

# 152 SOUTH MAIN STREET

AMBLER, PA

AMBLER  
BOROUGH



## AVAILABLE FOR LEASE

### 1,507 SF OFFICE SPACE

EXCLUSIVELY  
REPRESENTED BY  
THE FLYNN COMPANY

MICHAEL BORSKI, JR., SIOR  
MBORSKIJR@FLYNNCO.COM  
215-561-6565 X 119

MARK PAWLOWSKI  
MPAWLOWSKI@FLYNNCO.COM  
215-561-6565 X 146

*Standalone office building near convenient amenities  
and on-site optional warehouse/storage space*



CURRENTLY UNDERGOING LANDLORD IMPROVEMENTS  
INCLUDING SITE REMEDIATION (COMPLETED)



DIRECTLY ADJACENT TO SEPTA STATION



PRIME LOCATION IN WALKABLE AMBLER BOROUGH, ACROSS  
THE STREET FROM WAKE COFFEE, CLOSE TO DINING AND  
SHOPPING



PART OF A LARGER THREE BUILDING LOT WITH ADJACENT  
AVAILABLE MINI-STORAGE AND WAREHOUSE (SEE  
SEPARATE FLYER)

The  
Flynn  
Company

THE FLYNN COMPANY

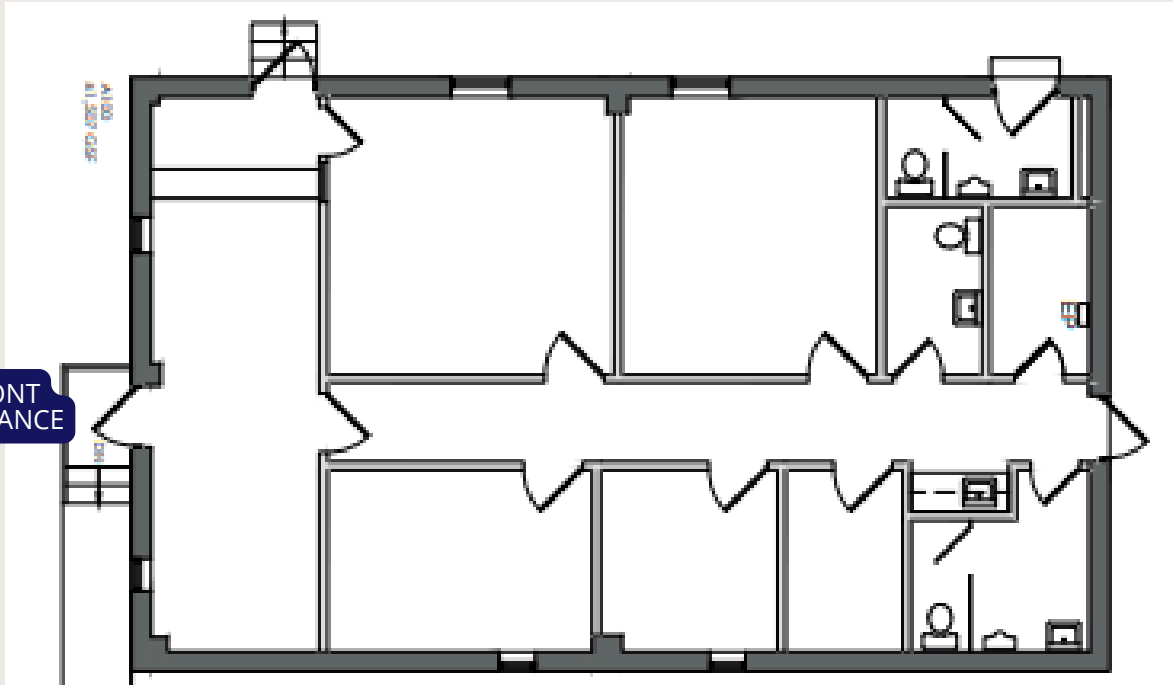
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

## PLANS



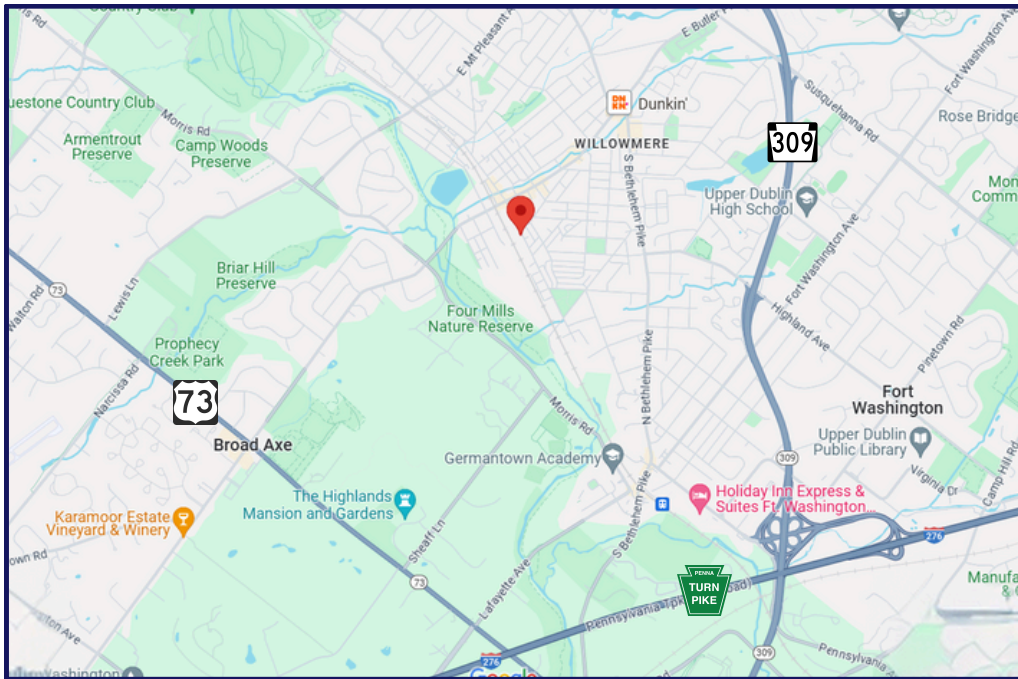
PARKING

FRONT ENTRANCE

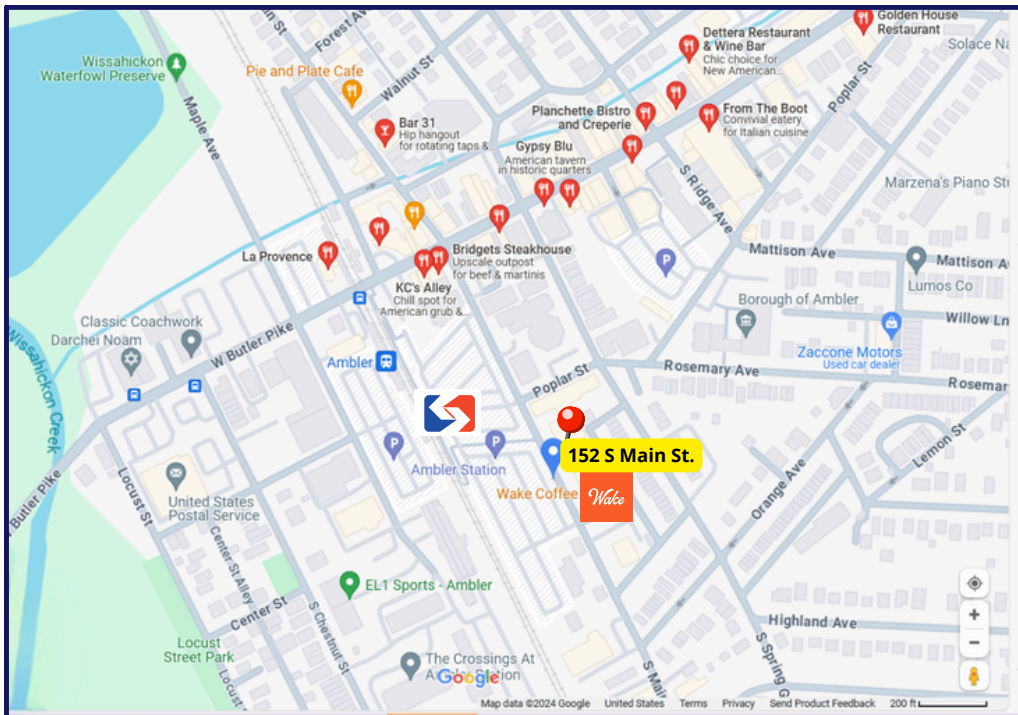


S MAIN STREET

**LOCATION**



Situated on the outskirts of Philadelphia in Montgomery County, Ambler offers immediate access to Route 309 (Bethlehem Pike), PA Turnpike (Route 276), Route 463 (Horsham Road), Route 73, Butler Pike, Limekiln Pike and other major area thoroughfares.



Located directly adjacent to SEPTA, the property provides convenient commuting and fantastic amenities in the immediate walkable area of charming and trendy downtown Ambler, including Wake Coffee and other eclectic spots in the immediate area..

**For More Information Please Contact:**

**The Flynn Company**  
 (215) 561-6565 | [www.flynnco.com](http://www.flynnco.com)



**MARK PAWLOWSKI**  
 MPAWLOWSKI@FLYNNCO.COM  
 215-561-6565 X 146

**MICHAEL BORSKI, JR., SIOR**  
 MBORSKIJR@FLYNNCO.COM  
 215-561-6565 X 119