

PROPERTY DESCRIPTION

Premier Skippack Pike office space available for lease in the heart of Blue Bell, PA. This turnkey professional office space offers a turnkey option for any office, professional, or medical user. The suite currently features a fully renovated fit out with reception, conference rooms, open work areas, private offices, and a convenient kitchenette. Its versatile layout can be subdivided to accommodate various a smaller space requirement. Situated on the first floor with direct access, this space also boasts ample private parking, EV charging options, and the ability for monument signage on Skippack Pike.

PROPERTY HIGHLIGHTS

- Turnkey office/ professional/ medical space
- Built out as professional office space with reception, conference rooms, open work spaces, private offices, and kitchenette.
- Can be subdivided
- Ideal location in the heart of Blue Bell
- First floor suite with direct access
- Ample private parking lot
- Monument signage available on Skippack Pike

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Gross)
Available SF:	2,195 - 4,390 SF
Building Size:	8,735 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	376	1,127
Total Population	356	1,094	3,287
Average HH Income	\$233,687	\$232,879	\$234,120

Presented By

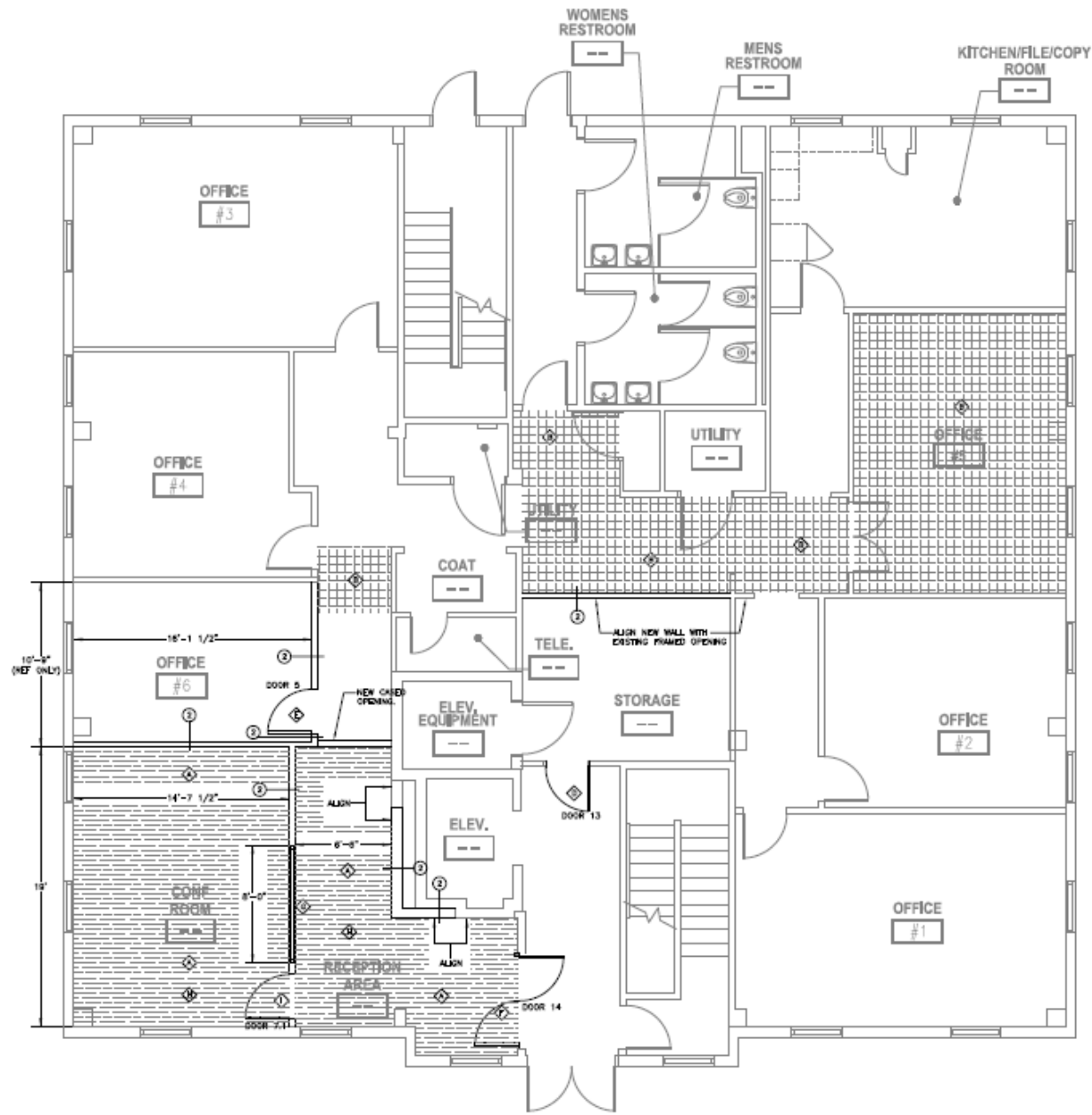
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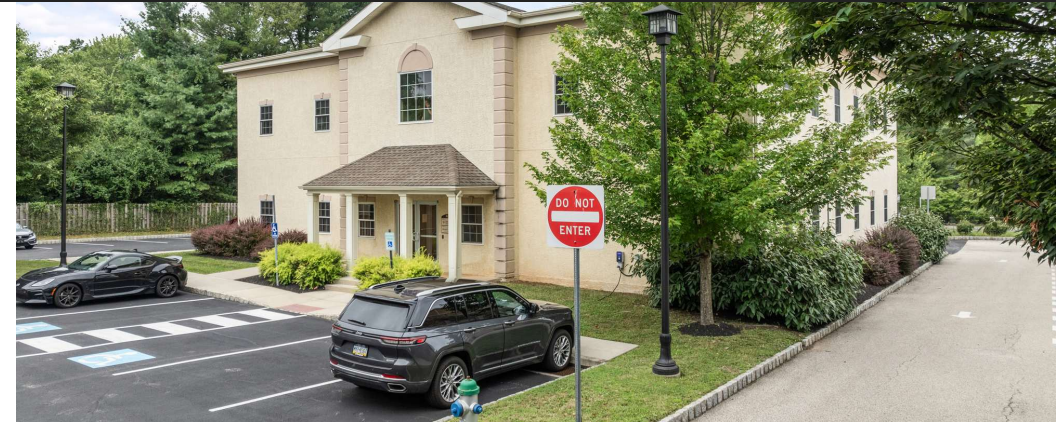
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	356	1,094	3,287
Average Age	43	43	43
Average Age (Male)	42	42	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	376	1,127
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$233,687	\$232,879	\$234,120
Average House Value	\$711,083	\$703,306	\$704,059

Demographics data derived from AlphaMap

