



LMB | LANSDALE
MEDICAL
BUILDING



For lease

+/- 22,000 SF medical office space available

1001-1019 S. Broad Street, Lansdale, PA 19446

Property Overview

Lansdale Medical Building (LMB), located at 1001-1019 S. Broad Street in Lansdale, PA, presents a premier opportunity for medical office tenants seeking high visibility and ease of access. Strategically positioned between S. Broad Street and Allentown Road, the property boasts exceptional street frontage, offering unmatched exposure to a steady flow of potential clients from both residential and commercial sectors.

The building features highly adaptable floorplans, designed to meet the diverse needs of today's healthcare and medical practices. Current tenants represent a variety of complementary specialties, fostering a collaborative environment conducive to growth. The large, expansive windows throughout the property provide abundant natural light, creating a bright and welcoming space for both staff and patients.

Recent capital improvements have significantly elevated the building's infrastructure, including a new roof, modernized entryways, upgraded HVAC systems, and refreshed common areas. These enhancements, coupled with ample on-site parking, make LMB an ideal choice for medical professionals looking for a turnkey solution in a thriving community.



Highlights

- +/- 22,000 SF available
- Less than 3 miles from Jefferson Lansdale Hospital
- Exclusively medical tenants
- TI packages available
- New directional & monument signage to be complete by Q4 2026



Prime Location

Lansdale Medical Building offers excellent proximity to Jefferson Lansdale Hospital, providing medical tenants direct access to the hospital campus. The property is situated within Lansdale's established medical corridor along Broad Street, where numerous specialists and healthcare services have created a recognized healthcare destination.



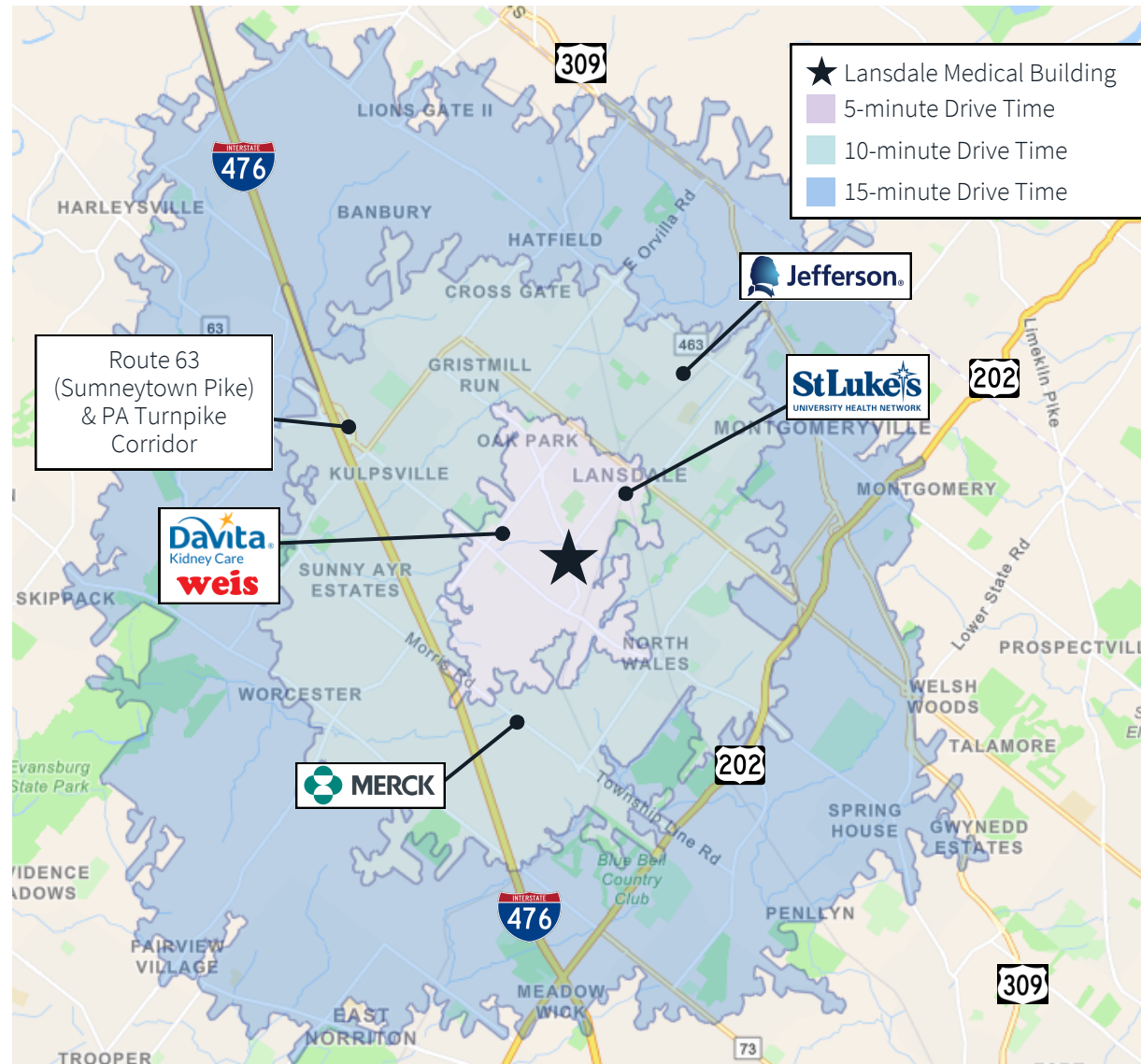
Superior accessibility via Route 63, Route 309, and the PA Turnpike (I-476) ensures convenient regional access throughout Montgomery County and the greater Philadelphia area



Located near downtown Lansdale's Main Street district and local retail amenities including Lansdale Village Shopping Center



The area's stable residential base includes families and an aging population, providing diverse patient demand and supporting consistent practice volume



	15 Minutes	10 Minutes	5 Minutes
Total Population	146,484	73,712	18,369
Average HH Income	\$167,234	\$154,043	\$143,220
Bachelor's Degree or Higher	56.3%	53.1%	54.2%



Availability | First Floor

Suite 1001	3,488 SF
Suite 1013	5,034 SF
Suite 1031	3,126 SF
Suite 1037	1,722 SF
Suite 1061	3,256 SF
Suite 1075	2,973 SF

 Available

 Leased



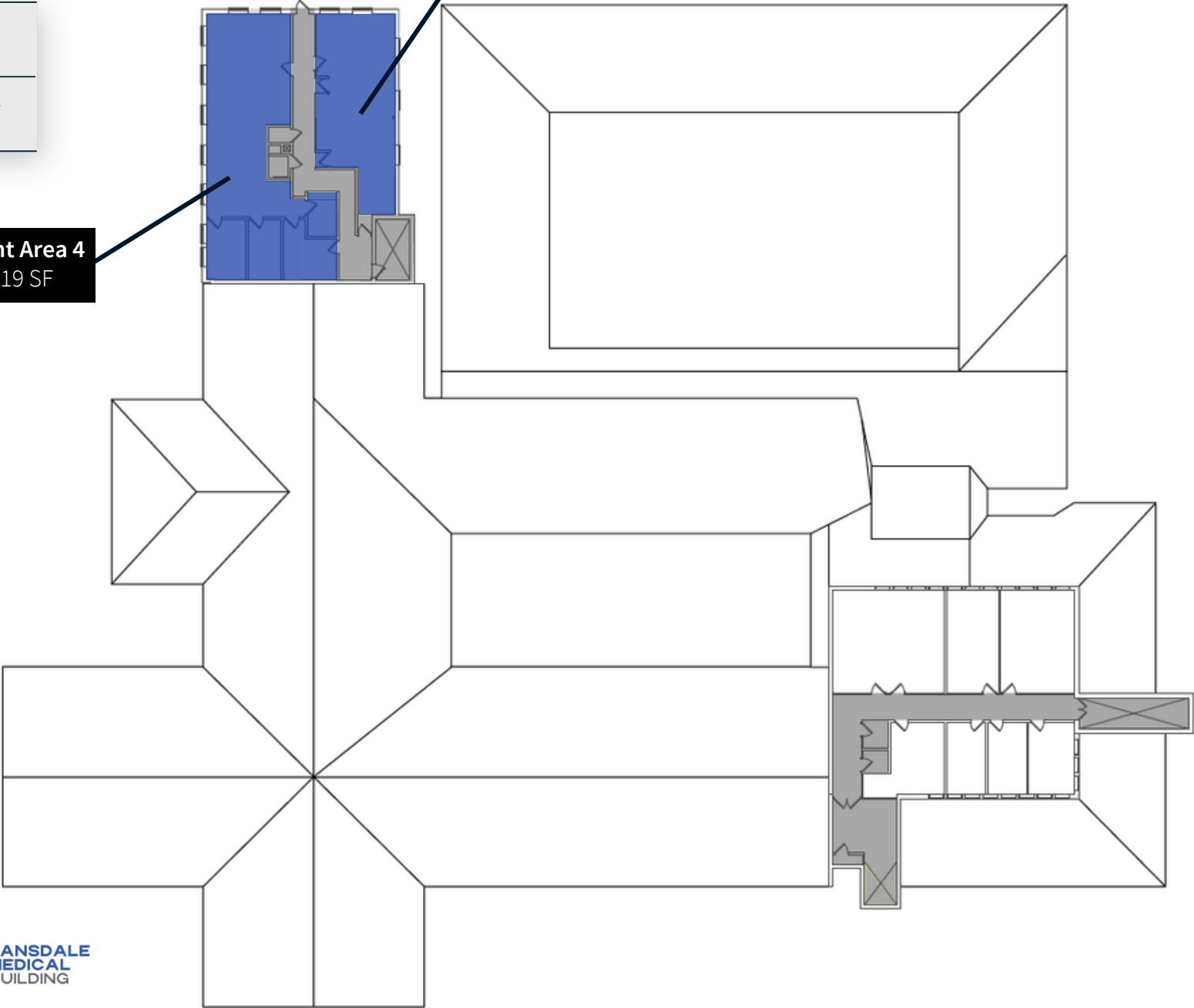
Availability | Second Floor

Tenant Area 3	888 SF
Tenant Area 4	1,619 SF

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888 SF

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Available
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