

PRICE

\$14 PSF (modified gross)

SIZE

Individual suites of
2,200 SF each

ZONING

R-1 Zoning
(Chalfont Borough)
allows Professional or
Medical Office uses



ABOUT THE PROPERTY

Discover the perfect blend of convenience and flexibility in your new office at 4 Meadowbrook Lane. The space offers three individual suites of 2,200 SF each, two of which can be combined into a single, larger space. Situated midway between Montgomeryville and Doylestown, the location on Route 202 provides convenient accessibility for your professional or medical office needs.

Highlights include....

- **Tailored Spaces:** Existing floor plans provide move-in ready flexibility for any small business.
- **Versatility:** Three units of 2,200 SF each, two of which can be combined to provide flexibility for larger users.
- **Prime Location:** Bucks & Montgomery County access on Route 202 draws employees, clients, and patients from a large radius.
- **Zoning:** R-1 Zoning allows Medical or Professional Office uses.
- **Nearby Amenities:** Wawa, Giant-anchored retail, Dunkin', CHOP Primary & Specialty Care facilities...all within a mile!

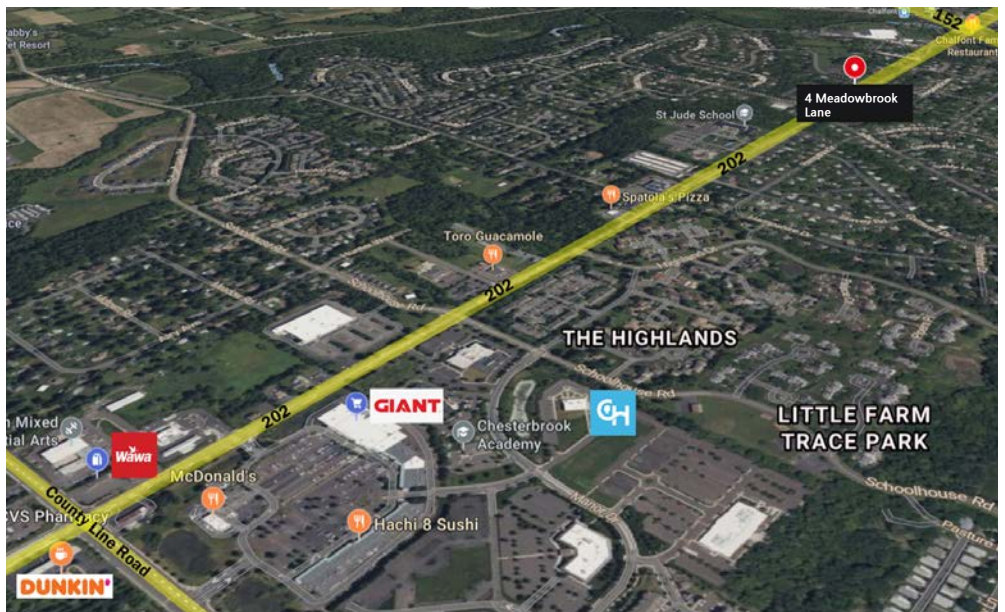
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OFFICE SPACE FOR LEASE

4 Meadowbrook Lane, Chalfont, PA 18914



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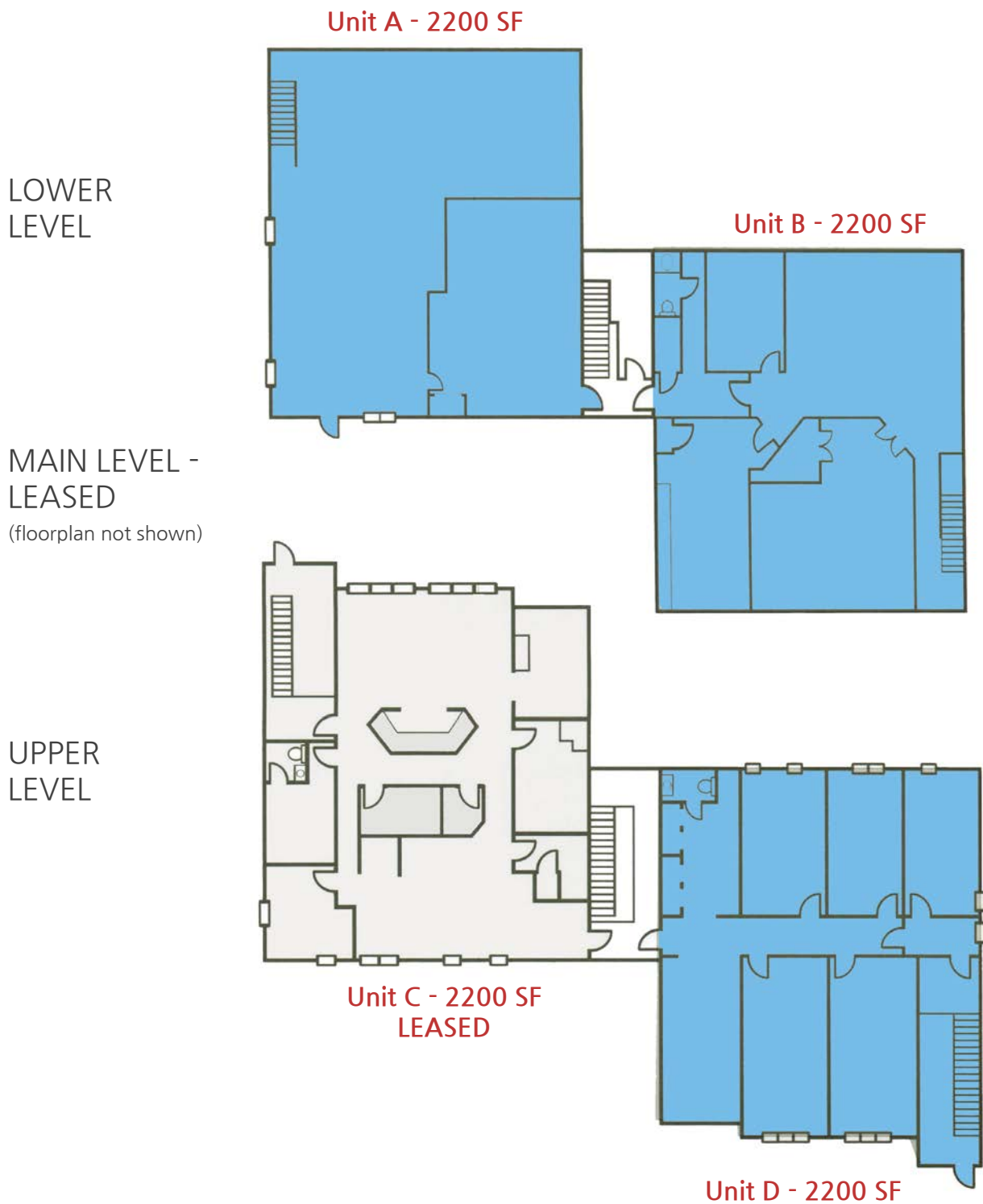
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