

**FOR LEASE!**

**7 E SKIPPACK PIKE | AMBLER, PA**



Whitemarsh Corporate Center is a three-story building featuring medical and traditional office suites available for lease. The building measures approximately 27,000sf and is conveniently located at the intersection of Butler and Skippack Pike (Route 73) in Ambler PA. The property sits just three miles from the PA Turnpike Interchange, I-476, and Route 309. It has been completely upgraded with new exterior facade and windows, HVAC units, electrical service, and sprinkler system.

**AVAILABLE**

1ST FLOOR: 2,444 SF

**RENTAL RATE**

\$21.50/SF plus electric

**BUILDING HIGHLIGHTS**

- First floor space includes direct access and a ADA compliant ramp
- Access to PA Turnpike Interchange, I-476, and Route 309
- Onsite parking
- Individually controlled HVAC system
- Light filled entry ways and common areas



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