

# 106 W MAIN STREET

NORRISTOWN, PA 19401

# FOR SALE

OFFICE USER/CONVERSION OPPORTUNITY



## OFFERING PROFILE

**± 18,350**  
SQUARE FEET

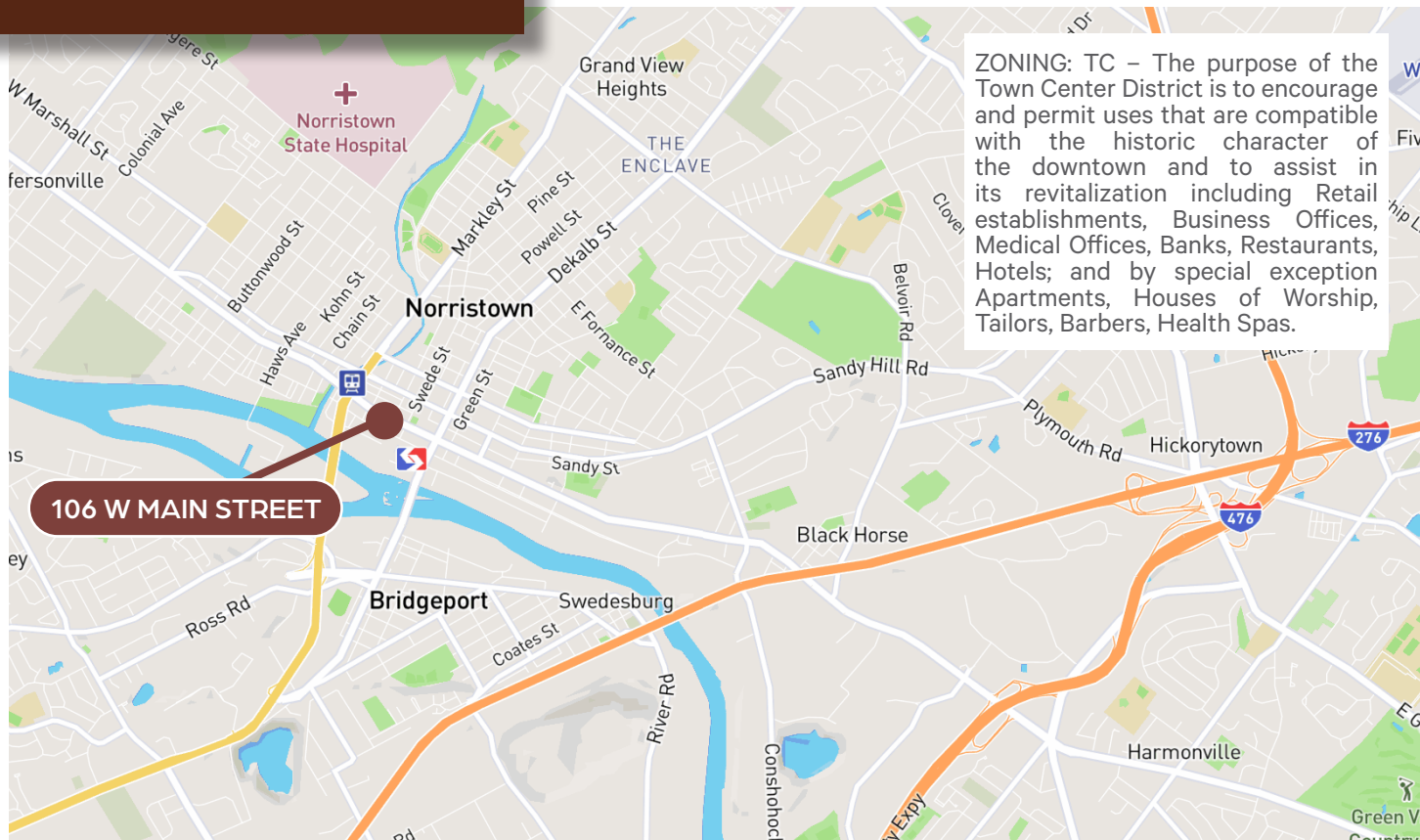
**\$1,835,000**  
ASKING PRICE

CBRE is pleased to present for sale 106 W. Main Street, a distinguished 18,350 SF three-story office building with a private parking lot located in Norristown, PA. Norristown is the county seat of Montgomery County, one of the wealthiest counties in PA. Constructed in the early 1900s, this stately freestanding brick building was once home to the Masonic Temple of Norristown, and in 1996 was converted into corporate offices for the Seller. Seller is consolidating offices in Norristown, but would consider a partial leaseback.

- Steps away from Hancock Square Park, Montgomery County's Justice Center under construction and multiple proposed mixed-use projects
- Tremendous opportunity for law firms, financial institutions, corporate offices, healthcare, social services & government agencies

- .27-acre site – includes off-street parking for 19 vehicles and ramped ADA building access
- Features 3 floors of office, conference rooms, open office areas plus a fully finished basement. All floors elevator served
- Distinct interior décor – Marble flooring, stained glass windows, numerous fireplaces, ornate Victorian crown moldings and wainscot trim
- Redevelopment projects and businesses locating in downtown Norristown may be eligible for various economic programs and tax incentives
- A short walk to the Norristown Transportation Center (NTC)

# LOCAL MAP



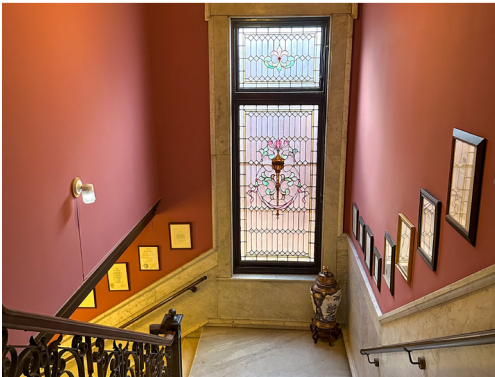
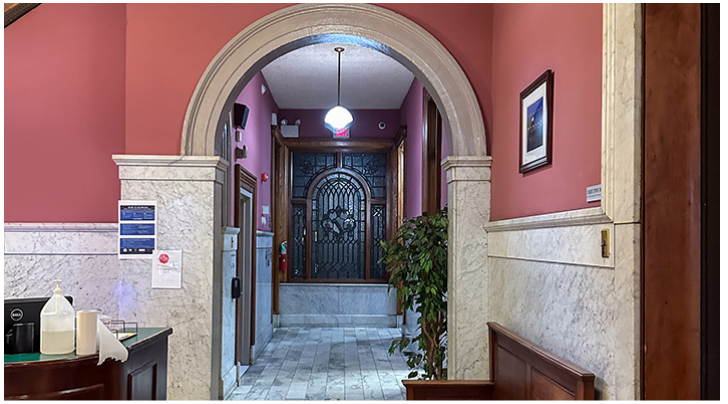
Map Legend

- Government
- Multi-Family
- P Parking Garage
- 🍴 Restaurants/Fast Food



- ① **Montgomery County Judicial Center** - A new 325,000-square-foot, six story building connected to the existing courthouse, housing new courtrooms, court-related offices, and public spaces. Completion of south building is expected by late 2024.
- ② **\$31 Million Mixed-Use Development** - MM Partners plans to start construction on a mixed-use business district at the northwest corner of Main and DeKalb streets. It will consist of a seven-story building with 111 market-rate apartments and 12,000 square feet of commercial space.





## CONTACT US

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