

*Newly Renovated – For Lease  
Physician Suite(s)  
“Move-in Ready Condition”*



1970 N Broad Street | Lansdale, PA



Penn Medicine



labcorp

## Existing medical office physician suite **for lease**

Located directly on N Broad Street, this highly visible, move-in ready physician suite is ideally positioned alongside co-tenants Penn Medicine and Labcorp, with Jefferson Health offices located next door.

*All inquiries to –*

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**Offered Terms:**

**Available SF:**  
**Asking Rent PSF:**  
**Condition:**  
**Access:**

3,029 SF (can be subdivided)  
\$15 PSF  
Fully fit out medical office suites  
Direct from entrance above  
to Lower Level

# Property Overview

<b>Address</b>	1970 N Broad Street, Lansdale, PA 19446
<b>Location</b>	The Property is located near the intersection of N Broad Street and Cowpath Road with great visibility and frontage along N Broad Street
<b>Zoning</b>	Commercial
<b>Site Area</b>	1.54 AC
<b>Asking Rent:</b>	\$15 PSF
<b>Available Area</b>	3,029 SF [See Floorplan Suites 110 & 120]
<b>Parking</b>	76 surface spaces
<b>Parking Ratio</b>	5.6 per 1,000 SF
<b>Stories</b>	2



## Key Highlights



Sign

Monument signage available



Frontage along N Broad Street (ADT 8,200) near the intersection of Cowpath Road (ADT 14,600)



Approximately one mile to Jefferson Lansdale Hospital, a 140 bed acute care general hospital with 24-hour emergency services

Click Here to View an Interactive Tour –

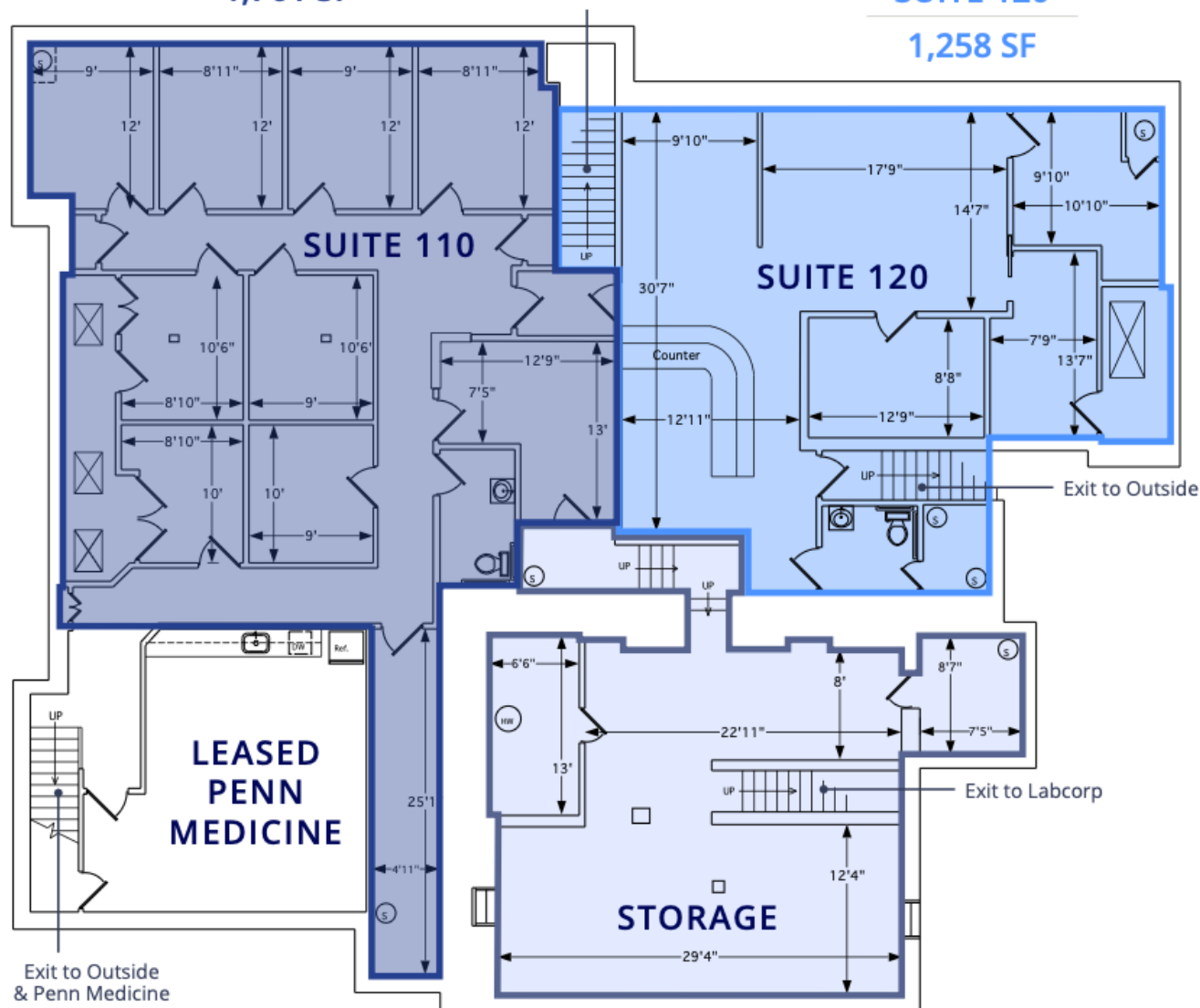
<https://tour.giraffe360.com/513ce6cb8dff43c9bb32becaf42cd0a9/>

## SUITE 110

1,761 SF

SUITE 120

1,258 SF











*Newly Renovated with –*  
**New Roof – Façade - Parking Lot –  
Signage - Lobby**