



FOR SUBLEASE

100 W Butler Avenue

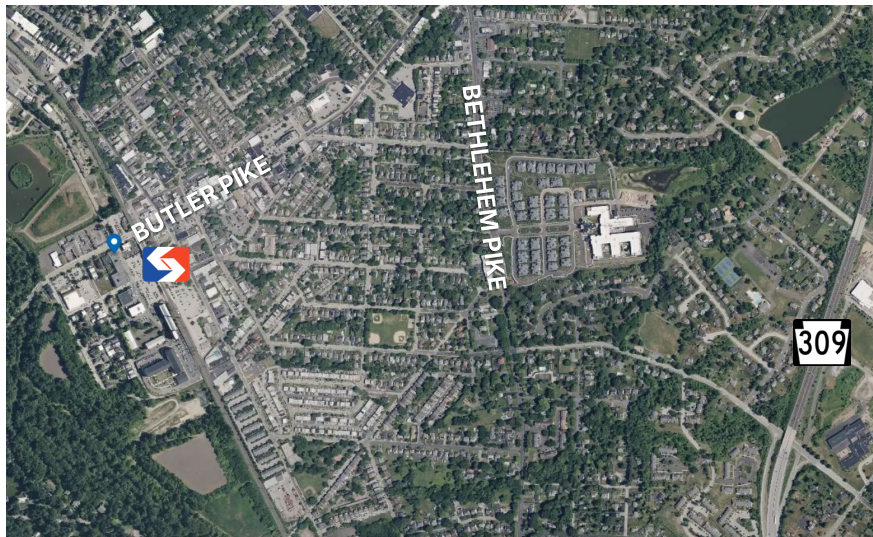
AMBLER, PA

Office space for sublease:

- 1st floor - $\pm$ 5,068 RSF
- 2nd floor - $\pm$ 6,930

Property Highlights

- Plug and play sublease available immediately
- Directly across from the SEPTA Regional Rail Ambler station
- Numerous restaurants & amenities on Butler Avenue within walking distance
- Excellent on-site parking
- Close proximity to regional highways
- Sublease term expires 1/31/2029



For information, please contact:

JEFF MACK
Executive Managing Director
t 610.755.6960
jeff.mack@nmrk.com

PATRICK NOWLAN
Senior Managing Director
t 610.755.6965
patrick.nowlan@nmrk.com

ELLEN ROHLFING
Associate
t 610.879.4511
ellen.rohlfing@nmrk.com

1000 Continental Drive, Suite 200
King of Prussia, PA 19406



[nmrk.com](https://www.nmrk.com)

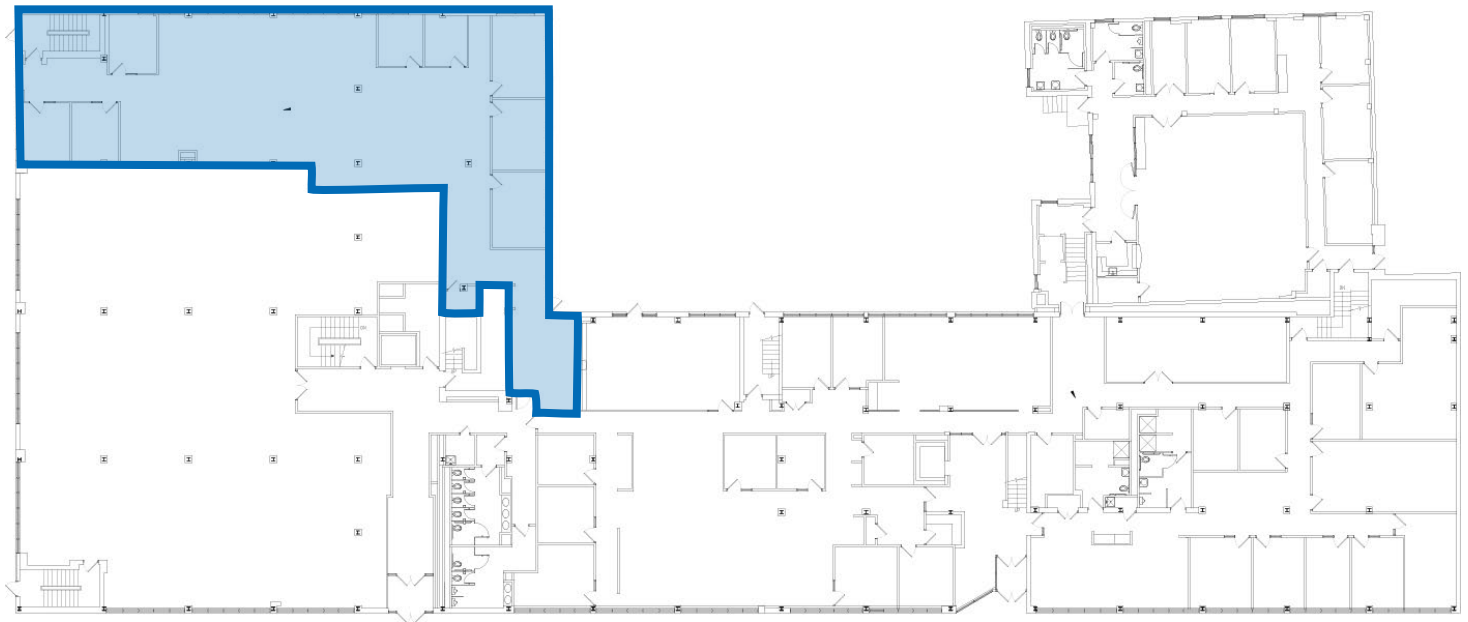
NEWMARK

Licensed in Pennsylvania as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

100 W Butler Avenue

1st FLOOR – ±5,068 RSF



2nd FLOOR – ±6,930 RSF

