

Property Summary

133 Level Rd, Collegeville, PA 19426

FOR LEASE

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Premium 2,731 SF basement space featuring exceptional natural light from wall of windows with scenic pond views. Mixed-use layout includes dry storage areas and finished office/meeting space with powder room. Grade-level walk-out access via dual exterior doors (single + double) with paved area for small truck/van deliveries. Existing wooden racking system included. Climate-controlled environment in professional office building setting with abundant shared parking (18-20 spaces).

PROPERTY HIGHLIGHTS

- 2,731 SF mixed-use basement space
- Exceptional natural light + pond views
- Grade-level walk-out access (dual doors)
- Small truck/van delivery access
- Existing racking system included
- Climate-controlled environment
- Abundant shared parking (18-20 spaces)
- Professional office building
- Available January 2026



OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Number of Units:	1
Available SF:	932 - 2,731 SF
Lot Size:	0.07 Acres
Building Size:	6,151 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
Total Population	5,266	46,398	116,291
Average HH Income	\$199,474	\$183,808	\$169,800

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Lease Spaces

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FOR LEASE



LEASE INFORMATION

Lease Type:	NNN
Total Space:	932 - 2,731 SF

Lease Term:	Negotiable
Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Basement Suite	Available	932 - 2,731 SF	NNN	\$12.50 SF/yr	Premium basement suite with exceptional access and natural light. Features 932 SF of finished office/meeting space plus 1,645 SF of flex storage.

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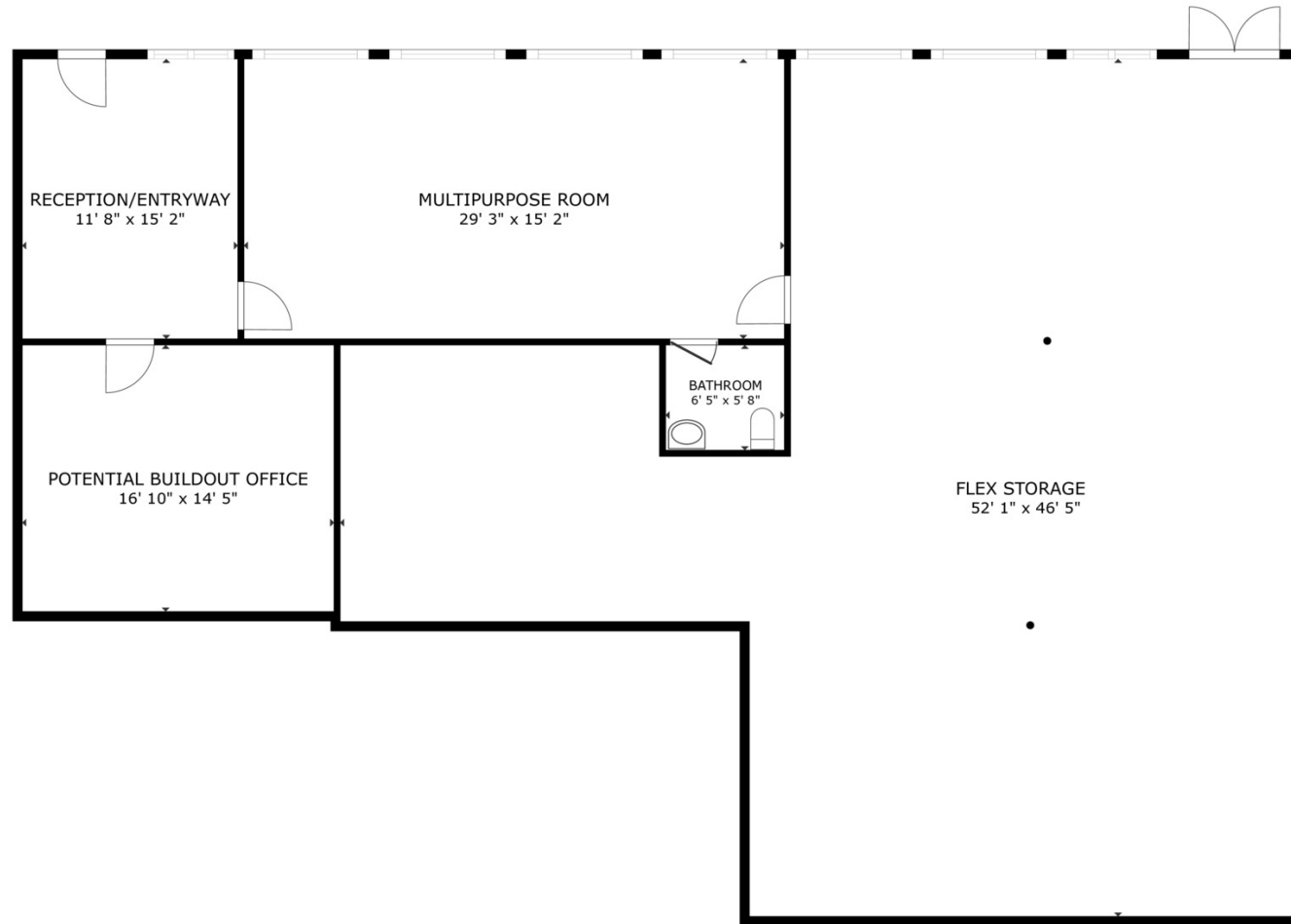
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Plans

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FOR LEASE

(Not to Scale)



FLOOR PLAN

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Additional Photos

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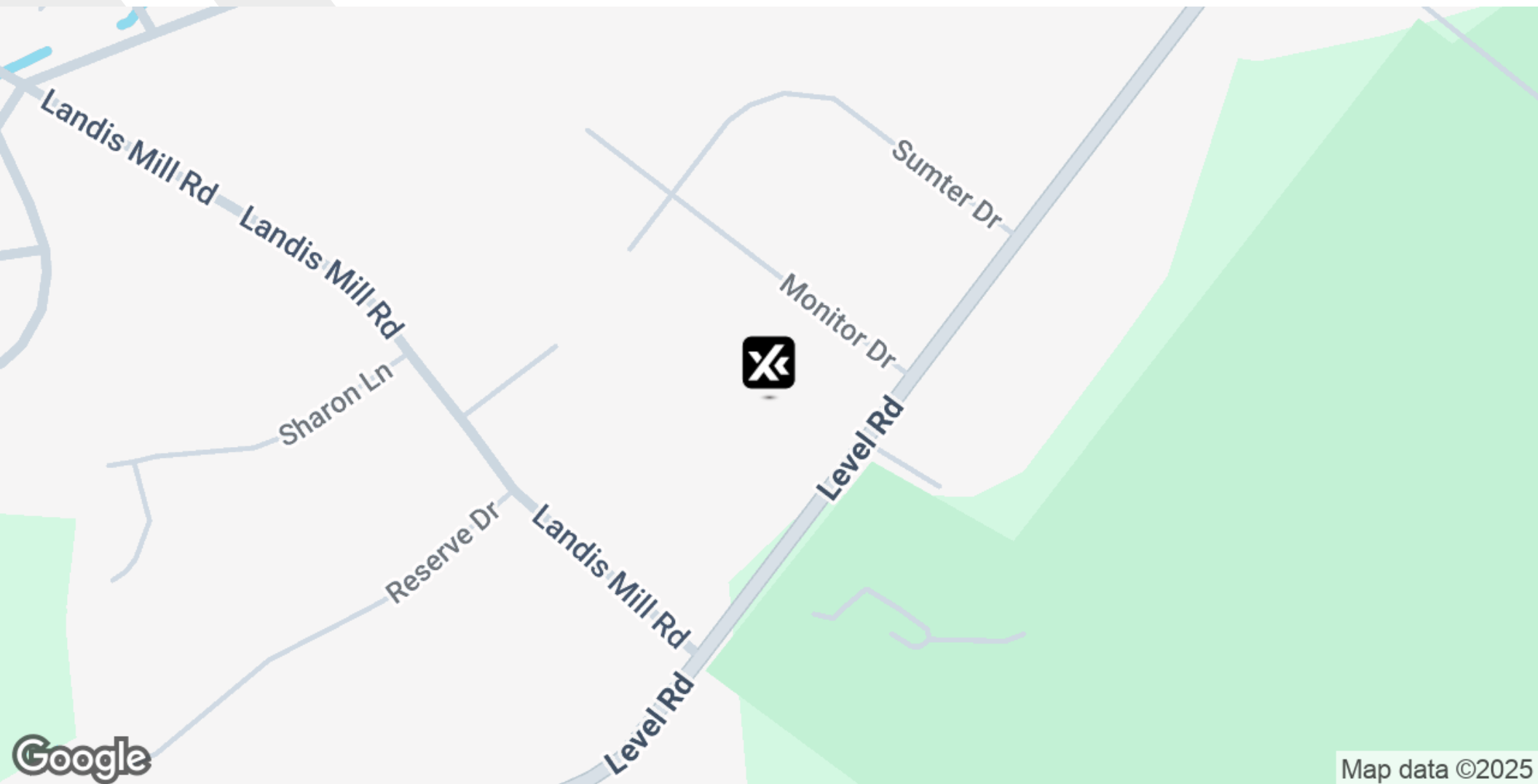


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Location Map

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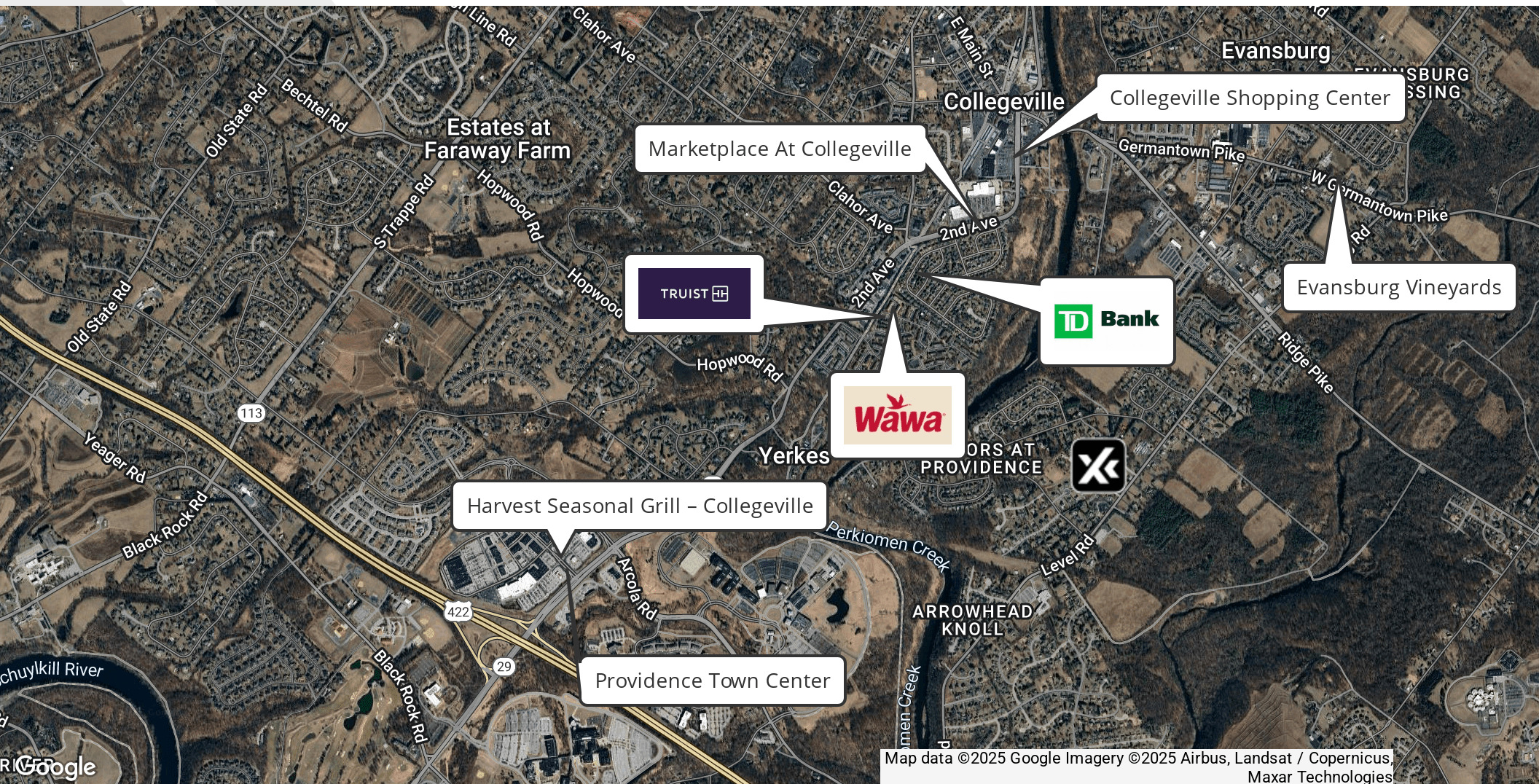


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Retailer Map

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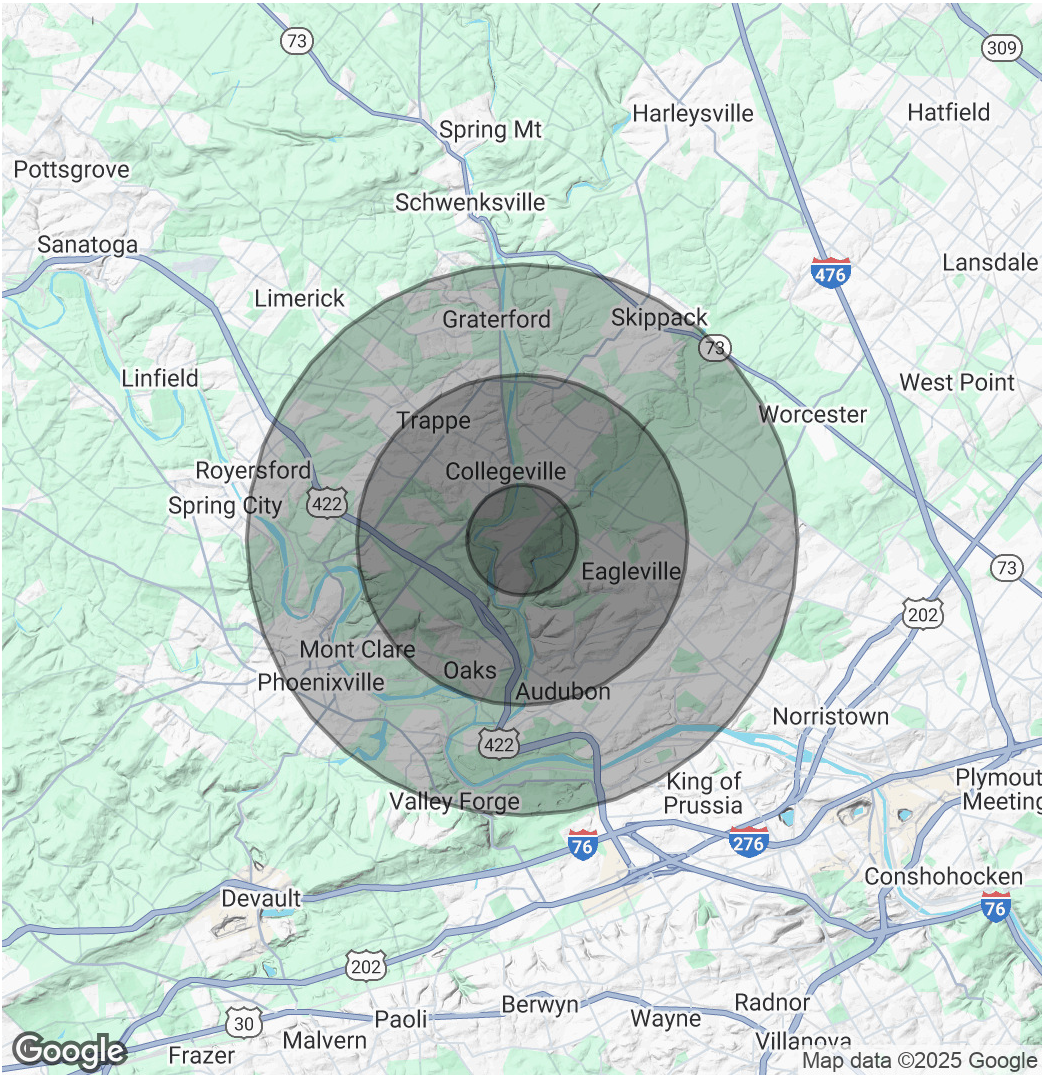
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,266	46,398	116,291
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$199,474	\$183,808	\$169,800
Average House Value	\$512,967	\$508,252	\$471,710

Demographics data derived from AlphaMap



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Meet the Team

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Advisor

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