

OFFICE FOR SALE & LEASE

555 2ND AVE., COLLEGEVILLE

D201-2ND FLOOR, COLLEGEVILLE, PA 19426



M Walter Properties



FOR SALE OR LEASE

Download Marketing Brochure

KELLER WILLIAM REALTY GROUP
400 Arcola Rd Suite A5
Collegeville, PA 19426



Each Office Independently Owned and Operated

PRESENTED BY:

MATTHEW STRAUSS
Commercial Agent
O: (484) 961-0731
mstrauss@kw.com
RS356719, Pennsylvania

KIM CHADWICK
O: (215) 527-5134
Chadwick.kw@gmail.com
RS331658

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



OFFERING SUMMARY

PRICE:	\$1,250,000
PRICE / SF:	\$208
OCCUPANCY:	multi-tenant
PROJECTED NOI:	(See Table Below)
LEASE RATE:	(\$17.50 - \$22)
LEASE TERM:	3-5 yrs
RENTABLE SF:	5,187
AVAILABLE SF:	3,000
LOT SIZE:	0 SF
BUILDING	B
CLASS: PARKING:	50+
PARKING RATIO:	8.33
YEAR BUILT:	1998
RENOVATED:	2020
ZONING:	C - OFFICE: CONDO

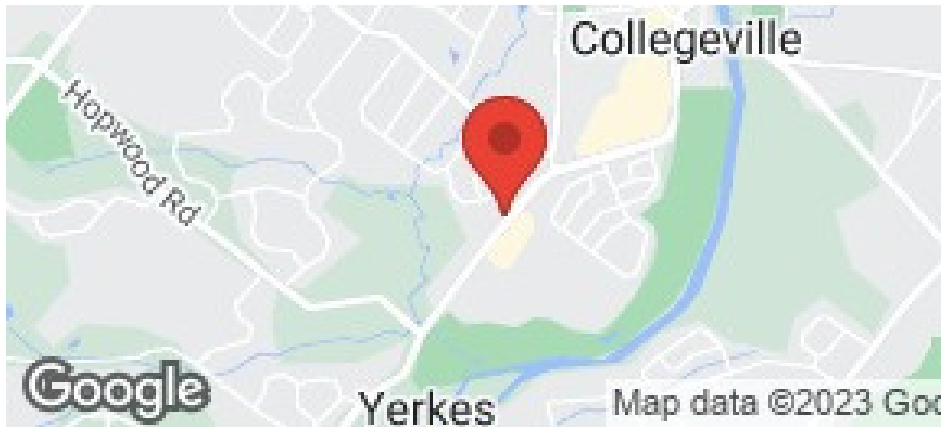
PROPERTY OVERVIEW

This Condo Office is for sale or for lease.

The available office space is approximately 3,000 SF. The layout consists of private offices, a common kitchen which can be converted into another office, a lab or open workspace, and a large reception.

This office space can be reconfigured easily. Perfect for a call center with offices surrounding! Perfect for professional offices such as for an attorney, architect, call center, and more. Private entrance with elevator access.

Parking is never a problem. Multiple parking lots available near and facing the building.



KELLER WILLIAM REALTY GROUP

400 Arcola Rd Suite A5
Collegeville, PA 19426



Each Office Independently
Owned and Operated

MATTHEW STRAUSS

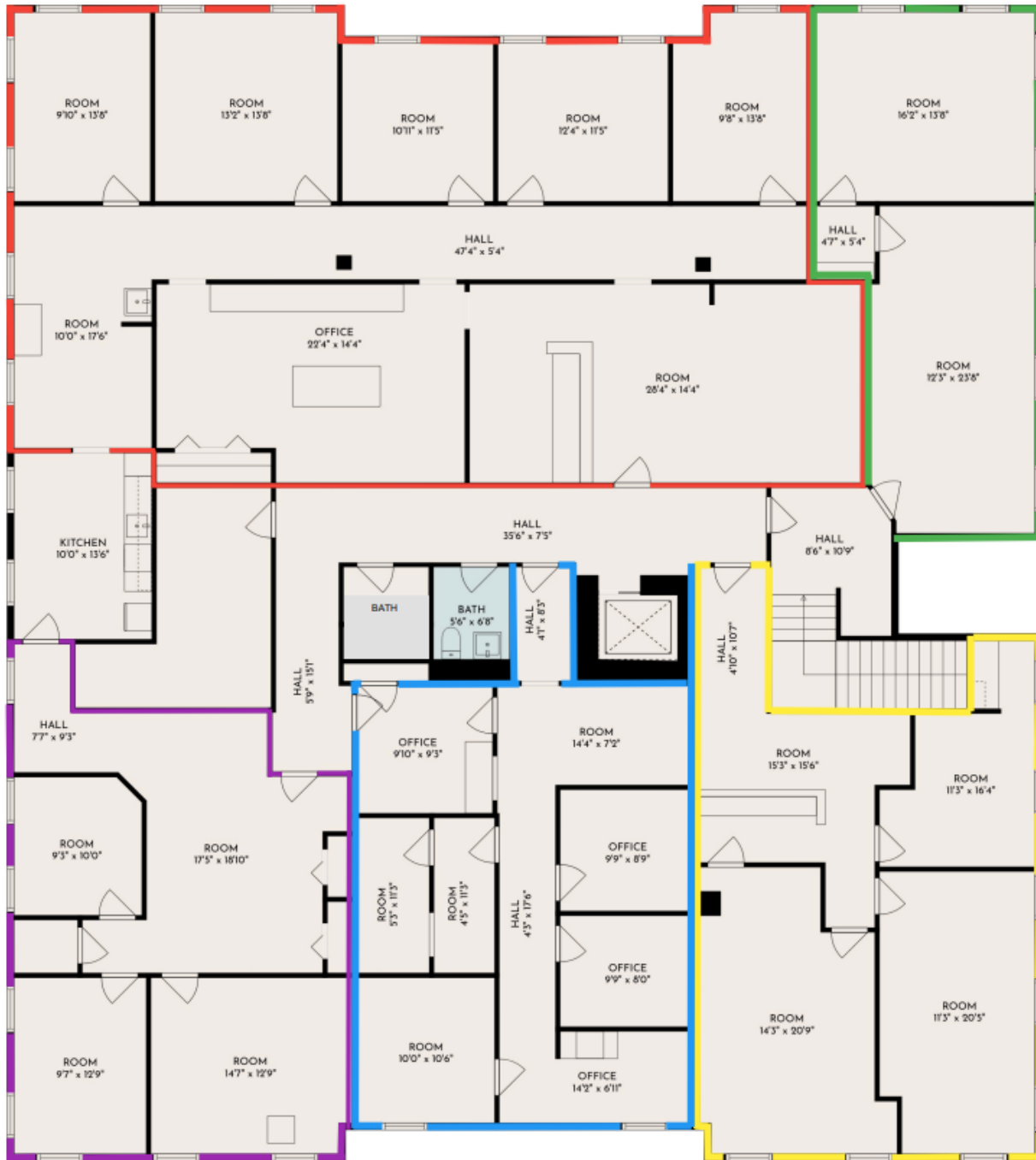
Commercial Agent
O: (484) 961-0731
mstrauss@kw.com
RS356719, Pennsylvania

KIM CHADWICK

O: (215) 527-5134
Chadwick.kw@gmail.com
RS331658

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

FLOOR PLAN
555 2ND AVENUE



KELLER WILLIAM REALTY GROUP
400 Arcola Rd Suite A5
Collegeville, PA 19426

MATTHEW STRAUSS
Commercial Agent
O: (484) 961-0731
mstrauss@kw.com
RS356719, Pennsylvania

KIM CHADWICK
O: (215) 527-5134
Chadwick.kw@gmail.com
RS331658



Each Office Independently
Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Current Tenancy & Projections

555 2ND AVENUE



Space 1 - AVAILABLE - 1,900 RSF

This space was a medical center. There are 5 exam rooms, a large waiting area, a lab area which can be easily converted to a call center, and easy access via a center hallway.



Space 2 - AVAILABLE - 800 RSF

This space was the office of a primary care physician. It has been sharing the kitchen space with Space 1, so it can easily be connected to that space.



Space 3 - AVAILABLE - 900 RSF

This space was the office of a speech & hearing center. This space is impeccable and is immediately ready for your business.



Space 4 - OCCUPIED - 1000 RSF

This space is occupied until July, 2025



Space 5 - OCCUPIED - 500 RSF

This space is occupied on a year to year basis from the 15th of May each year.

TOTAL RSF: 5,100

PROJECTED ANNUAL RENTS

(Based on full occupancy @

17.50

Space 1	\$ 33,250
Space 2	\$ 14,000
Space 3	\$ 15,750
Space 4	\$ 20,496
Space 5	\$ 9,000

\$ 92,496

PROJECTED ANNUAL EXPENSES

(Based on full occupancy

Condo Fees	\$ 7,800
Utilities	\$ 5,400
Prop Tax	\$ 29,368
Insurance	\$ 10,000
Other	\$ 2,000

\$54,568

PROJECTED NOI

(Based on full occupancy

\$37,928 @ 17.50 psf
CAP RATE: 3%

\$52,000 @ \$20 psf
CAP RATE: 4.2%

\$57,632 @ \$22
CAP RATE @ 4.6%

KELLER WILLIAM REALTY GROUP

400 Arcola Rd Suite A5
Collegeville, PA 19426

MATTHEW STRAUSS

Commercial Agent
O: (484) 961-0731
mstrauss@kw.com
RS356719, Pennsylvania

KIM CHADWICK

O: (215) 527-5134
Chadwick.kw@gmail.com
RS331658



Each Office Independently
Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



OFFICE FOR SALE & LEASE



400 Arcola Rd Suite A5
Collegeville, PA 19426

400 Arcola Rd Suite A5
Collegeville, PA 19426

MATTHEW STRAUSS
Commercial Agent

O: (484) 961-0731

mstrauss@kw.com

RS356719, Pennsylvania

KIM CHADWICK

O: (215) 527-5134

Chadwick.kw@gmail.com

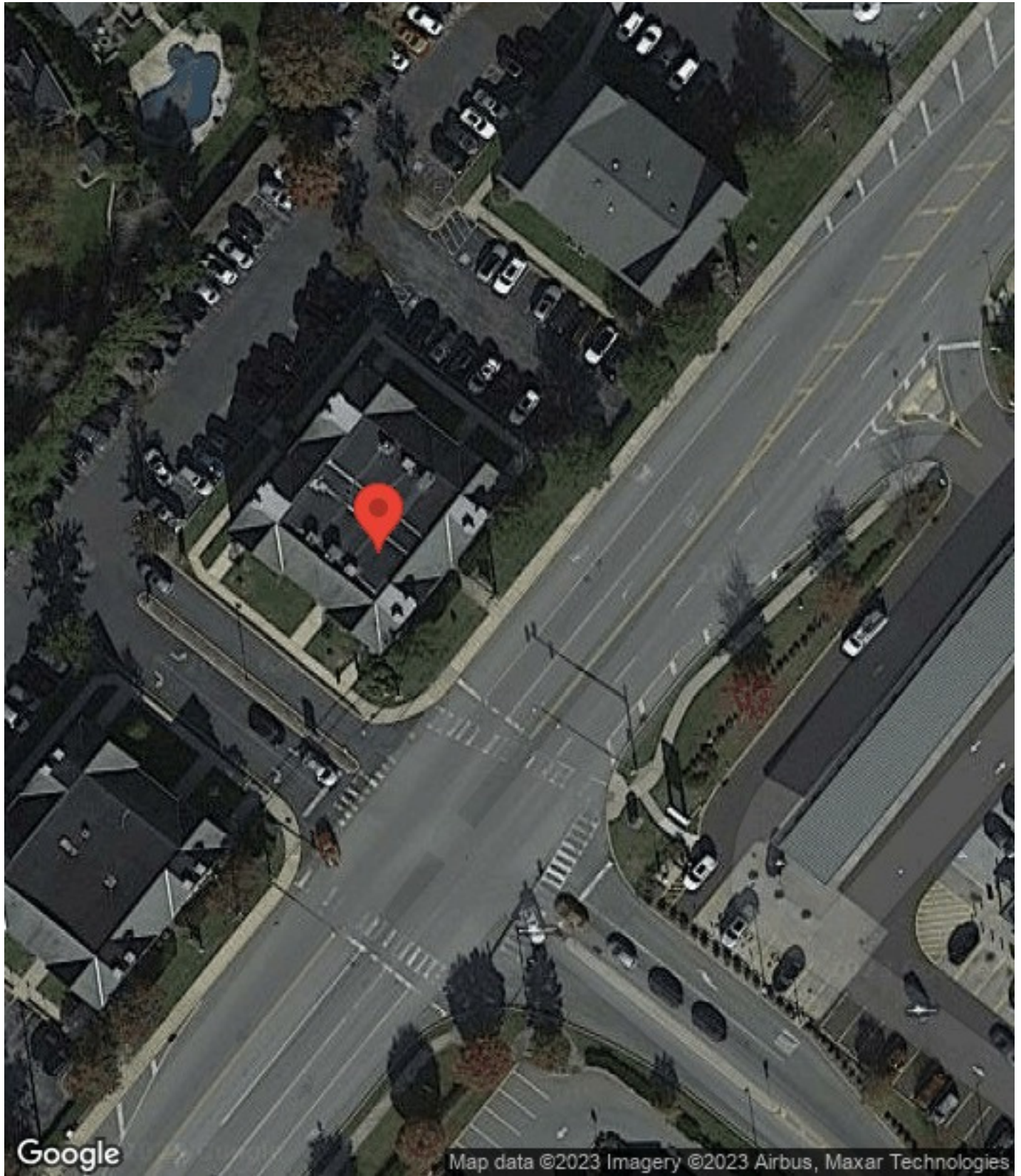
RS331658



Each Office Independently
Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

MAP
555 2ND AVENUE



DISCLAIMER

555 2ND AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAM REALTY GROUP

400 Arcola Rd Suite A5
Collegeville, PA 19426



Each Office Independently Owned and Operated

PRESENTED BY:

MATTHEW STRAUSS

Commercial Agent

O: (484) 961-0731

mstrauss@kw.com

RS356719, Pennsylvania

KIM CHADWICK

O: (215) 527-5134

Chadwick.kw@gmail.com

RS331658

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.