



PROPERTY DESCRIPTION

Ascend to success in the heart of Lansdale with elevator-serviced office space at 1101 South Broad Street. Enjoy the convenience of ample parking with a generous ratio of 7.56/1,000 SF, ensuring easy accessibility for tenants and visitors alike. Nestled on S. Broad Street between Sumneytown Pike and Allentown Roads, the property boasts a prime location that offers visibility and accessibility. Elevate your business in a premier office space that combines convenience, comfort, and connectivity, providing an ideal environment for productivity and growth in the thriving Lansdale area.

PROPERTY HIGHLIGHTS

- Elevator serviced office space
- Parking ratio of 7.56/1,000 SF
- Prime location on S. Broad Street
- Convenient access to major roads
- Professional and welcoming environment
- Modern and well-maintained facilities
- Flexible floor plans for customizable layout

OFFERING SUMMARY

Lease Rate:	Variable, See Below
Number of Units:	4
Available SF:	1,492 - 3,435 SF
Building Size:	21,884 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,352	4,408
Total Population	909	3,356	10,338
Average HH Income	\$150,432	\$140,423	\$129,194

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,492 - 3,435 SF	Lease Rate:	Variable, See Below

AVAILABLE SPACES

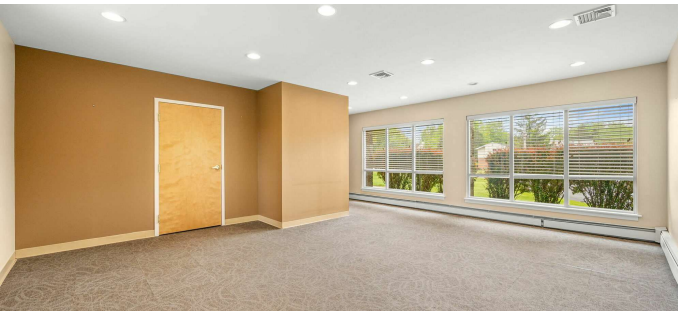
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
The Stone Building - Total Space	Available	3,435 SF	Modified Gross	Negotiable
The Stone Building - 1st Floor	Available	1,739 SF	Modified Gross	Negotiable
The Stone Building - 2nd Floor	Available	1,696 SF	Modified Gross	\$14/SF/year plus utilities
Main Building - 2nd Floor	Available	1,492 SF	Modified Gross	\$16/SF/year plus utilities

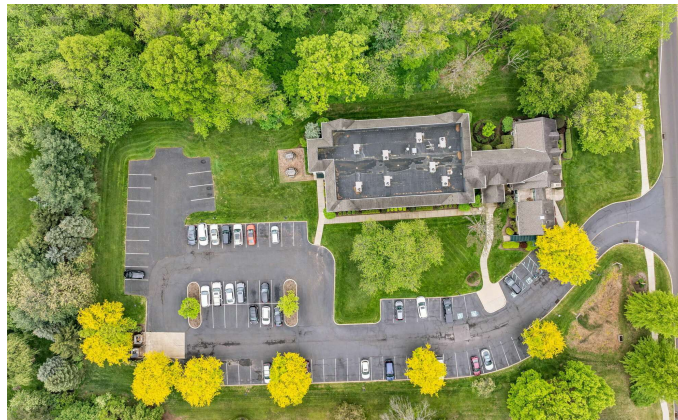
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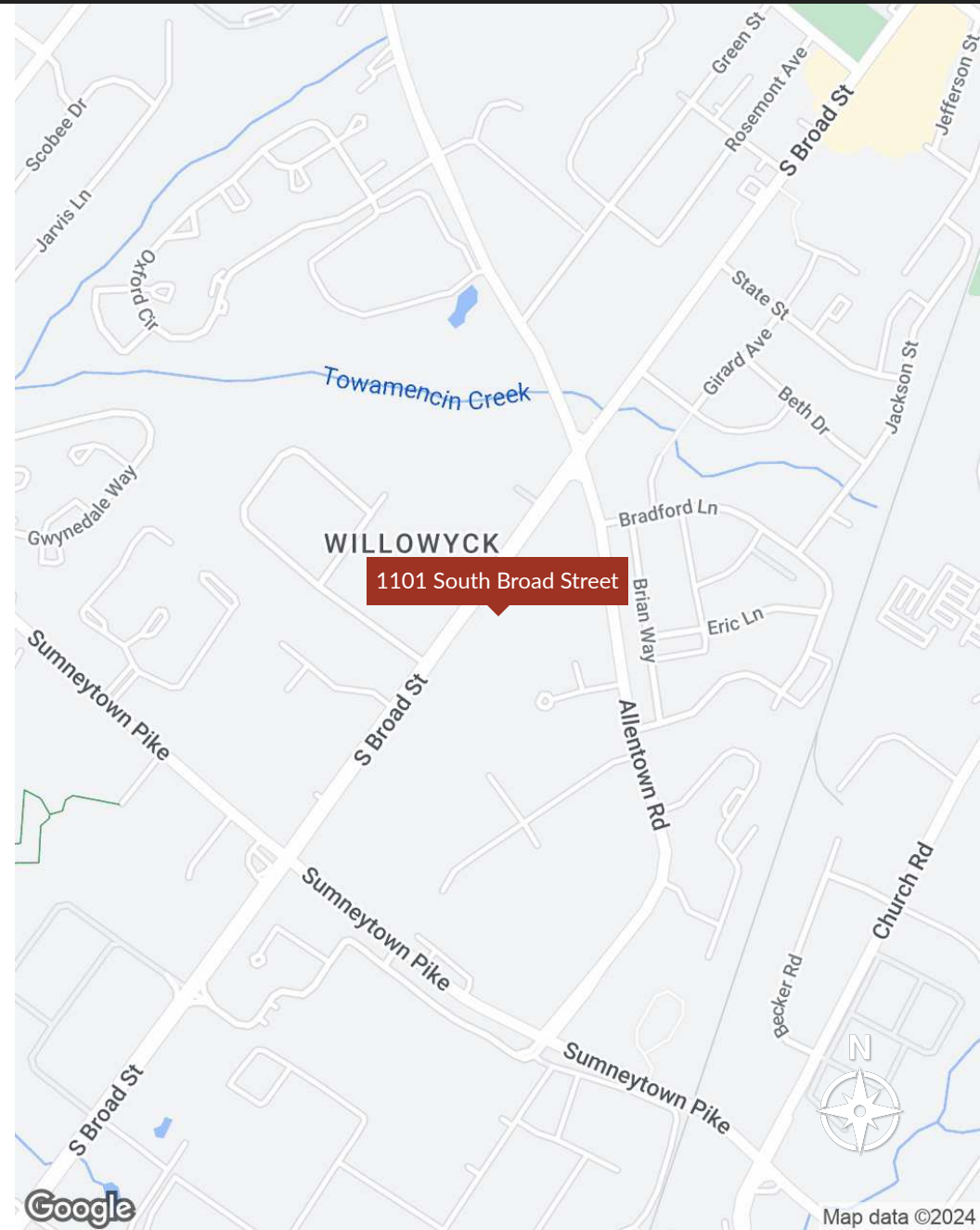
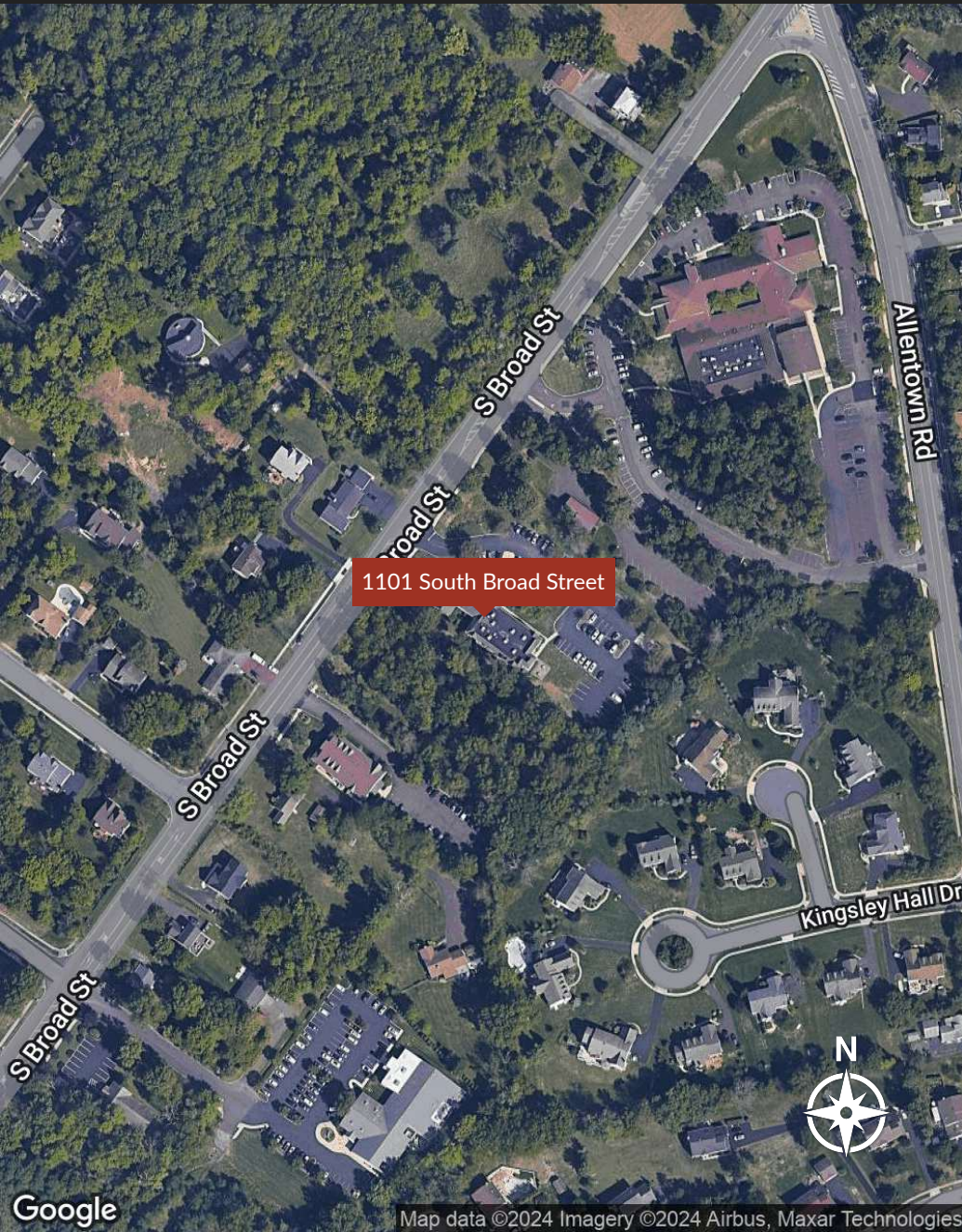
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Google

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	909	3,356	10,338
Average Age	44	47	47
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,352	4,408
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$150,432	\$140,423	\$129,194
Average House Value	\$482,526	\$475,965	\$445,308

Demographics data derived from AlphaMap

