

LAB SPACE FOR SUBLEASE

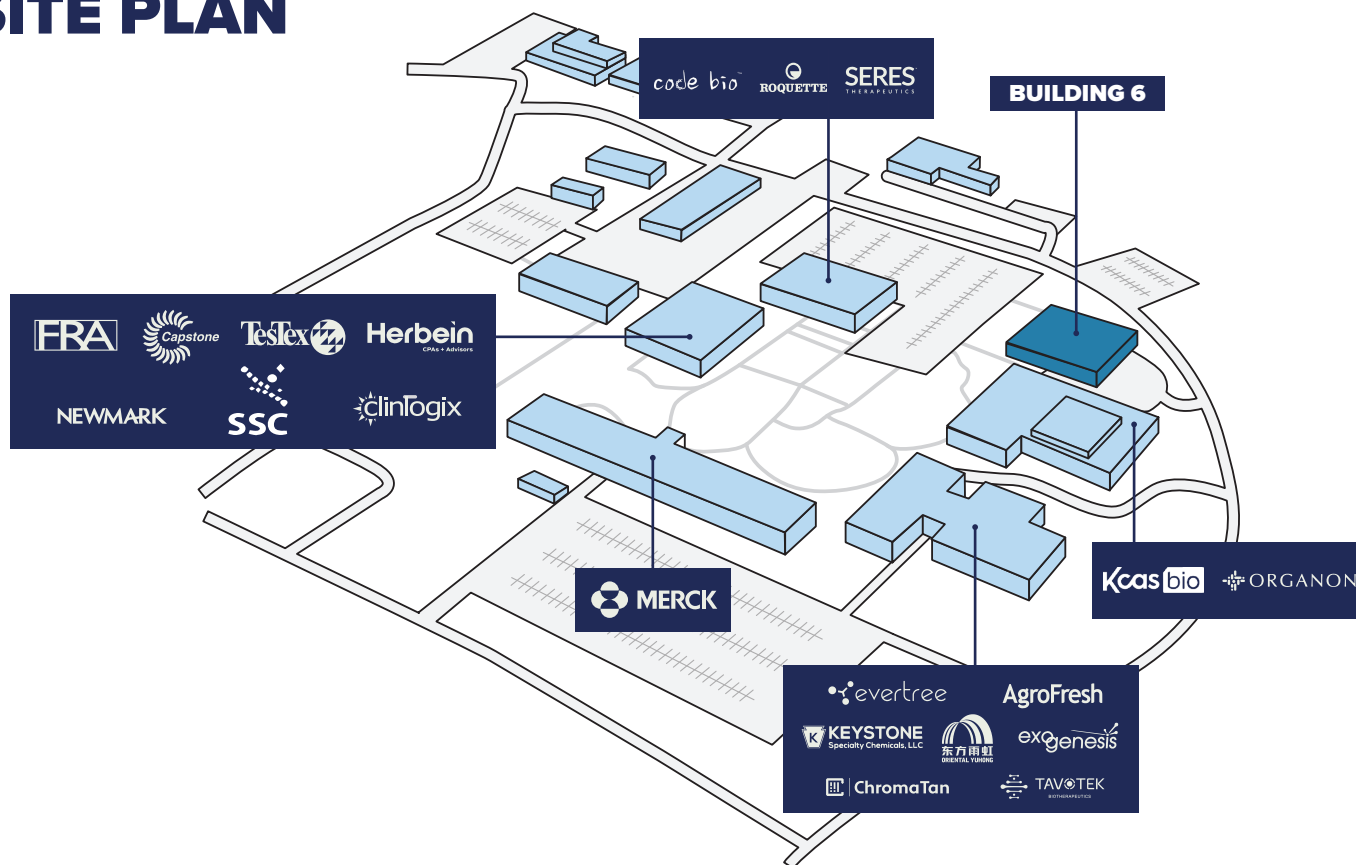


24,306 SF – 43,901 SF AVAILABLE

727 NORRISTOWN ROAD
Building 6
Ambler, PA 19002

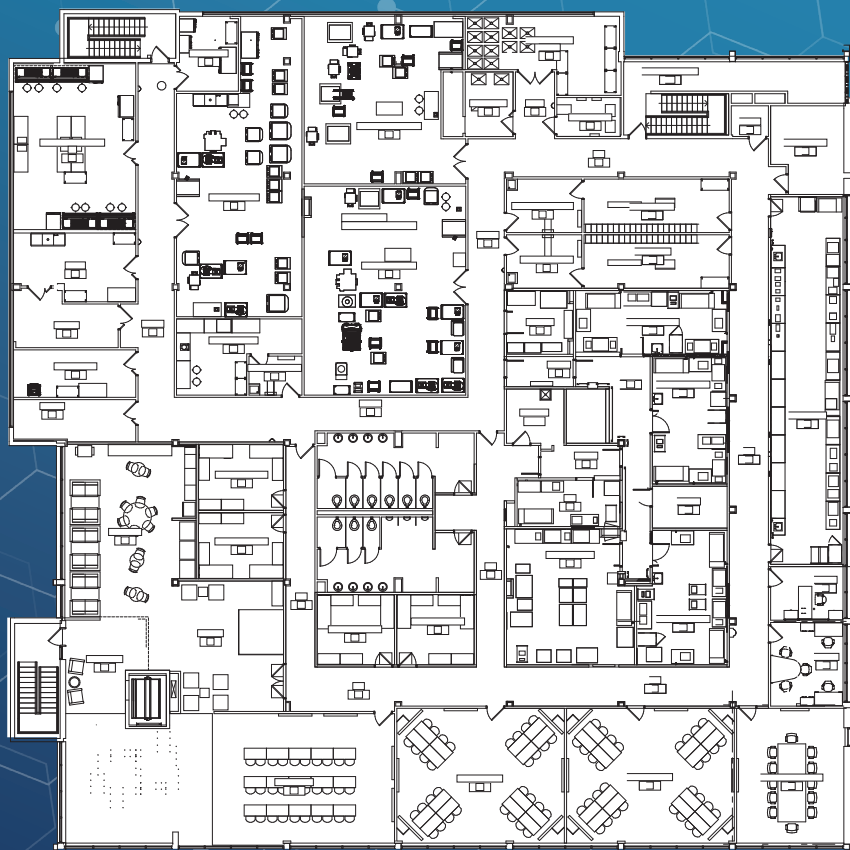


SITE PLAN

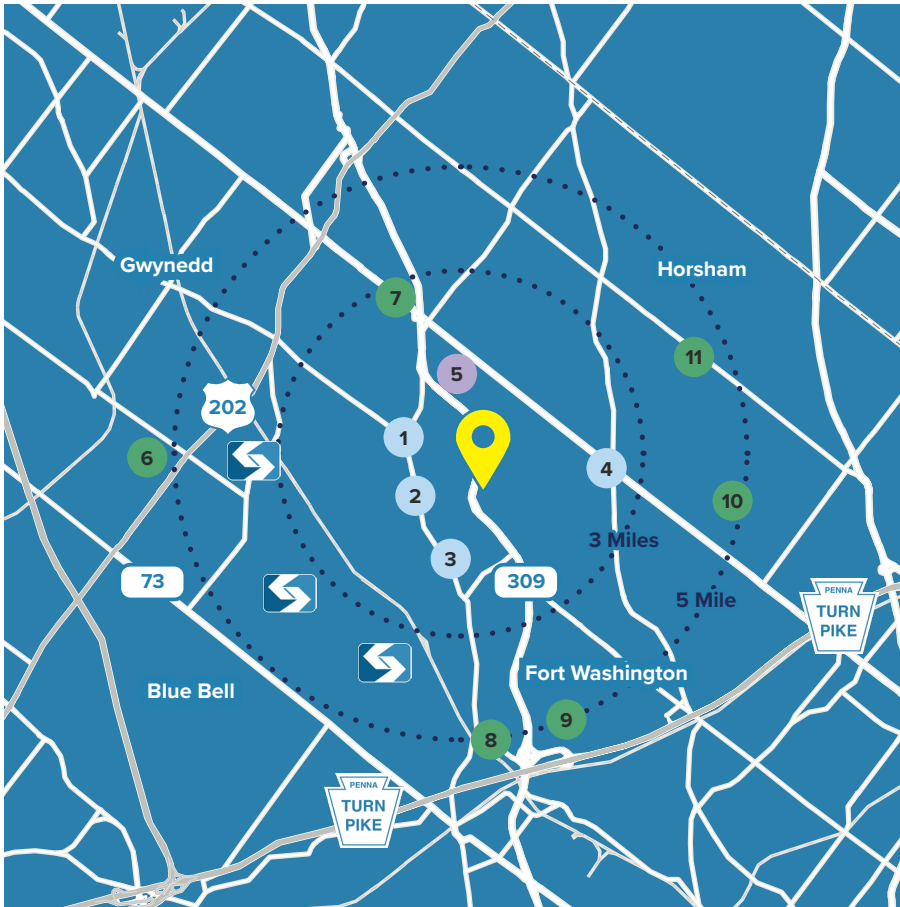


First floor shell space available for tenant fit out

SECOND FLOOR PLAN



LOCAL MAP



FOOD & DRINK

- 1 **Spring House Village**
Whole Foods, Giant, Starbucks, Kikka Sushi, Panchero's Mexican Grill, Arpeggio BYOB, Surah, Toni Roni's
- 2 **Spring House Plaza**
Wawa, Mandarin Inn, Vic Sushi, Po Le Cucina, and Il Giardino Italian Cuisine
- 3 **Shoppes at English Village**
Trader Joe's, Iron Hill Brewery & Restaurant, Dunkin', ALDI, Harvest Grill, Firebirds Wood Fired Grill, McDonald's, Olive Garden, and Kumo Asian Bistro
- 4 **Maple Glen Area**
Uncle Eddie's Pizza, Grilliant Greek Rotisserie, Maple Glen Pizza, Brick & Barrel, Giant, Las Frida's Mexican Kitchen, Golden Great Wall, and La Cucina Fanti

FITNESS

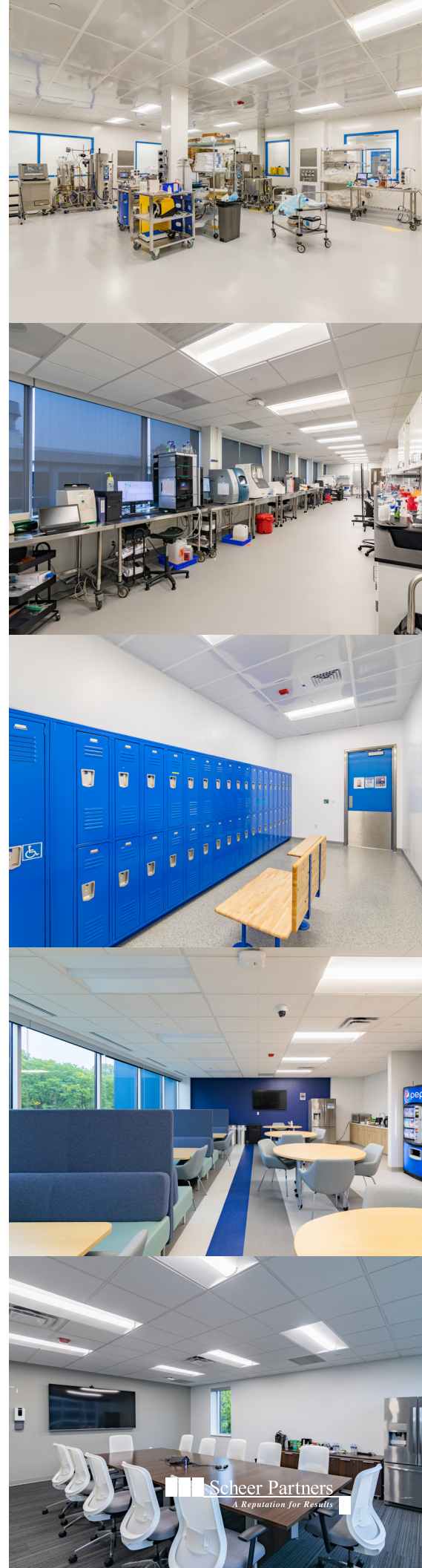
- 5 **Ambler YMCA**

HOSPITALITY

- 6 **Normandy Farm Hotel & Conference Center**
- 7 **Residence Inn by Marriott**
- 8 **Holiday Inn Express & Suites**
- 9 **Best Western**
- 10 **Sonesta Simply Suites**
- 11 **TownePlace Suites by Marriott**

PUBLIC TRANSIT

-  **Gwynedd Valley SEPTA Station**
Landsdale-Doylestown Line
-  **Penllyn SEPTA Station**
Landsdale-Doylestown Line
-  **Ambler SEPTA Station**
Landsdale-Doylestown Line



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