LEASE



2621 VAN BUREN AVENUE

Norristown, PA, 19403

.....

FOR LEASE

CBRE

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL M. COLGAN | Senior Vice President | +1 610 251 5148 | michael.colgan@cbre.com | Licensed: PA

CBRE, Inc. | 1200 Liberty Ridge Drive, Suite 320 | Wayne PA 19087 | +1 610 251 0820 | www.cbre.com/philadelphiasub | Licensed Real Estate Broker

PROPERTY HIGHLIGHTS

- 254,500 SF on 15.0 acres
- 43,908 SF Contiguous Office Space
- Ceiling Height 12' to 16'
- Fully Sprinklered
- Primary Electrical Service
- Park has Redundant Power(2 PECO Substations)
- Paved and Striped Parking – 602 Spaces
- Park Pointe at Lower Providence (Former Valley Forge Corporate Center)
- No Mercantile, Gross Receipts or Business Privilege Taxes



FLEXIBLE ZONING – LOWER PROVIDENCE TOWNSHIP

- Office
- Warehouse/Distribution
- Light Manufacturing/Assembly
- Research and Development
- Lab

AMENITIES

Lifestyle amenities including Valley Forge National Historic Park (2 miles) and the King of Prussia Mall (4.5 miles) are within a 5 minute drive. Numerous Restaurants (Fast Food to Fine Dining) are also within a 5 minute drive.

PARKING

Ample surface parking on 3 sides of the building with an office space ratio of 4.0 spaces per 1,000 SF.

SIGNAGE

Tenant signage at the suite entrance and the building's exterior provides tenant identification.

NEW OWNERSHIP

Van Buren Avenue Associates LLC is refurbishing the Property and enhancing the tenant experience, for existing and new tenants, with professional property management and proactive attention to detail.



HIGH PROFILE TENANCY

TENANT	SQUARE FOOTAGE
Comcast	67,947 SF
Megger Group	57,638 SF
PJM Interconnection	24,000 SF
Paychex, Inc.	18,931 SF
Monitoring Analytics	12,337 SF



LONG TERM TENURE

All of the above tenants have executed multiple expansions or extensions since initial occupancy.

This is “strong testimony” to the unrivaled regional connectivity provided by Pennsylvania Turnpike (I-276), Schuylkill Expressway (I-76), Rt. 422, Rt. 202, Rt. 363



SPACE AVAILABLE

At the present time, there are five (5) office suites, ranging in size from 7,125 SF to 43,908 SF available for lease.

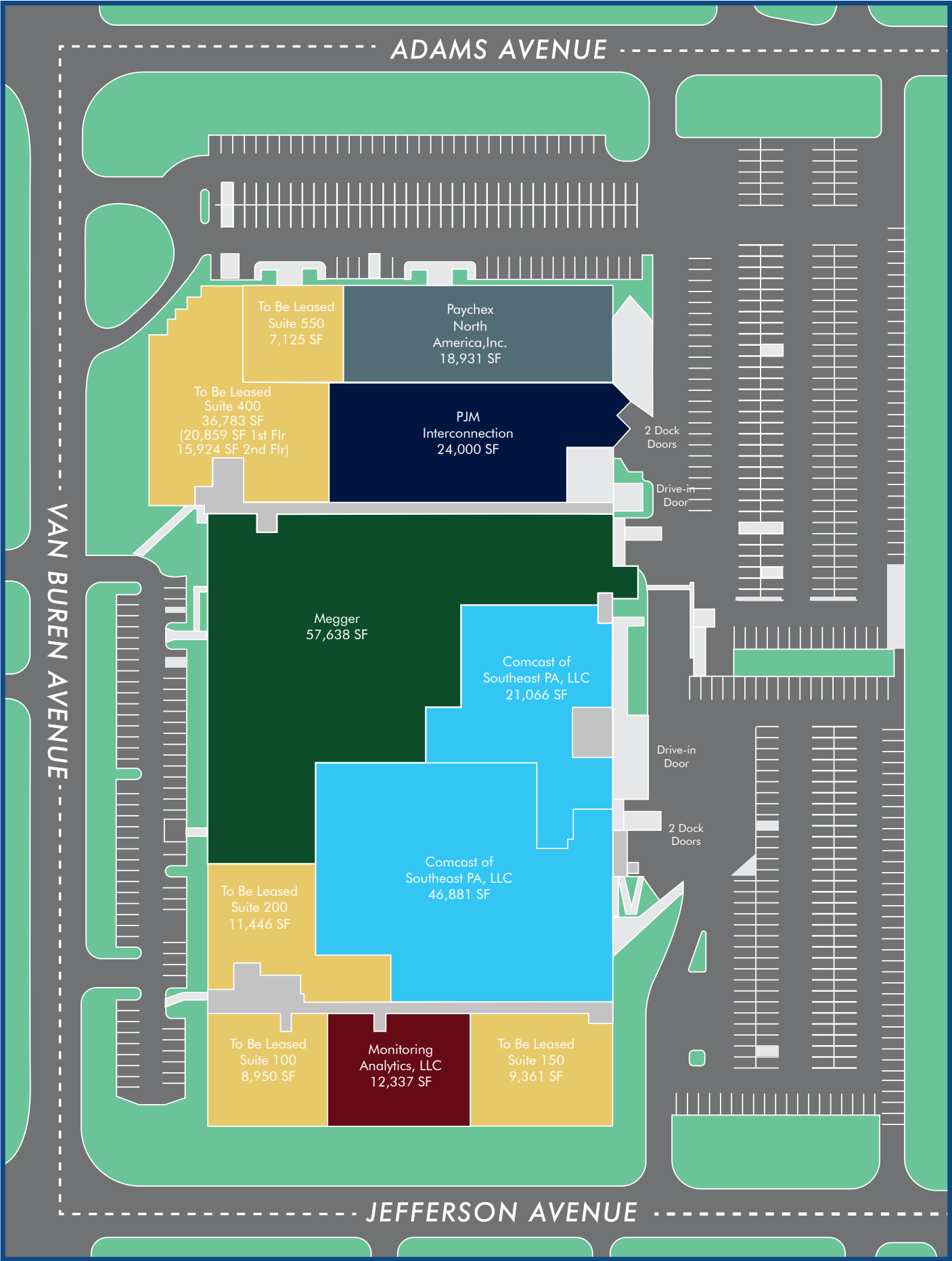
Each of the suites is fully built out for immediate occupancy or can easily be modified for tenant specific requirements.

Property ownership will provide “test-fit plan” without cost or obligation for prospective tenants.

SUITE	SQUARE FOOTAGE	DESCRIPTION
100	8,950 SF	Perimeter office, conference room, kitchen, large open floor plan with 54 workstations in place
200	11,446 SF	Open floor plan with floor to ceiling front window line, raised flooring and exposed ceiling
150	9,361 SF	Perimeter offices on window line with 12' drop ceiling, corporate finishes
400-A	20,859 SF	First floor consists of 20,859 SF open floor plan with perimeter offices on window line
400-B	15,924 SF	Second floor consists of 15,924 SF open floor plan with perimeter offices on window line
400 A&B	36,783 SF	Second floor is accessed by elevator and 2 staircases
550	7,125 SF	Dramatic 28' sky lit lobby with private exterior entrance from large parking area

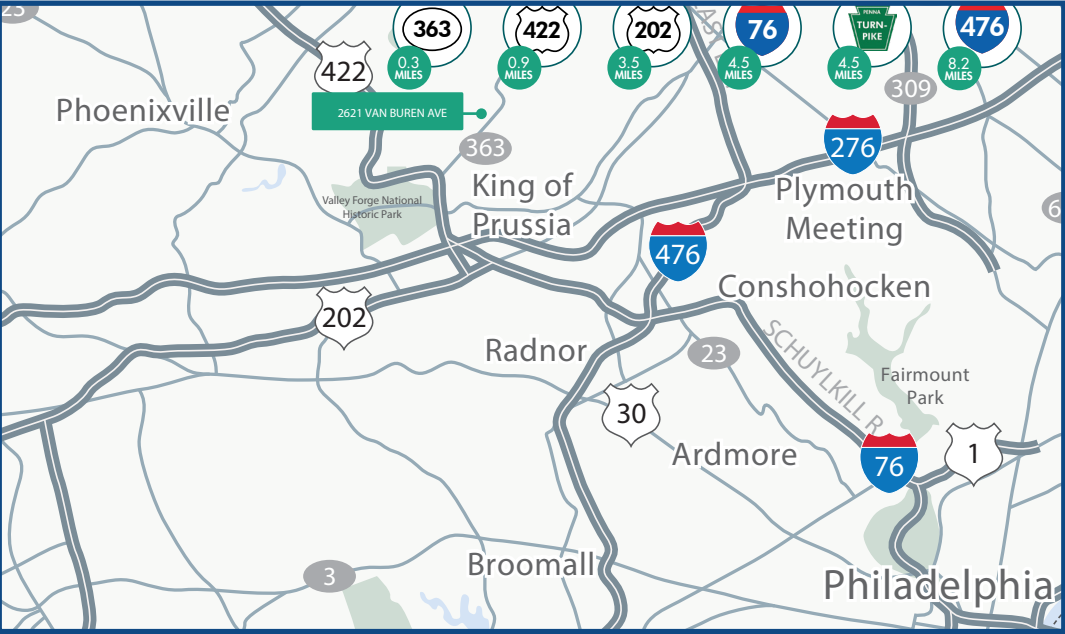


SITE PLAN: 2621 VAN BUREN AVENUE

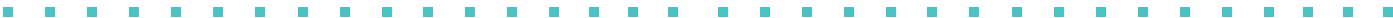
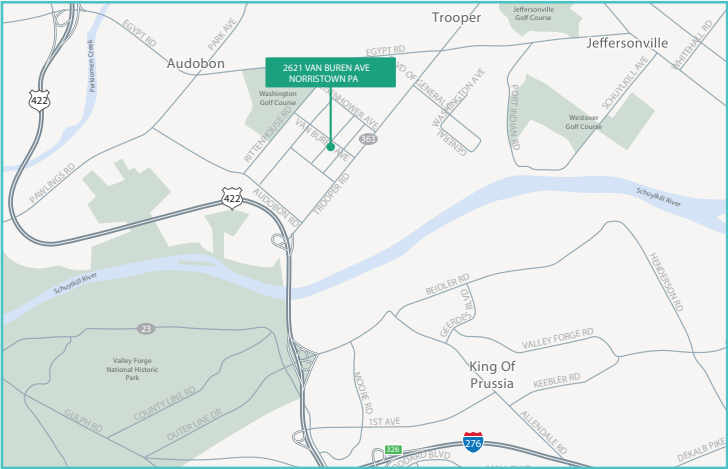


PRIME LOCATION

UNRIVALED REGIONAL CONNECTIVITY



ROUTE	DISTANCE
Rt 363	.3 Miles
Rt 422	.9 Miles
Rt. 202	3.5 Miles
Schuylkill Expressway (I-76)	4.5 Miles
PA Turnpike (I-276)	4.5 Miles
Blue Route (I-476)	8.2 Miles



2621
VAN BUREN AVE

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL M. COLGAN
Senior Vice President
+1 610 251 5148
michael.colgan@cbre.com
Licensed: PA

CBRE, Inc.
1200 Liberty Ridge Drive, Suite 320
Wayne PA 1908
+1 610 251 0820
www.cbre.com/philadelphiasub
Licensed Real Estate Broker