

300 Springhouse Drive
Collegeville, PA

For Lease or Sale
Prime Medical/Office



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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LIEBERMAN EARLEY & COMPANY

300 Springhouse Drive Collegeville, PA

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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

PROPERTY OVERVIEW:



This two-story, 20,000 square foot medical office building is ideally situated with high visibility from Route 422 & Route 29. Offering convenience and accessibility, it is surrounded by a vibrant Town Center featuring well-known tenants such as Wegmans and Movie Tavern, making it a prime location for businesses looking to attract steady foot traffic.



IDEAL USES:

- Medical Practices
- Healthcare Services
- Professional Office Spaces (Accounting, Legal, Consulting, etc.)
- Wellness and Therapy Centers
- Technology of Creative Firms

Make your mark at this premium medical and office destination.

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KEY FEATURES

TOTAL SPACE:	Two Suites Available 2,022 RSF & 4,465 RSF Total Contiguous 6,487 RSF
HIGHWAY VISABILITY:	Visible from Route 422 providing excellent exposure and easy access
NEARBY AMENITIES:	Part of a bustling Town Center, with anchor tenants like Wegmans and Movie Tavern. Numerous hotels and restaurants are nearby
IDEAL FOR MEDICAL/OFFICE USE:	Flexible space design suitable for various businesses, including medical offices, healthcare services, professional offices, and more
PARKING:	Ample on-site parking available for staff and visitors.



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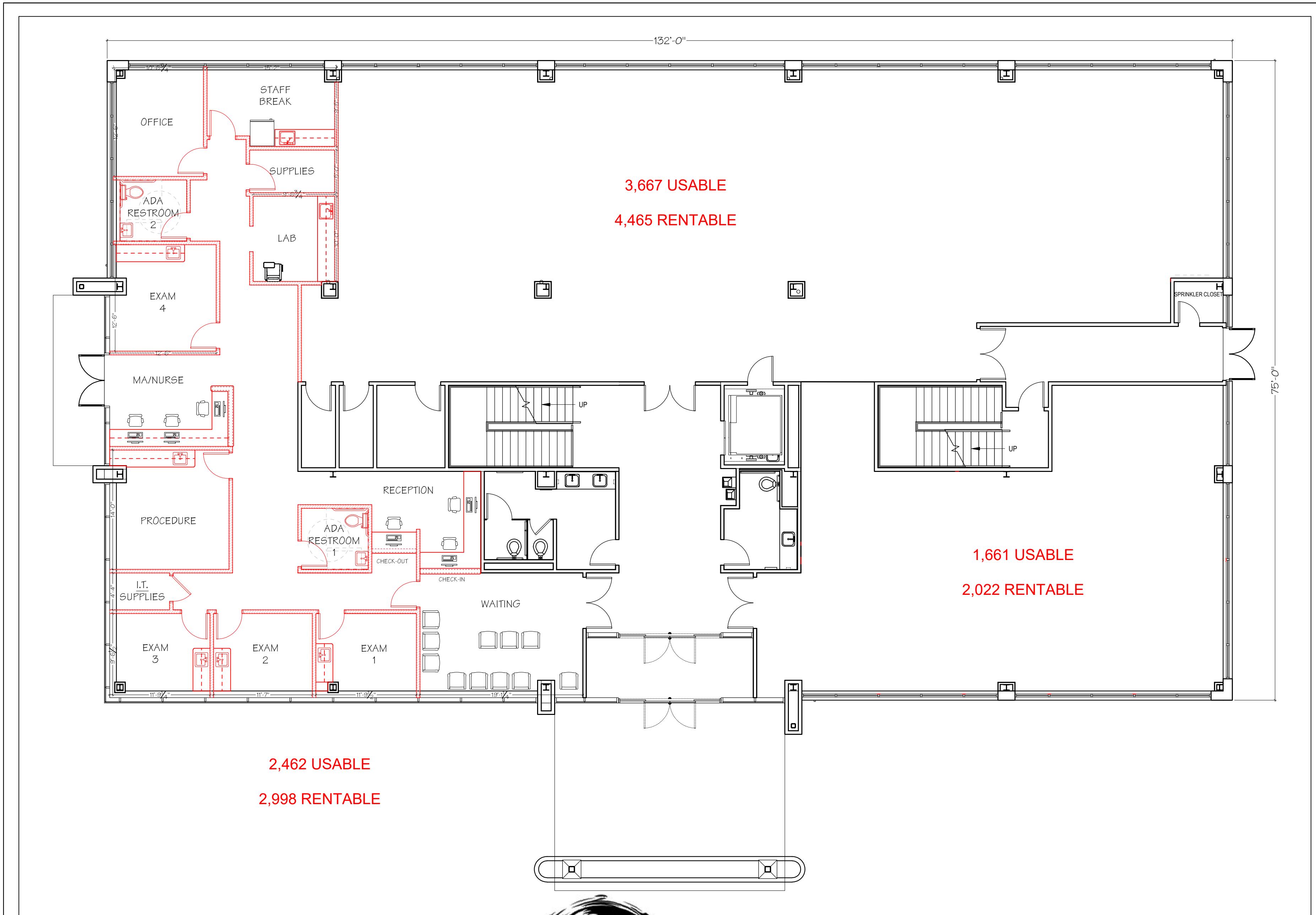
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300 SPRINGHOUSE DRIVE
COLLEGEVILLE, PA 19426



FROMMEYER CONSTRUCTION SVCS
611 SWEDESFORD ROAD
MALVERN, PA 19355

SK-2
09-11-25

Why This Property

EXPOSURE AND ACCESSIBILITY:	The building's prime location off a major highway ensures constant visibility to a large audience.
BUSINESS GROWTH OPPORTUNITY:	Benefit from the established traffic driven by neighboring businesses and popular amenities.
VERSATILE SPACE:	A flexible layout offers businesses the ability to design and configure the space according to their needs.



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LOCATION HIGHLIGHTS

Prime Highway Location

Located off Routes 422 & 29 with exceptional visibility and access

Surrounded by Town Center

Positioned near popular retail stores, dining options, and entertainment, driving traffic to your business

Local Demographics

Strong local community with a growing population, ensuring a steady flow of potential clients and patients

Proximity to Major Landmarks

Close to King of Prussia offering convenience for both local and regional visitors

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LOCATION SITE MAP

