

FOR SALE

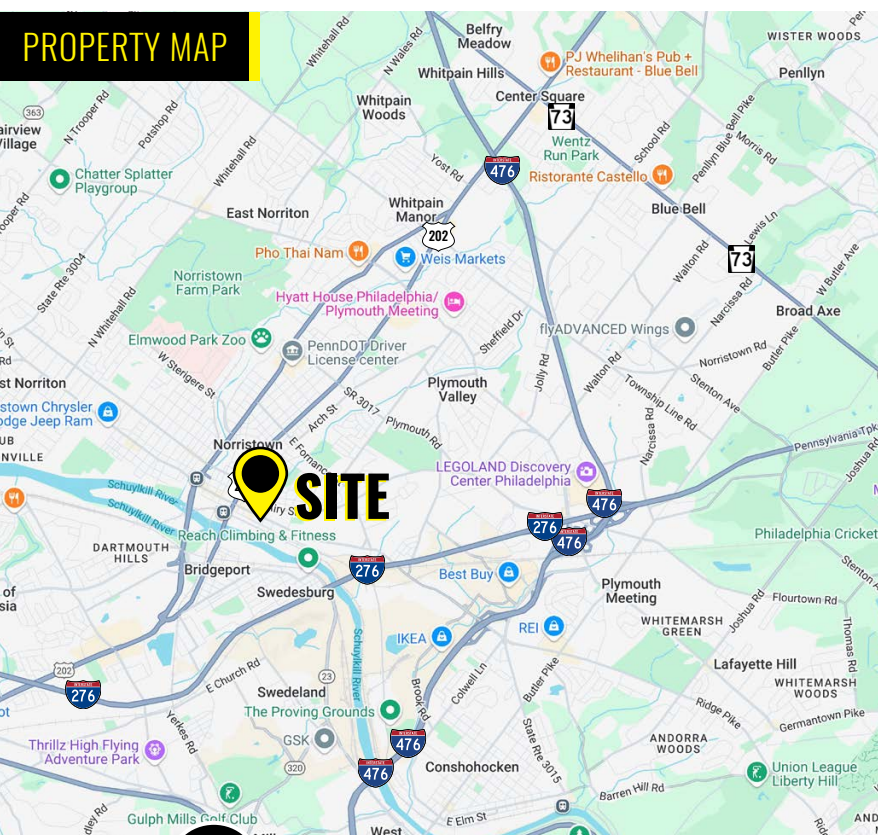
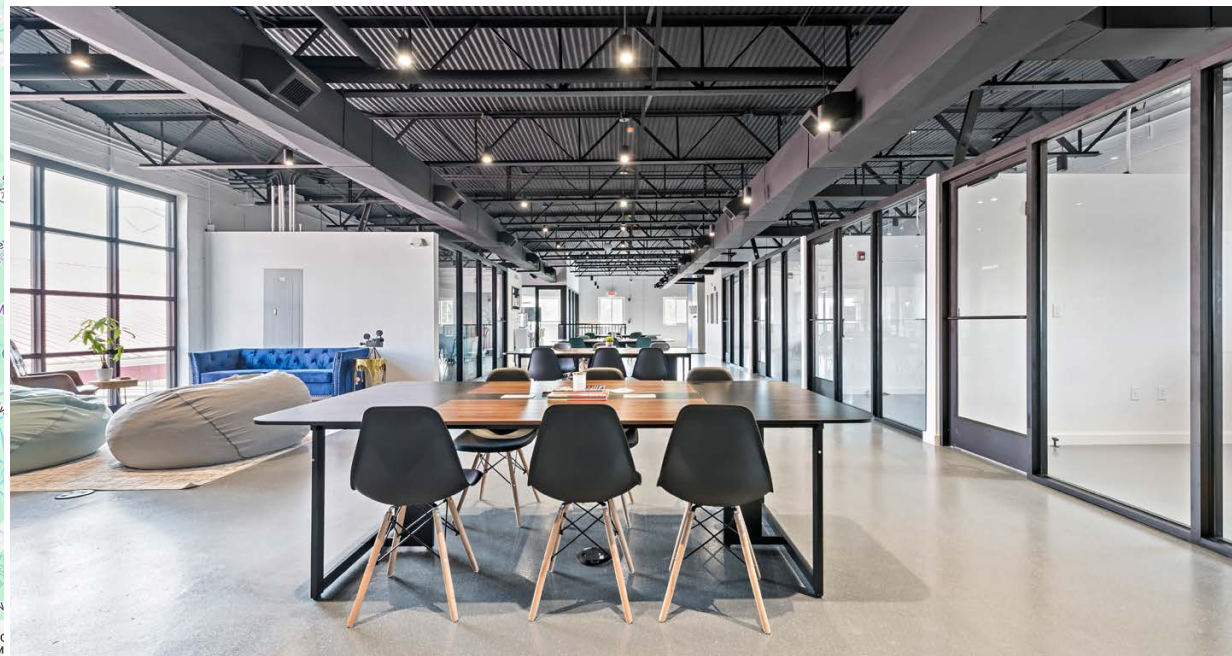
±8,000 SF FLEX / MODERN STUDIO

449 E Lafayette Street | Norristown, PA 19401

\$1,325,000

PROPERTY FEATURES / HIGHLIGHTS

- **±8,000 SF Recently Renovated Flex / Modern Studio For Sale**
- Two-story building with modern, industrial finishes throughout
- Immediately off Norristown Transportation Center, served by the Manayunk/Norristown Regional Rail line (to Center City, ±17 miles)
- Adjacent to Schuylkill River Trail, ideal for biking/walking access
- Drive-In Door: Single 12'x12' drive-in access
- Excellent connectivity via I-76, Route 202, and Ridge Pike



PROPERTY OFFERING

449 E LAFAYETTE STREET | NORRISTOWN, PA 19401

FOR SALE

Property Address	449 E Lafayette Street, Norristown, PA 19401
Property Size	8,000 SF, Two-Story Building
Year Renovated	2022
Offering Price	\$1,325,000

PROPERTY OVERVIEW

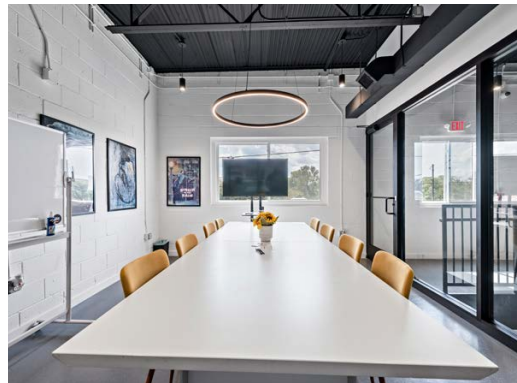
This fully renovated 8,000 SF two-story flex/modern studio building offers a rare opportunity to acquire a turnkey creative studio in the heart of Norristown. Originally built in 1900 and reimagined in 2022, Blu Bear Studios combines modern industrial aesthetics with professional-grade production infrastructure. Ideal for owner-users or investors seeking a unique media, content, or event space.

LOCATION OVERVIEW

Located in the heart of Norristown, the property offers exceptional accessibility and regional connectivity. Just steps from the Norristown Transportation Center, the property benefits from direct access to SEPTA's regional rail and bus lines, making it a convenient destination for both local and visiting creatives. Its central position provides quick connections to major highways including I-76, Route 202, and Ridge Pike, placing King of Prussia, Conshohocken, and downtown Philadelphia all within easy reach. The studio is also situated adjacent to the Schuylkill River Trail, enhancing walkability and bike access for commuters and event guests alike. This dynamic, transit-rich location makes 449 E Lafayette St an ideal hub for content creation, collaboration, and client engagement.

AMENITIES

- Executive green room & large conference room
- Lounge with hotel desk setup
- Recording booth and producer office suites
- 6 bathrooms (1 with shower)
- 12' x 12' automatic garage door with street-level load-in
- Dimmable house lights & 3-phase power
- Security system and 24/7 monitored alarms



STUDIO SPACES & FEATURES

Studio A – 50s Diner & Kitchen Set (20' x 20')

- Functional filming kitchen with double oven & induction cooktop
- Customizable backwall for YouTube or cooking content
- Authentic 1950s diner booth for stylized photo/video shoots



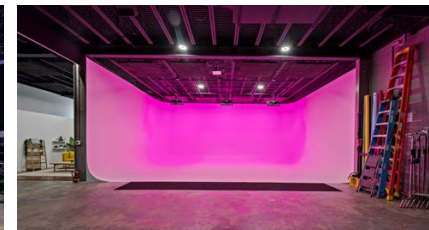
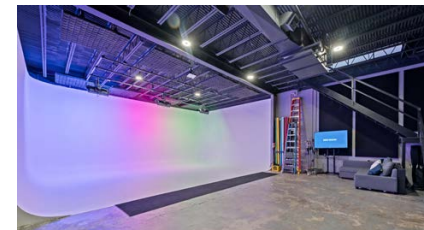
Studio B – Flex Studio (20' x 30')

- Modular build-out space with sound curtains on 3 sides
- Ideal for podcast sets, bedrooms, spas, or corporate messaging
- Custom sets available with pre-built stage flats



Studio C – Cyclorama (30' x 30')

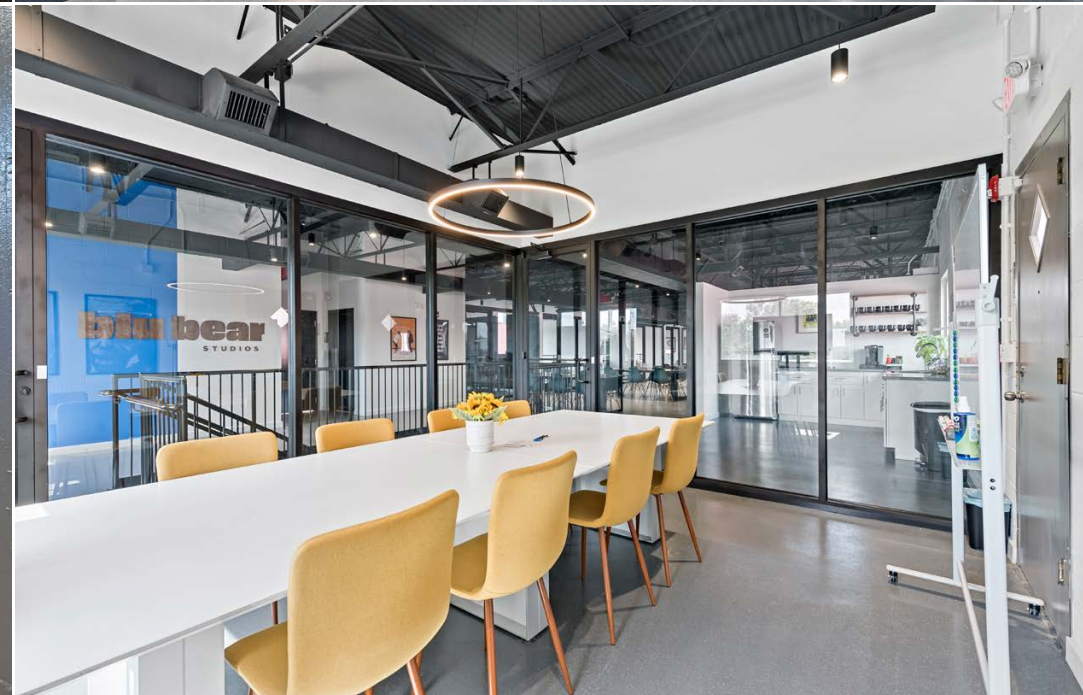
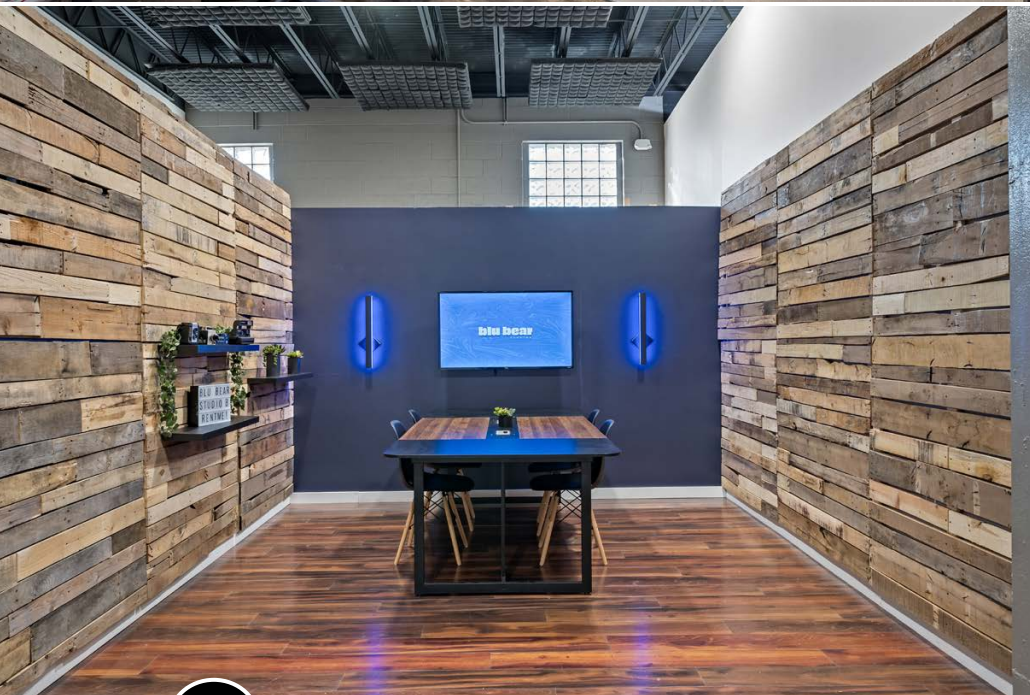
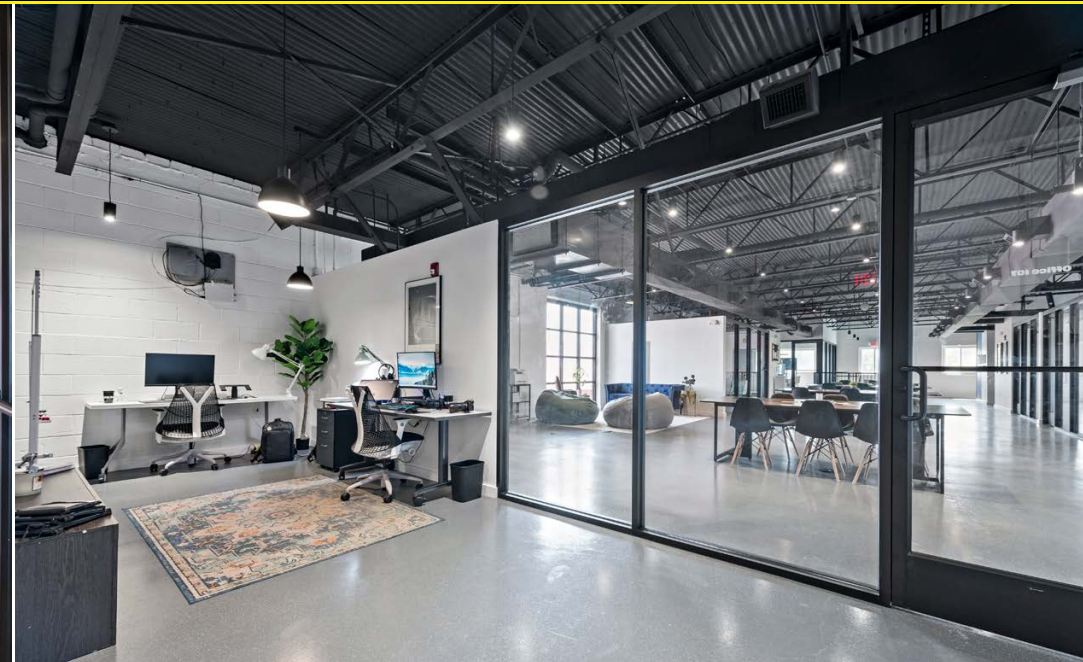
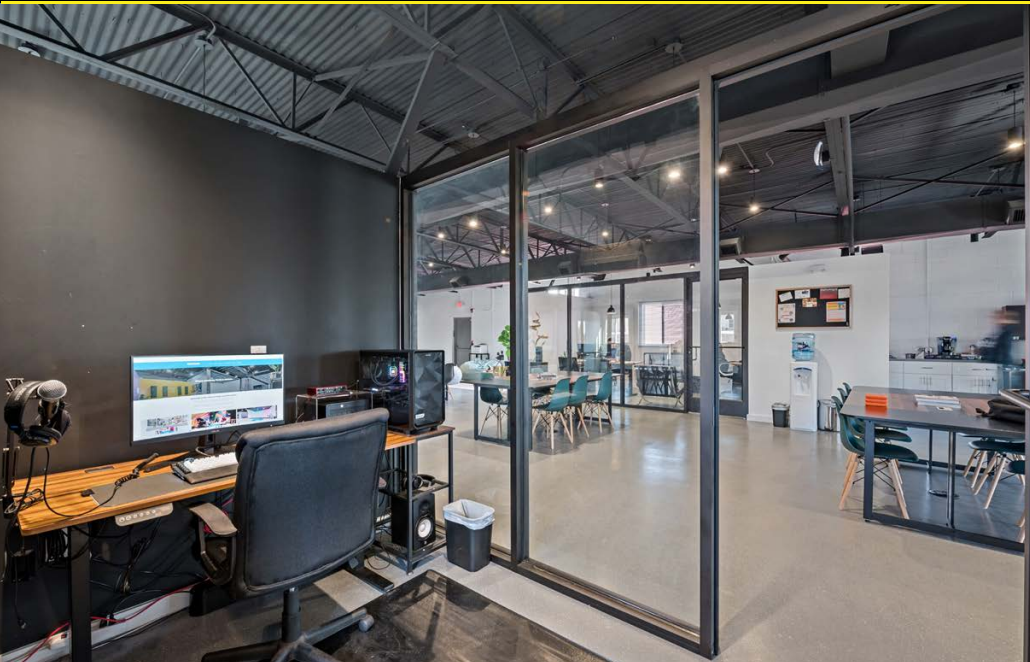
- 180° infinity wall for high-end visual productions
- Perfect for fashion, XR/AR, live broadcasts, music videos
- Supports green/blue screen use and full-scale set builds



PROPERTY PHOTOS

449 E LAFAYETTE STREET | NORRISTOWN, PA 19401

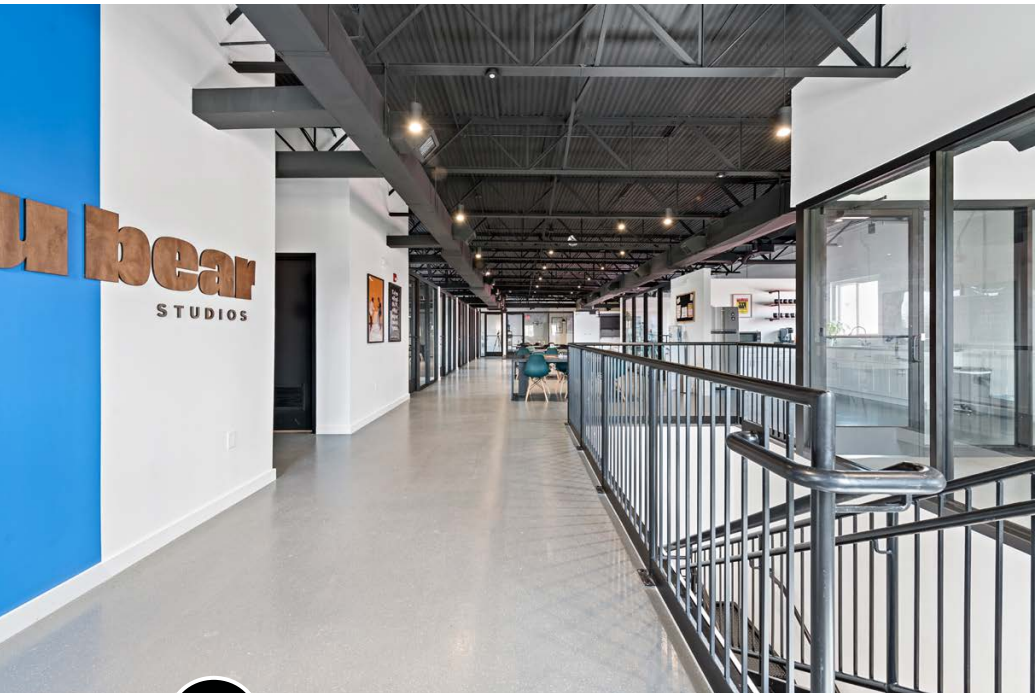
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PROPERTY PHOTOS

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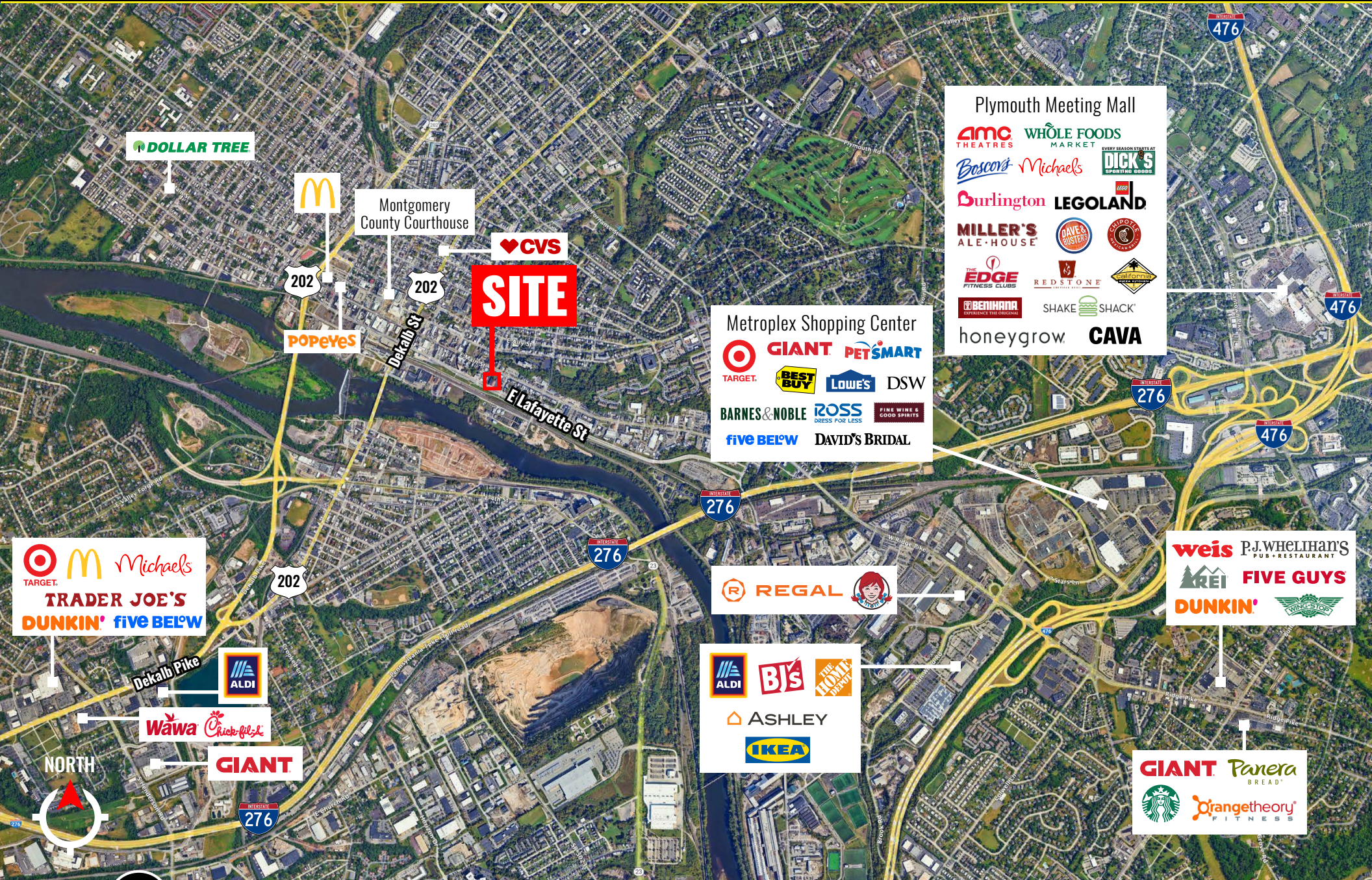
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MARKET LOCATION OVERVIEW

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ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
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