

AVISON
YOUNG

A healthy dose of medical availability

Cutting-edge surgical
care facility
with 31,612 SF
available now

475 Enterprise Drive
Royersford, PA 19468



Contact our team for more information:

Scott Martin | Principal
610 389 4200
scott.martin@avisonyoung.com

Patrick Kelley | Principal
215 901 1053
patrick.kelley@avisonyoung.com

John Sudjian | Associate
610 570 9407
john.sudjian@avisonyoung.com

Click or scan to
watch video:



Turnkey medical facility

475 Enterprise Drive in Royersford, PA, is located just off Route 422 and offers a turnkey medical facility ideal for outpatient surgery center and medical offices.

With 31,612 SF of available space, this facility is move-in ready and packed with features essential for high-quality patient care and efficient operations.



PROPERTY HIGHLIGHTS:



State-of-the-art surgery center

23,048 SF ground floor space equipped with 6 operating rooms, 12 pre-op patient bays, and 15 post-op bays, including 7 private rooms for enhanced patient privacy and comfort.



Comprehensive medical infrastructure

Designed to support high-volume medical procedures with central receiving, sterile processing, and ample storage space.



Customizable medical office space

The **upper-level includes 8,564 SF of stay suites**, with private at-grade entrances offering easy patient access, that can be converted to medical office and adapted for various healthcare needs.



Prime location & access

Situated just **20 minutes from King of Prussia**, the property offers convenient access to major transportation routes, making it an attractive location for both patients and healthcare staff.



Ample parking & at-grade private entrances

Designed for convenience with **abundant parking** to accommodate both staff and patients, along with private at-grade entrances for a hassle-free experience for all visitors.

Location & access

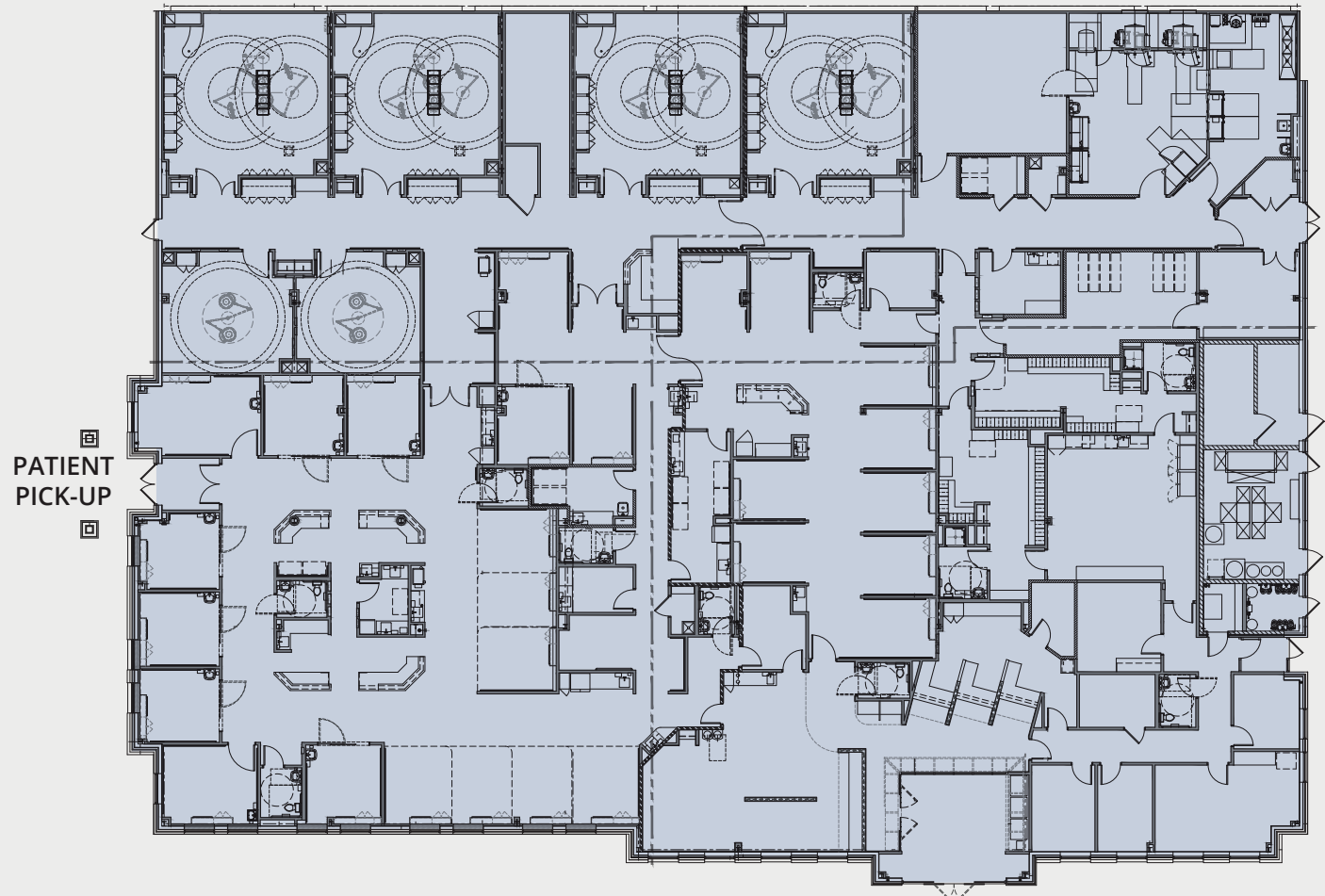


475 Enterprise Drive is easily accessible via Route 422, connecting it to major hubs like King of Prussia and Philadelphia. This prime location increases patient access and makes it an attractive destination for healthcare professionals who wish to practice in a suburban yet highly connected environment.

Ready-to-go surgery center

1st Floor | 23,048 SF

- Covered patient pick-up and drop-off entrances
- Large reception & waiting area
- 6 operating rooms
- 12 pre-op patient bays
- 15 post-op patient bays
- 7 private rooms
- Staff lounge area and locker rooms
- Central receiving, sterile processing and storage space
- Convertible to medical office



PATIENT
PICK-UP

PATIENT
DROP-OFF

Ready-to-go surgery center



Nurses Station



Operating Room



Nurses Station



Decontamination

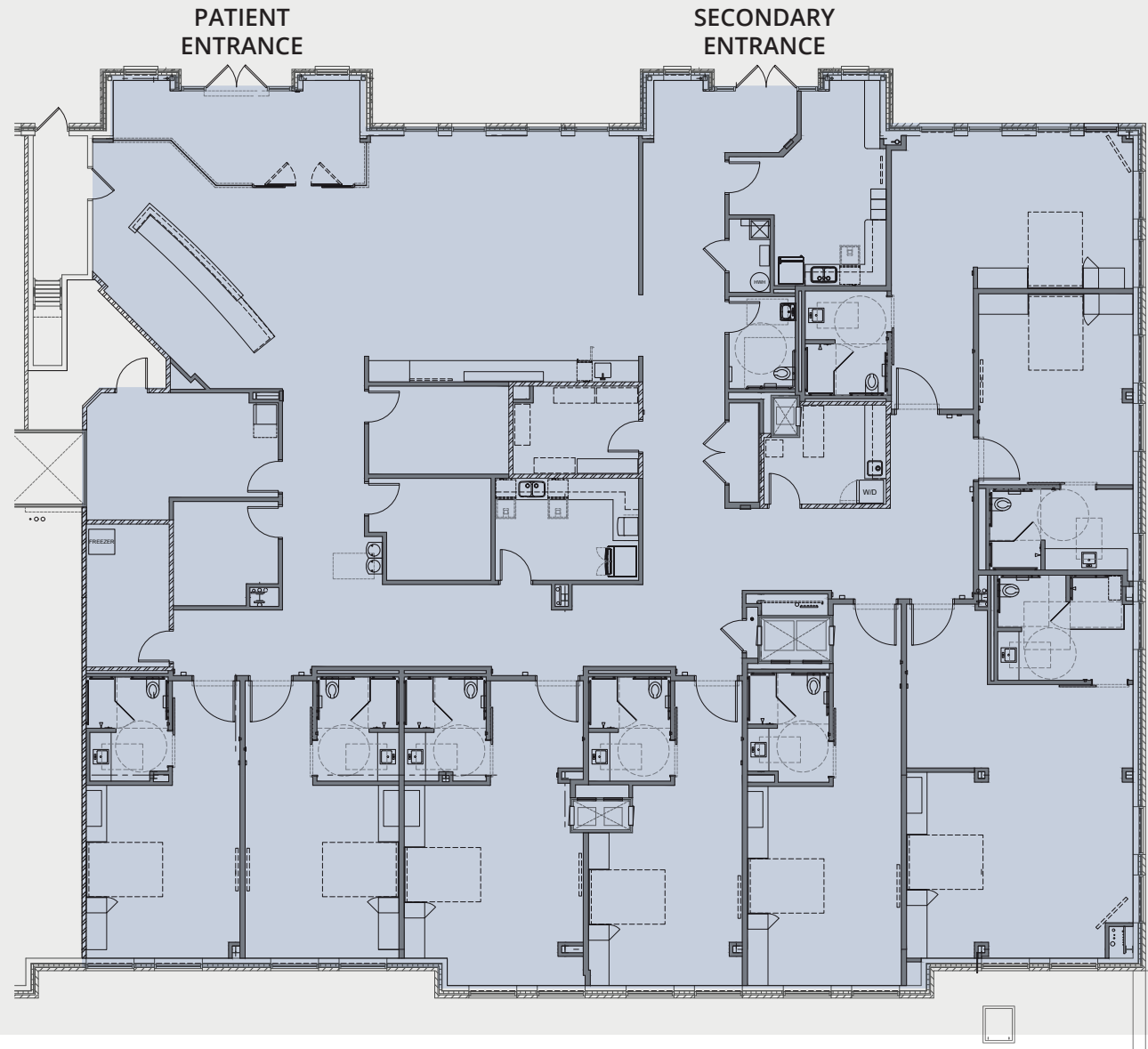


Triage Zone

Stay suites | Medical offices

2nd Floor | 8,564 SF

- Large reception area
- Lounge area
- 2 private at-grade entrances
- 3 private offices & conference room
- 8 residential suites



Stay suites | Medical offices



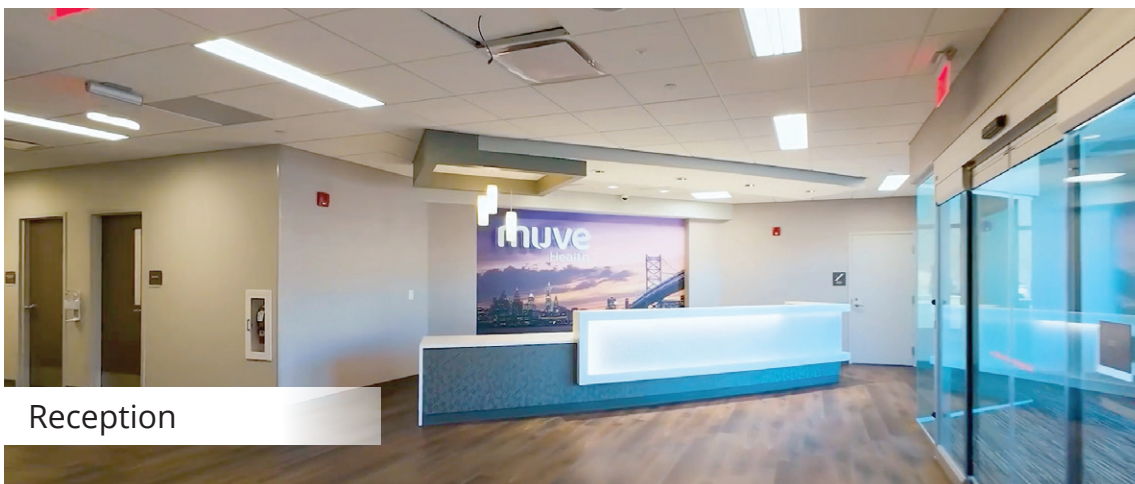
Waiting Area



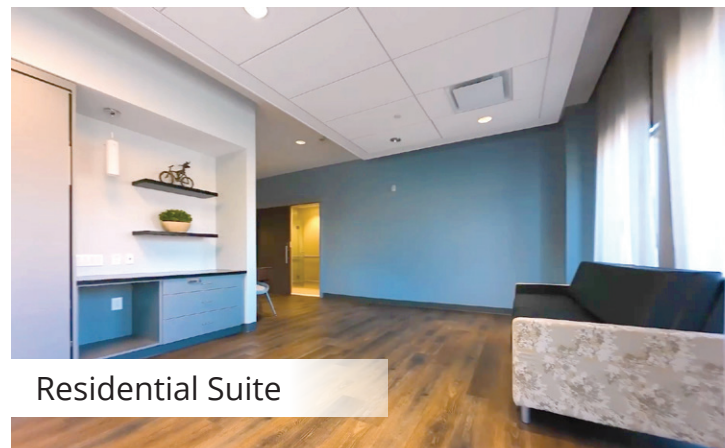
Registration



Private Bathroom



Reception



Residential Suite

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Avison Young | +1 610 276 1079 | 300 Barr Harbor Drive, Suite 150, Conshohocken, PA 19428

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