

**RENT**

\$18.50 PSF (Full Service)  
plus electric & janitorial

**SIZE**

**1st Floor:**  
2,000 SF - 8,181 SF  
(spaces may be subdivided)

**2nd Floor:**  
3,655 SF - 7,840 SF

**ZONING**

PI - Planned Industrial



**TURNPIKE ACCESS WITHOUT LANSDALE PRICING**

Office and light flex space (first floor unit) just seconds from the Pennsylvania Turnpike interchange. Located approximately 100 yards from the slip ramp, tenants can access the Turnpike in under a minute.

Available suites range from 2,000 to 8,000 SF and can be customized to suit tenant needs. The first floor offers adjacent dock door access, making the space ideal for office users requiring light flex functionality.

This is a strong value alternative to nearby interchange locations, offering comparable accessibility at approximately 25% lower occupancy costs.

**PROPERTY HIGHLIGHTS**

- Immediate access to the Pennsylvania Turnpike
- Flexible office and light flex configurations
- Adjacent dock door access (1st floor suite)
- Customizable “blank canvas” layout
- Efficient space at a competitive value
- Nearby amenities include Wawa, McDonald’s, hotels, and additional retail/dining options

**LOCATION HIGHLIGHTS**

The property’s location is a major differentiator. The building sits immediately adjacent to the Turnpike interchange, providing fast regional connectivity while still offering nearby conveniences and retail amenities in both the interchange corridor and downtown Quakertown just minutes away.

**IDEAL USES**

Professional office, back-office operations, service companies, administrative offices, and light flex users seeking strong regional accessibility.

**PRESENTED BY**

James R. Wrigley  
215-519-2290 (m) | 215-855-5100 (o)  
jimw@kpgcm.com

# OFFICE / FLEX SPACE FOR LEASE

1900 AM Drive, Quakertown, PA 18951



## PRESENTED BY

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215-855-5100 (o)  
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Lobby



1<sup>st</sup> Floor Open Space



2<sup>nd</sup> Floor Atrium



2<sup>nd</sup> Floor Suite

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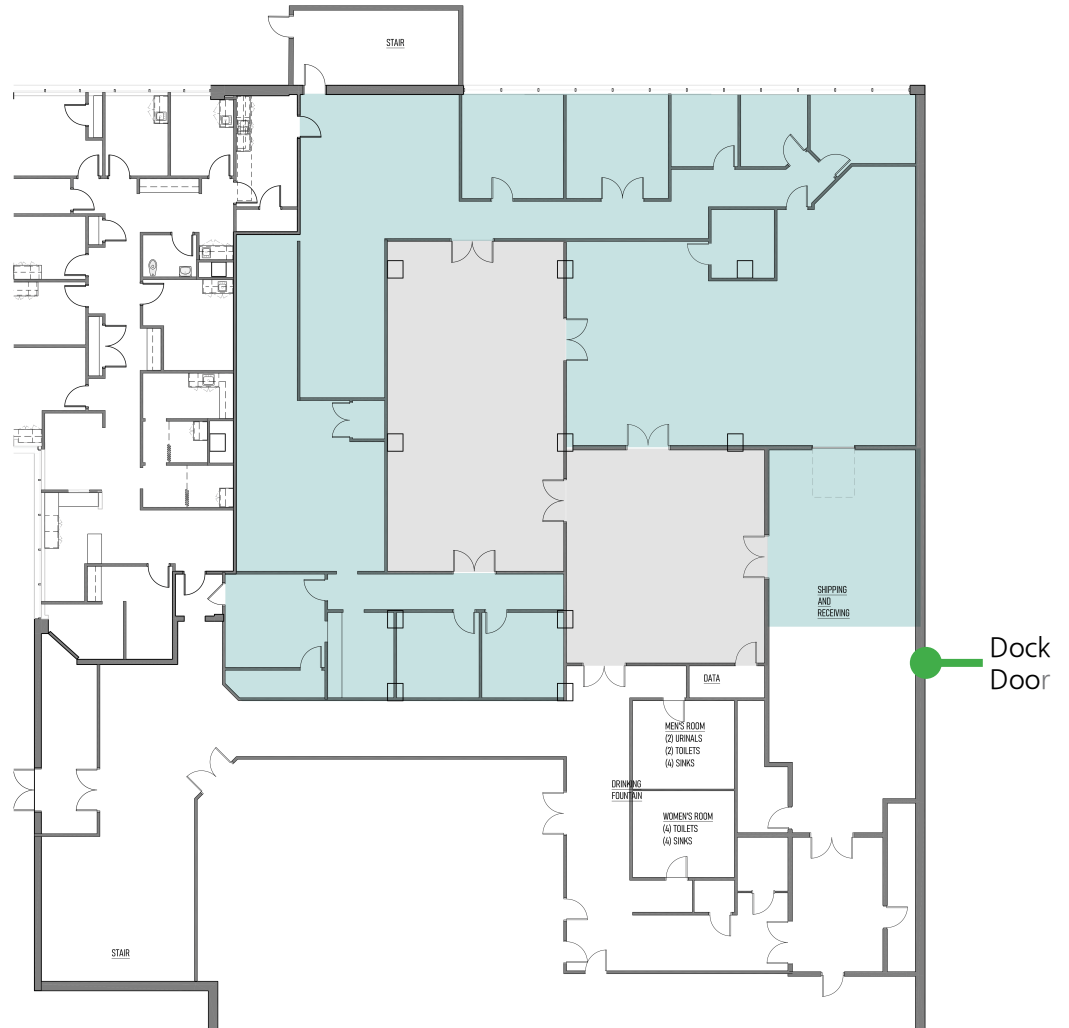
1900 AM Drive, Quakertown, PA 18951

## 1st Floor

Available Space

**8,181 sq ft.** (rentable)

-  Currently Available
-  Month to Month tenant



**Note: Space can be subdivided into suites ranging from 2,000 SF up to 7,840 SF**

## PRESENTED BY

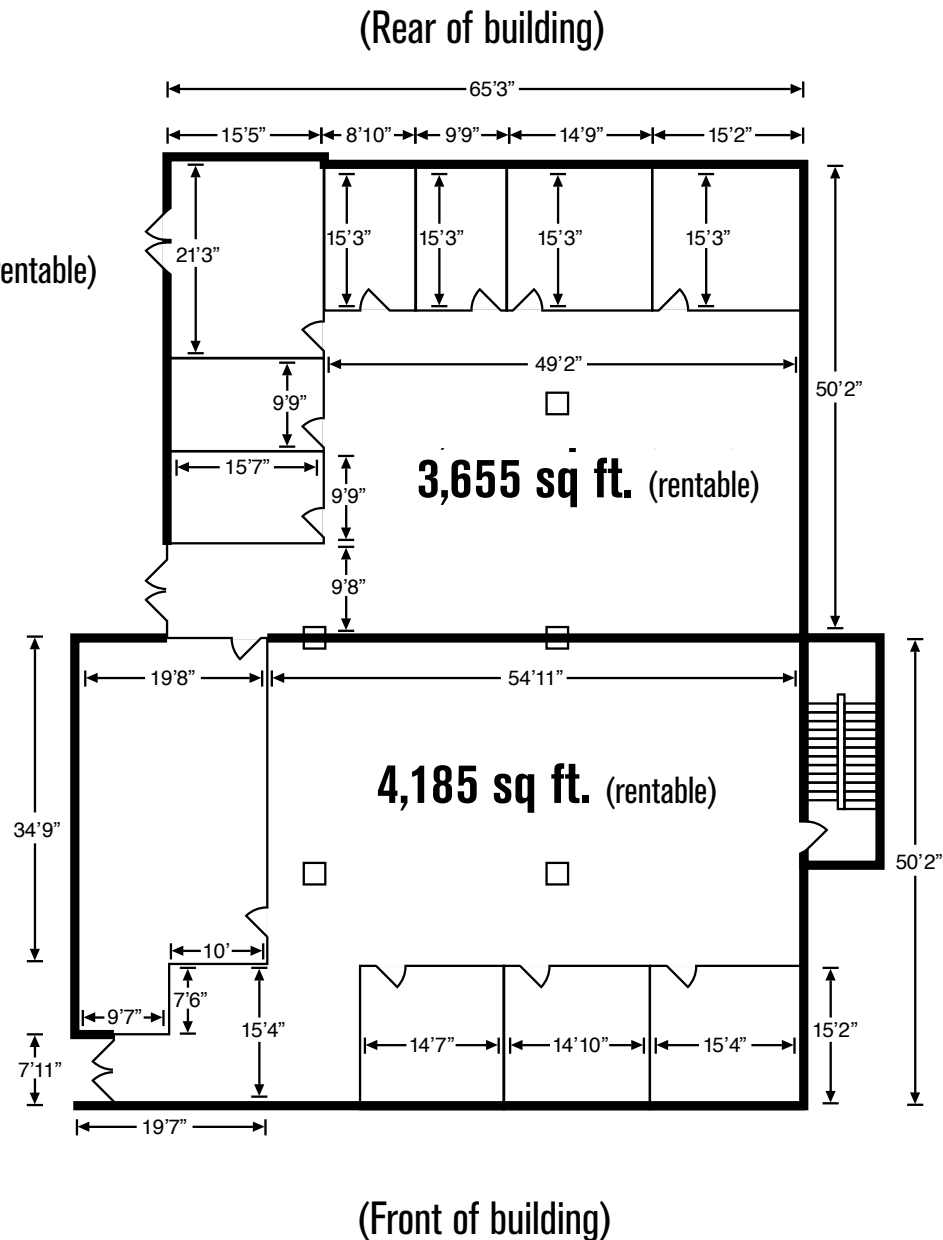
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**2nd Floor**  
Available Space  
**7,840 sq ft.** (rentable)



**Note:** Space can be subdivided into suites ranging from 2,000 SF up to 7,840 SF

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