



593 Bethlehem Pike (Rt 309)

593 Bethlehem Pike, Montgomeryville, PA 19446

HomeStarr
Realty



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593 Bethlehem Pike (Rt 309)

\$14.00 - \$17.00 /SF/YR

** Offices directly on Rt 309 ** Well-established business center with over 30,000 cars passing by each day creating optimal sign visibility! Don't miss your chance to rent one of these amazing spaces. Landlord is open to all business types and will consider a build-to-suit scenario if the current layout does not fit your needs!...

- OPTIMAL SIGN VISIBILITY!
- DIRECTLY ON RT. 309! *Over 30,000 cars pass by each day!*
- SPACE BEING UPDATED (Led Lighting, Paint, Floors, and more)
- Dividable Large & Small Offices Available w/ Negotiable Lease Terms!
- Plenty of Parking (over 60 spaces)
- 10+ Office spaces, Conference & Reception rooms, plus... a FULL KITCHEN!



Rental Rate: \$14.00 - \$17.00 /SF/YR

Min. Divisible: 250 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 16,500 SF

Year Built: 1985

Walk Score ©: 38 (Car-Dependent)

Rental Rate Mo: \$1.17 /SF/MO

1st Floor Ste 6

Space Available	2,500 SF
Rental Rate	\$14.00 /SF/YR
Date Available	June 30, 2023
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

Directly on Rt 309 in a well-established business center with over 30,000 cars passing by each day. This is a large first-floor unit with 2,500 sqft. Currently fitted with 6 private offices, 1 very large conference room, additional space for up to 10 cubicles, a large receptionist office with waiting room, 2 bathrooms, a Full Kitchen, and 3 Separate entrances and exits. This suite has the space to fit a large business as it currently sits. The landlord is also open to splitting the unit in half or building to suit your needs. The business complex has a very large parking lot fitting up to 60 cars. The office building and signage has great visibility from Bethlehem pike (rt 309). The building has a long-term tenant base and an excellent reputation. This unit is perfect for many different types of professional businesses, such as a law offices, mortgage lenders, title company, real estate, builders, accountants, counseling, administrative office, telecommuter, marketing agency, builder or contractors, architects, call center, dental, medical, and so much more! Call today and schedule a visit!

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1st Floor Ste Unit 13

Space Available	350 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Office space available immediately in a well-established business center located directly on Bethlehem Pike, rt 309. Basement unit with 350 sqft of usable space. Currently fitted with 1 private office, 1 conference area or 2nd office, and a shared reception area / waiting room located on the 1st floor with a shared bathroom. From the shared waiting room/foyer is a private entrance to the basement offices. Generous parking available, great visibility, long term tenant base, and an excellent reputation. Available immediately, and perfect for many types of professional business's, such as law, mortgage, title, accountant, counseling, administrative, telecommuter, marketing, sales, contracting, architect, call center, and so much more. Call today and schedule a visit!

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2nd Floor Ste 8

Space Available	250 - 4,100 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

This flexible office space in Montgomeryville, Pennsylvania is ideal for large businesses or sole proprietors looking for short or long-term leases. With a personalized digital combo door lock, this office can be accessed 24/7. Boasting generous parking and great visibility, this office space is located in a well-established office center along the busy Route 309 corridor. Enjoy access to as little as 250 sqft for single office space as well as access to a shared conference room and waiting area, or up to as much as 4,100 sqft between two side-by-side office spaces. The First-floor unit has as much as 2,500 sqft and the second-floor unit with up to 1,650 sqft. All utilities are included in the lease, with high-speed internet, trash, maintenance, weekly cleaning, and access to a coffee area & printer included. Natural light throughout and two private bathrooms make this space ideal for a marketing agency, attorney, accounting firm, counselor, title agency, real estate companies, administrative work, telecommuter, contractor, and/or builder. Out-of-state companies looking for temporary or short-term office needs are also welcome. Don't miss out on this great flexible office space available immediately! Give the listing agent a call to discuss options or schedule a personal tour.

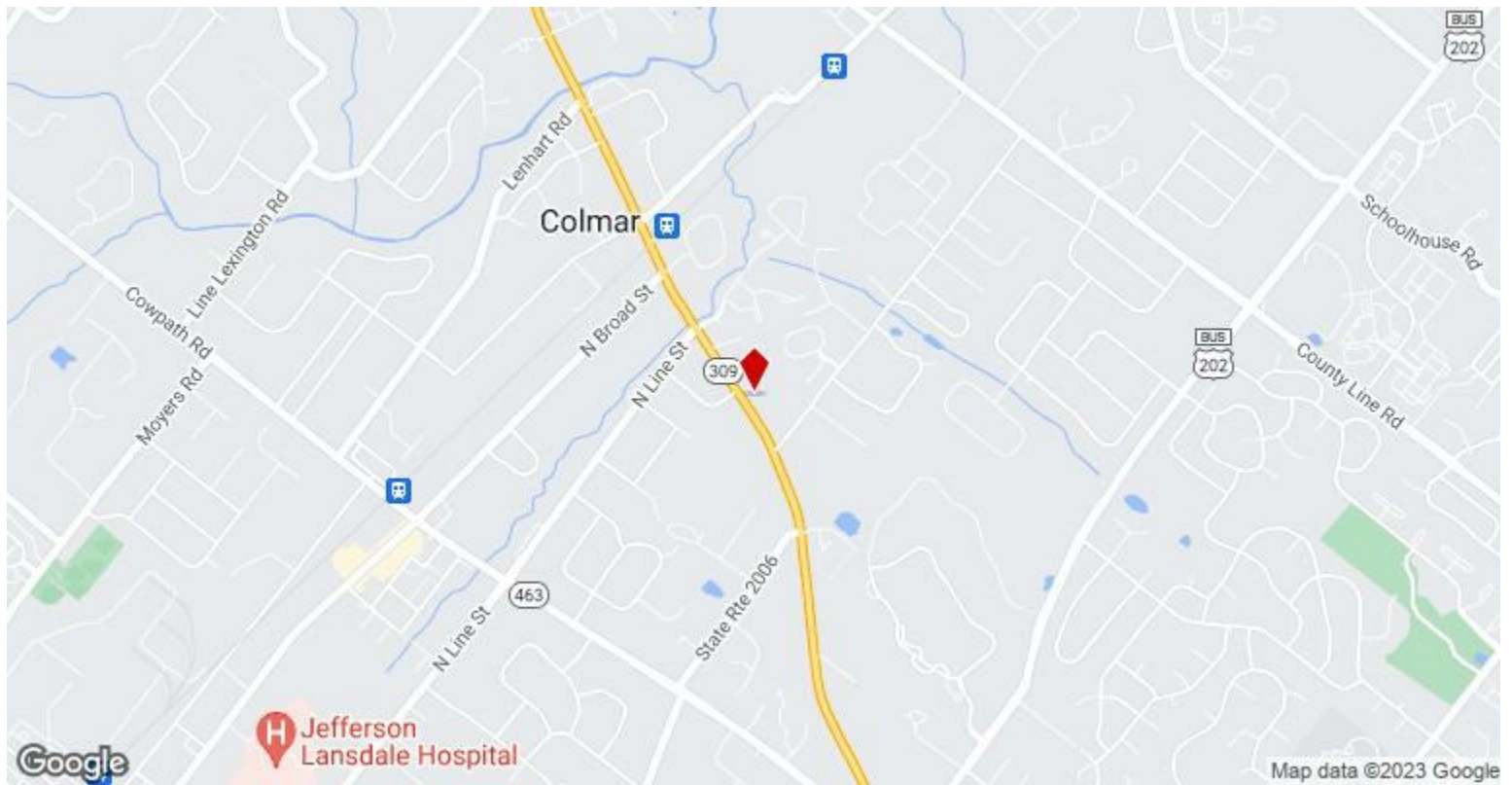
3

2nd Floor Ste Unit 8

Space Available	1,648 SF
Rental Rate	\$14.28 /SF/YR
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Office space on available immediately in a well-established business center located directly on Bethlehem Pike, rt 309. Terrific second floor unit with 1,648 square feet available. This unit is built out with an open floor plan in mind, it consists of 6 private offices, a conference room, 2 private bathrooms, and a kitchenette area. Large windows and overhead sky lights provide plenty of natural light throughout. Looking for a minimum of 2 year lease with trash, common area maintenance, and snow removal included. Generous parking available, great visibility along 309 corridor, long term tenant base, and an excellent reputation. Available immediately, and perfect for many types of professional business's, such as law, mortgage, title, accountant, counseling, administrative, call center, marketing, sales, contracting, architect, and so much more. Call today and schedule a visit!

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Property Photos



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Property Photos



8af3bc1aae565e15397e8ee9648fb9522f542eda



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Property Photos



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