

FOR LEASE



Park Pointe at Lower Providence

2621 VAN BUREN AVENUE
NORRISTOWN, PA 19403

Area

±6,700 – ±19,000 SF Industrial / Office Space For Lease

Availabilities

- 18,802 SF Racked Warehouse
 - 11,425 SF Office
 - 8,635 SF Office *
 - 8,280 SF Office *
 - 6,687 SF Office
- * Combines to 16,915 SF

Property Highlights

- Ample parking
- Town Hall Training Center available to all tenants
- Grab 'n Go Café
- Tenant only common area
- Direct and/or private entrance to suites
- Numerous retail, restaurant, banking, and childcare facilities within two (2) miles
- Within one mile of Route 422

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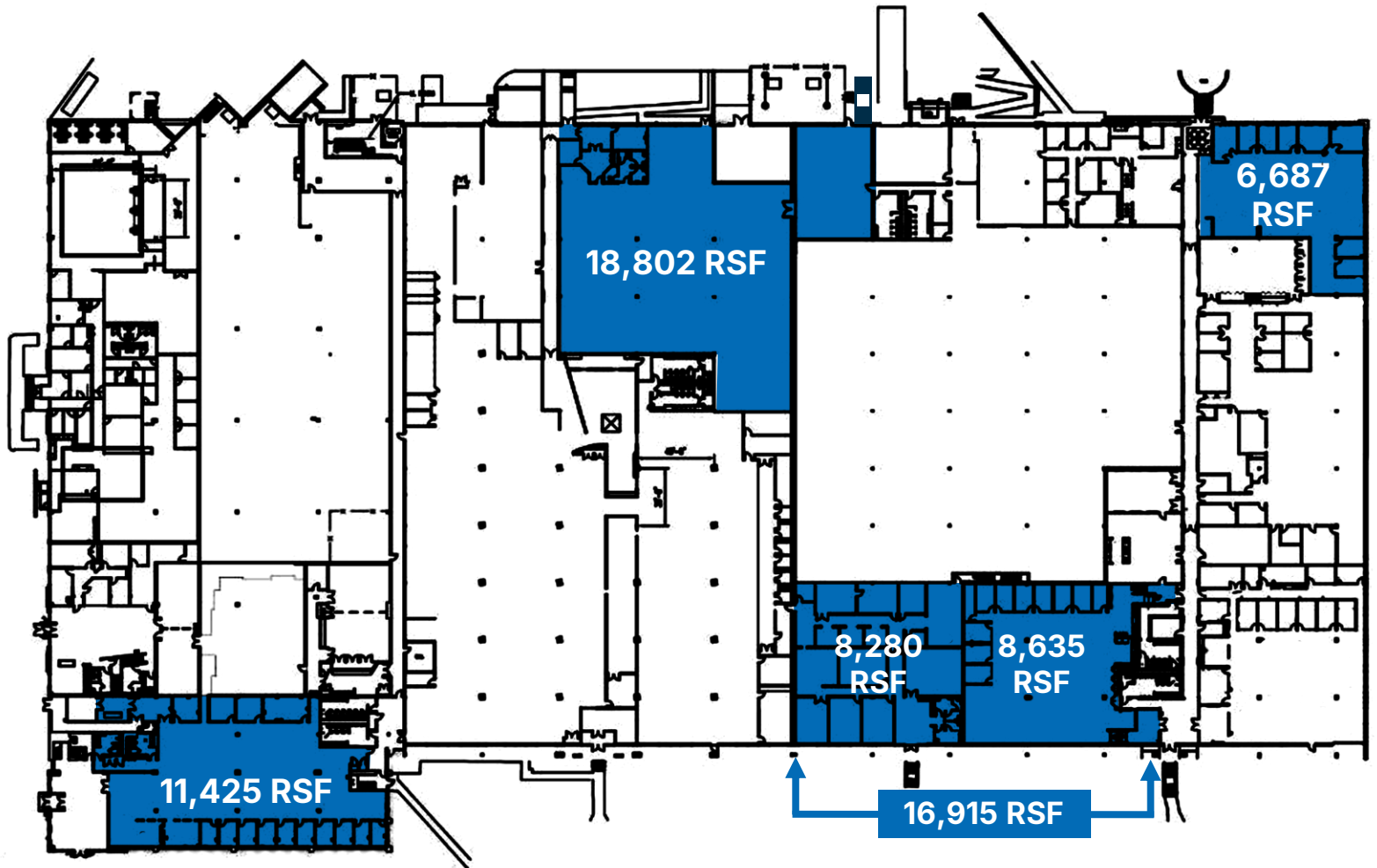
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Overview of Available Space



Vacancy Plan



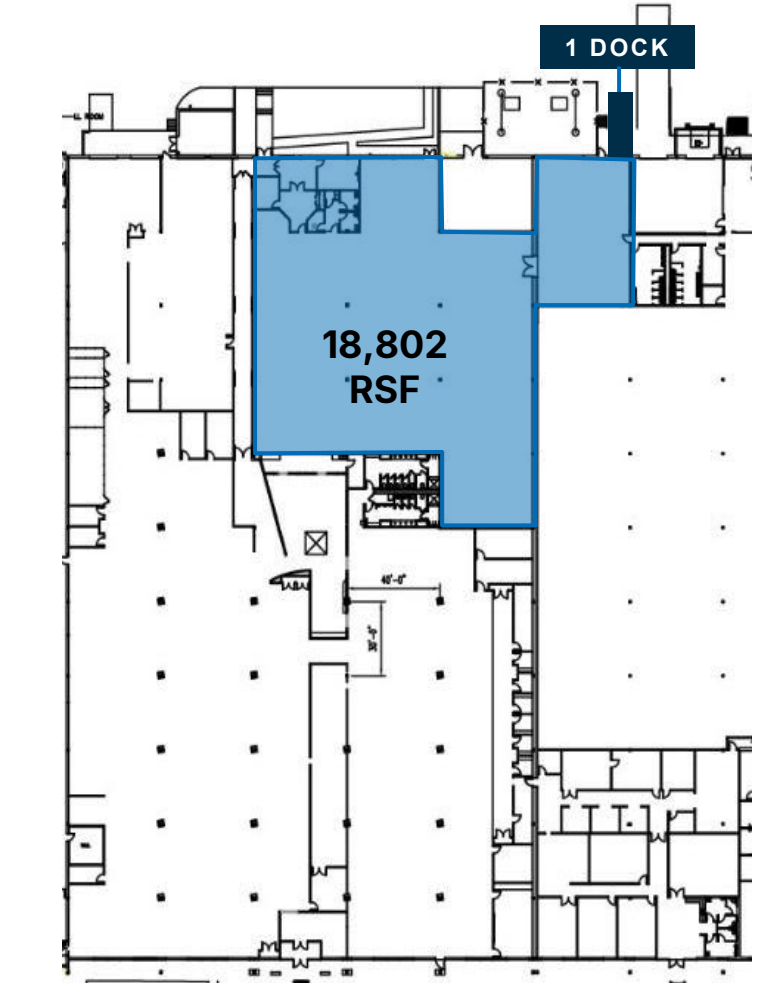
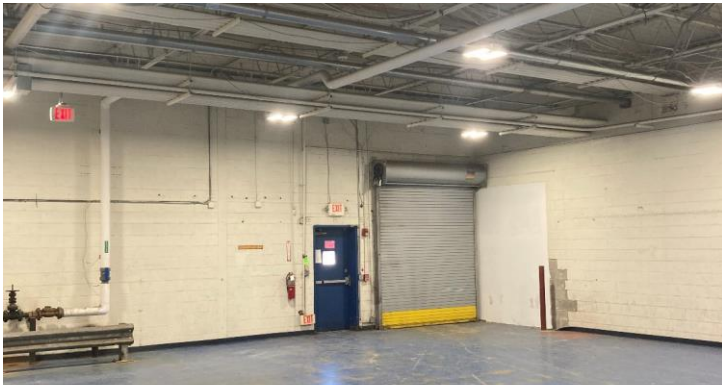
[Link to Lower Providence Township Industrial Districts Zoning Code](#)



Scan for
Zoning Code

Suite 800 – 18,802 SF Warehouse Space

- Clear Height: 14'9" to the underside of the bar joist
- HVAC: 100% climate controlled
- Parking: 4/1,000 ratio with outside storage available
- Office: 600 SF office space with private rest rooms
- Loading: one (1) loading dock with mechanical dock leveler
- Racking: in place racking available
- Outdoor seating area with tables and chairs



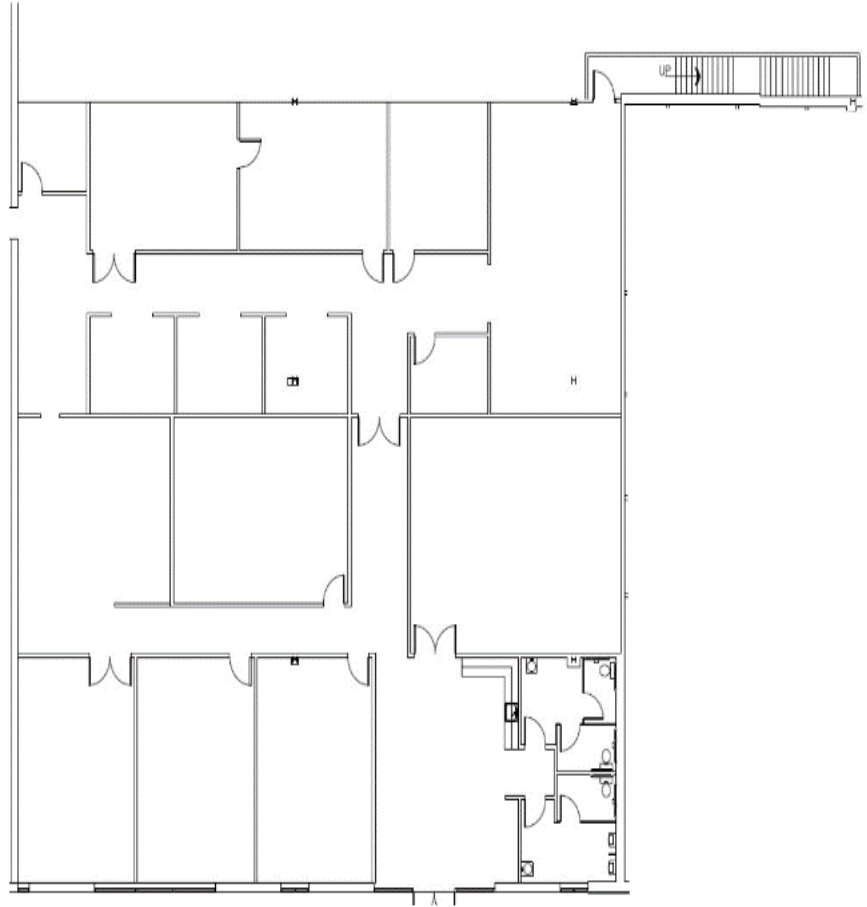
Suite 400 – 11,425 SF Office Space

- Clear Height: 11'7" (10' drop ceiling)
- Private restrooms within suite
- Ten (10) private, perimeter offices
- Four (4) internal conference / meeting rooms
- Open space for 40+ workstations
- New glass façade entrance and main lobby
- Outdoor seating area with tables and chairs



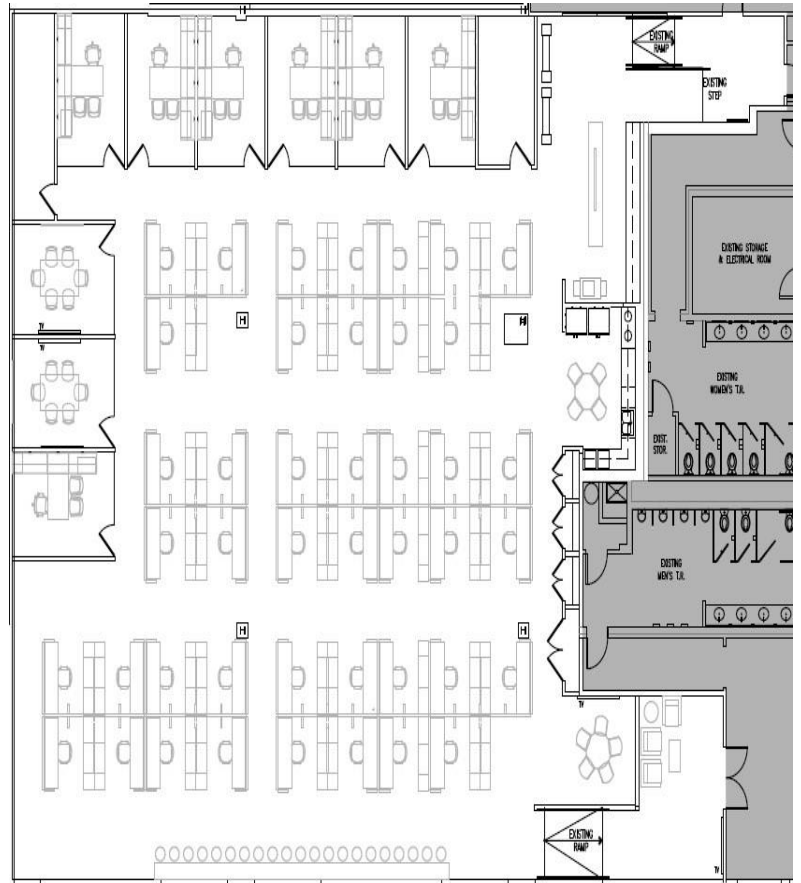
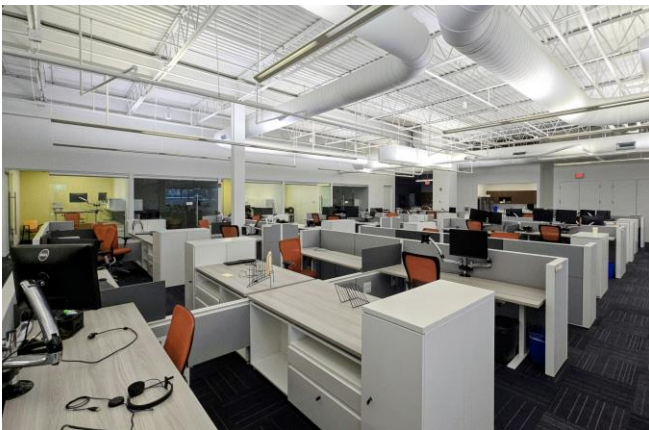
Suite 350 – 8,280 SF Office Space *

- * Contiguous with Suite 200 for 16,915 SF
- Clear Height: 14'9" (11' finished drop ceiling)
- Direct entrance from the parking lot
- Large, private offices & training / conference rooms
- Private restrooms within suite



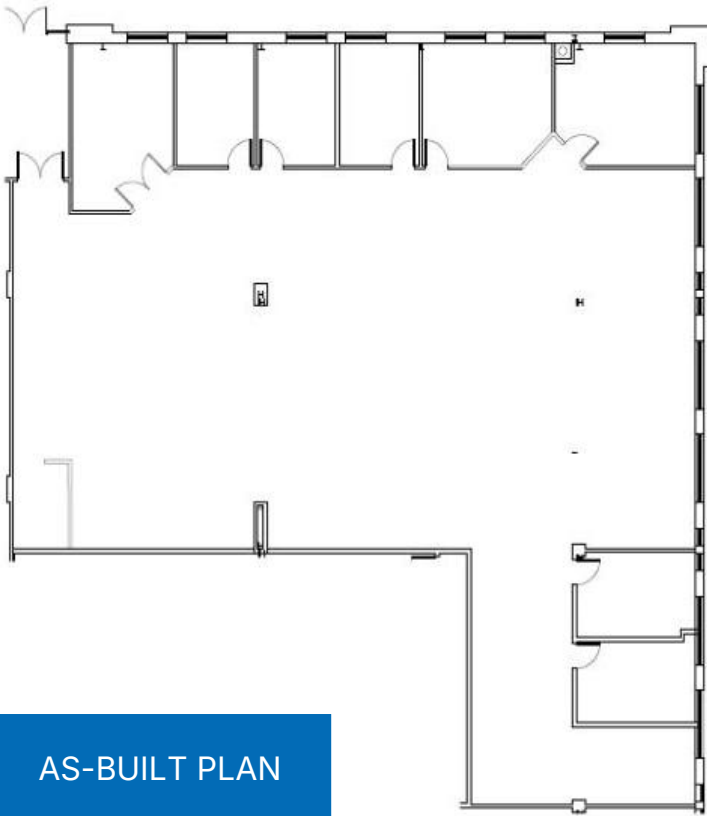
Suite 200 – 8,635 SF Office Space *

- * Contiguous with Suite 350 for 16,915 SF
- 14'9" exposed ceilings throughout
- High-end finishes and offices with glass fronts
- Lots of natural light
- Directly adjacent to the tenant lounge and training center



Suite 150 – 6,687 SF Office Space

- Partial shell condition, ready for custom build-out
- Adjacent to tenant-only amenity center; including town hall training room and grab 'n go café
- Corner suite with two (2) sides of glass
- Direct entrance from the building lobby
- 10' drop ceiling
- Seven (7) private, perimeter offices
- One (1) conference room



Amenity Center



TOWN HALL
TRAINING CENTER

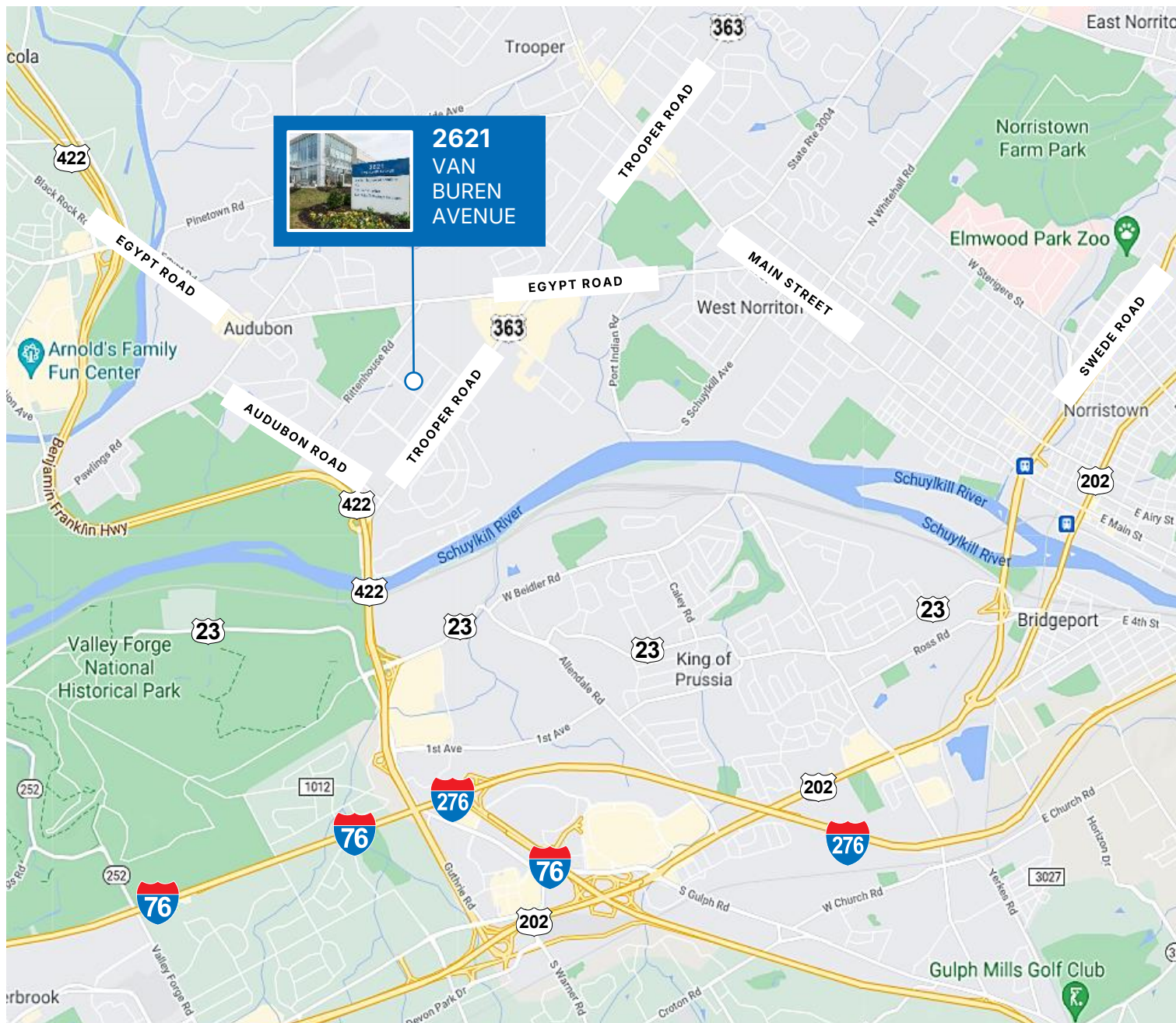


GRAB 'N GO CAFÉ



TENANT ONLY
COMMON AREA

Location Map



Local Amenities



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