



**601 BETHLEHEM PIKE
MONTGOMERY OFFICE COMMONS
MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PA**

DESCRIPTION:

Condominium office space. The available space is comprised of two (2) contiguous office suites known as Unit B-1 and Unit B-3, combined to suit a single occupant.

BUILDING SIZE:

Building B: 9,595 sq. ft.

AVAILABLE SPACE:

Approximately 2,992 sq. ft.

OFFICE SPACE:

Executive Office: 14'1-1/2" x 16'9"
 Executive Office: 12'5-1/2" x 11'1-1/2"
 Sales Office: 12'5-1/2" x 9'7"
 Sales Office: 12'5-1/2" x 10'1/2"
 Sales Office: 12'6-1/2" x 9'8-1/2"
 Sales Office: 11'9-1/2" x 8'0"
 Sales Office: 10'0" x 8'5"
 Conference Room: 17'11-1/4" x 12'6-1/2"
 Break Room: 11'6-1/2" x 8'5-1/2"
 Work Room: 11'9-1/2" x 7'5-1/2"
 Lobby and Entrance Foyer with coat closet
 Receptionist Area
 Secretarial Area
 (2) Toilet Rooms, each handicapped accessible
 Closet with sink
 Storage Area

The office area has all upgraded finishes with a commercial grade glass double door front entrance and a commercial grade glass single door rear entrance. There is a third glass entrance door on the side of the office building. Upgraded commercial grade carpets with second look ceiling tiles and decorative fluorescent lighting. The break room has countertop with stainless steel sink, cabinets, refrigerator, and vinyl tile floors.

CONSTRUCTION:

Steel frame with Dryvit exterior, mansard style roof with EPDM roof, with architectural shingles, and poured concrete floors.

SEWER:

Public
Provided by Montgomery Township Municipal Sewer Authority

WATER:

Public
Provided by North Penn Water Company

ELECTRIC:

Provided by PECO

HVAC:

Three (3) separate Carrier roof top heat pumps with three separate zones.

ALARM SYSTEM:

Entire office is wired for intrusion and fire monitoring systems.

**INFORMATION
TECHNOLOGY:**

Entire office is wired for network access with Comcast availability as the internet service provider.

ZONING:

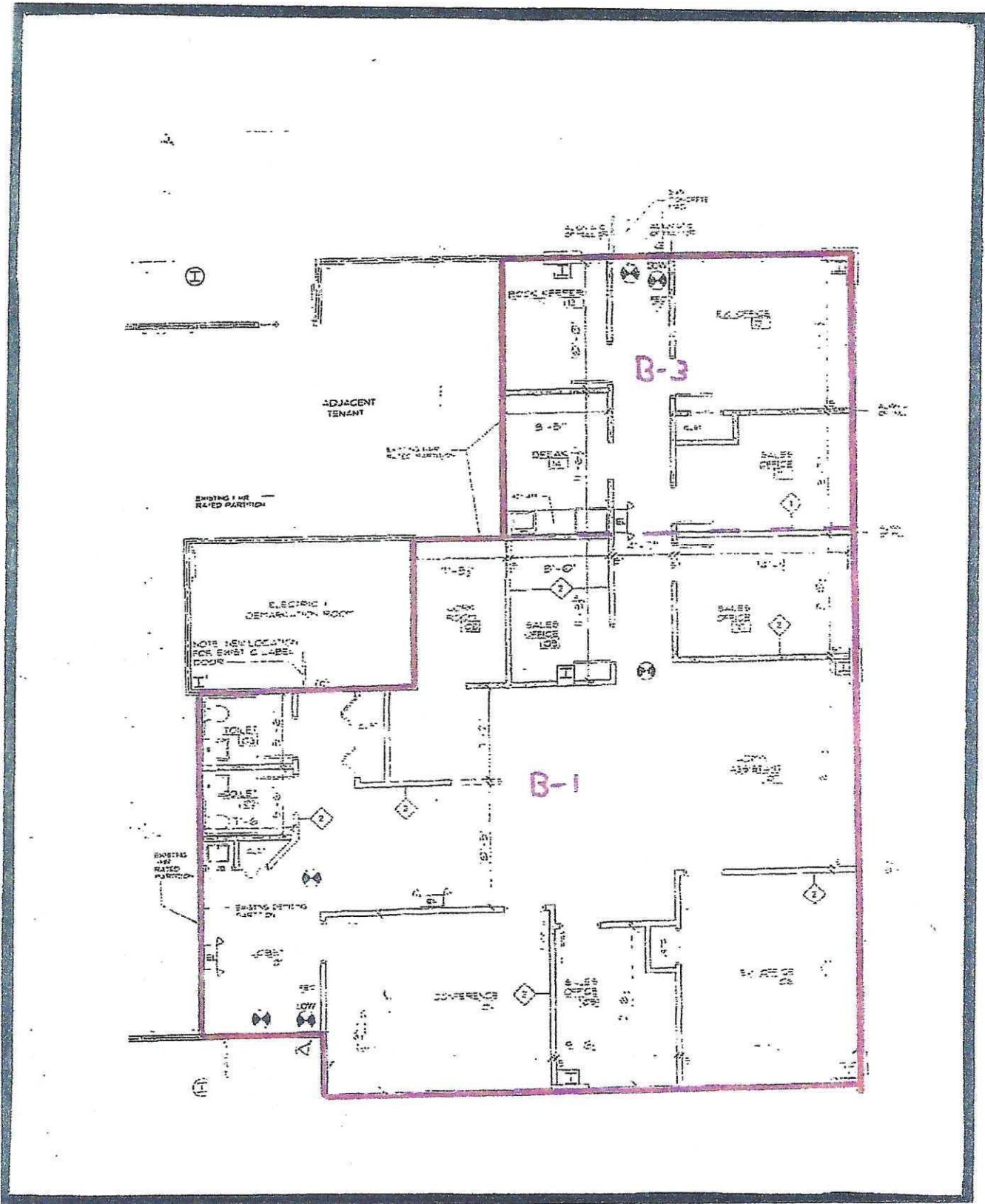
BP – Business Professional

MISCELLANEOUS:

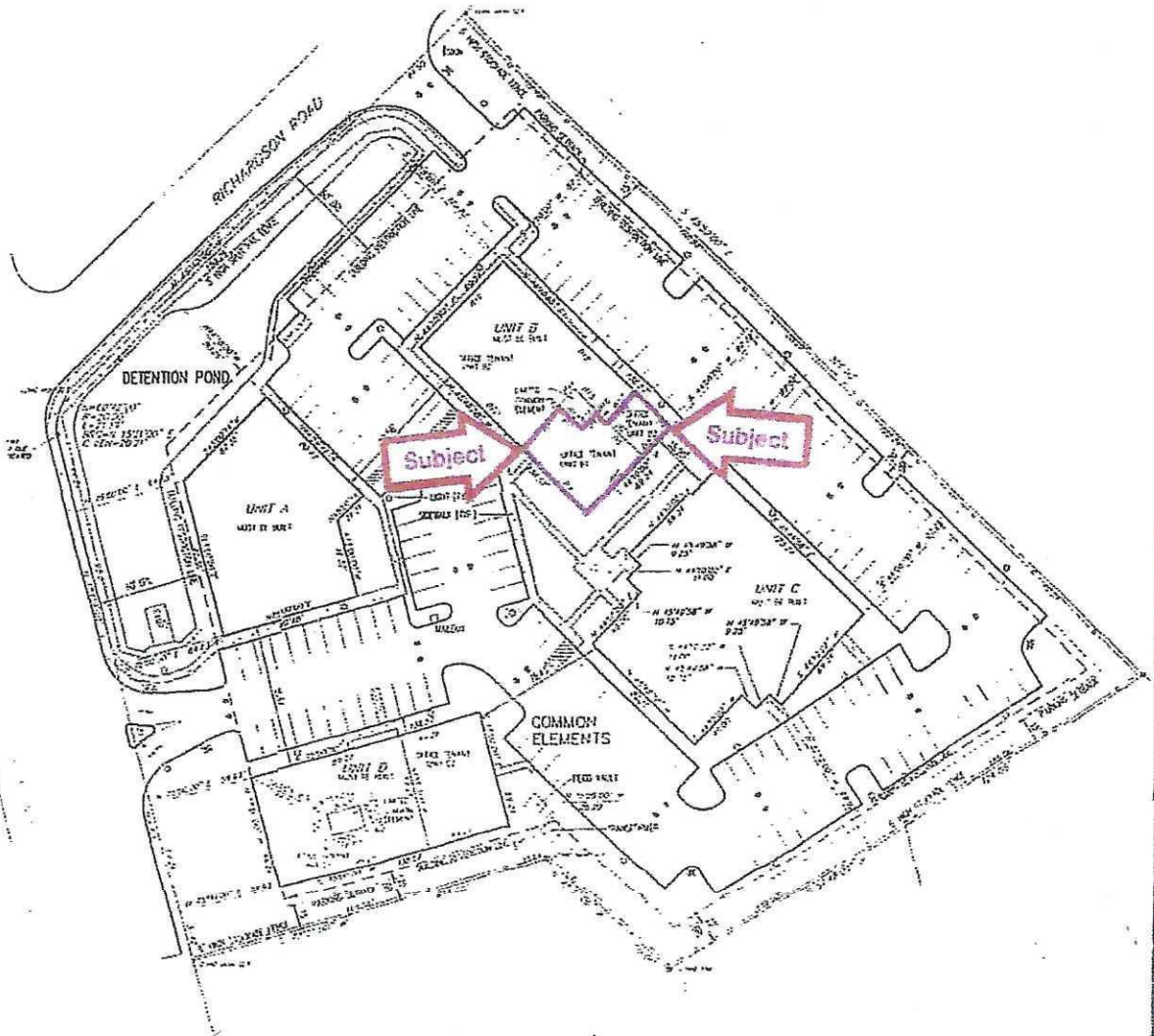
- Signalized intersection
- Curb cuts on Bethlehem Pike and Richardson Road
- Private entrance
- Private restrooms
- Attractive and mature landscaping
- Offices and conference room have windows
- Pylon directory signs



SCHWARTZ & CO. REALTORS



Floor Plan



Site Plan