



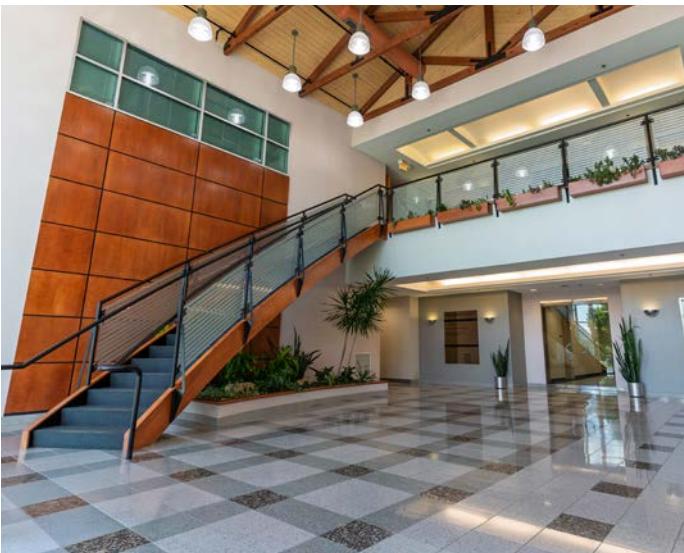
For lease

Rittenhouse II
820 Adams Avenue, Norristown, PA



Property Overview

- Building size: 43,519 SF
- Available suites: 2,215 - 22,229 SF
- Two-story building with dramatic atrium lobby, exposed wood beam ceilings, and quality interior finishes
- Facade and monument signage available



Location highlights



Located in business-friendly Lower Providence, offering significant tax advantages with no gross receipts or mercantile taxes



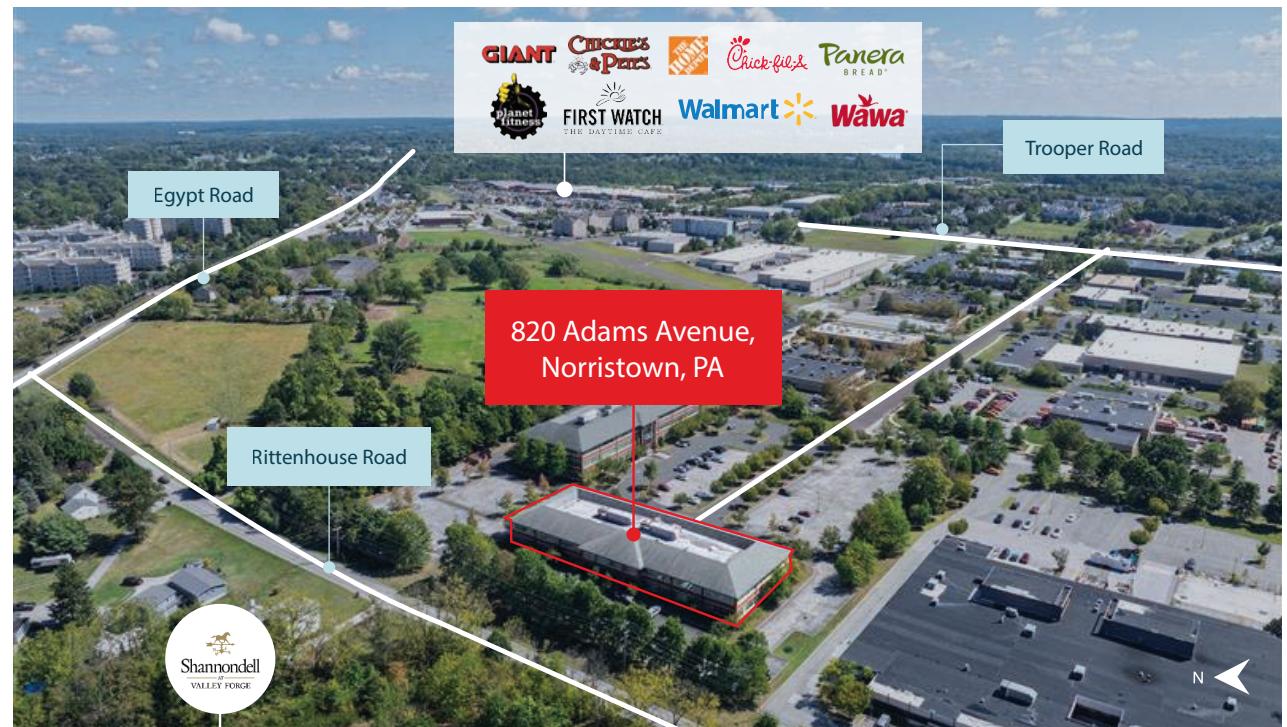
Premium highway accessibility featuring immediate proximity to the Route 422/Trooper Road interchange and minutes from Route 202, I-76, and the PA Turnpike



Nearby amenities include Audubon Square and Valley Forge Marketplace (accessible via new direct roadway), plus local favorites Bald Birds Brewing Company and Valerio Coffee Roasters & Cafe

Location

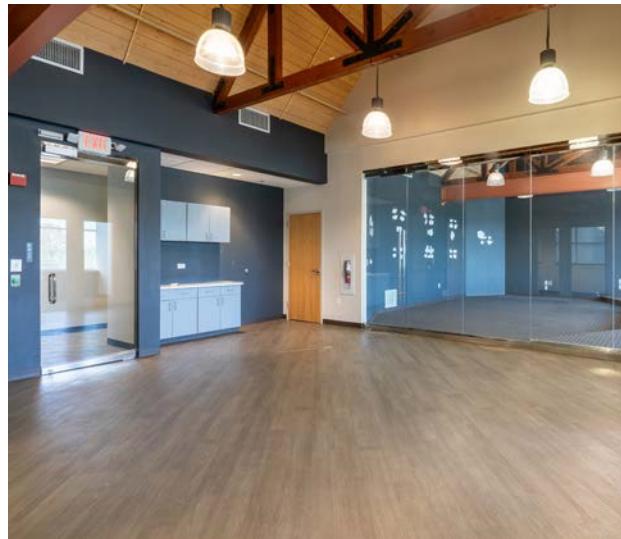
- Trooper Road (Rt. 363): < 0.5 Miles
- Egypt Road: < 1 Mile
- Route 422: 1.5 Miles
- Route 202: 4 Miles
- PA Turnpike: 6.5 Miles



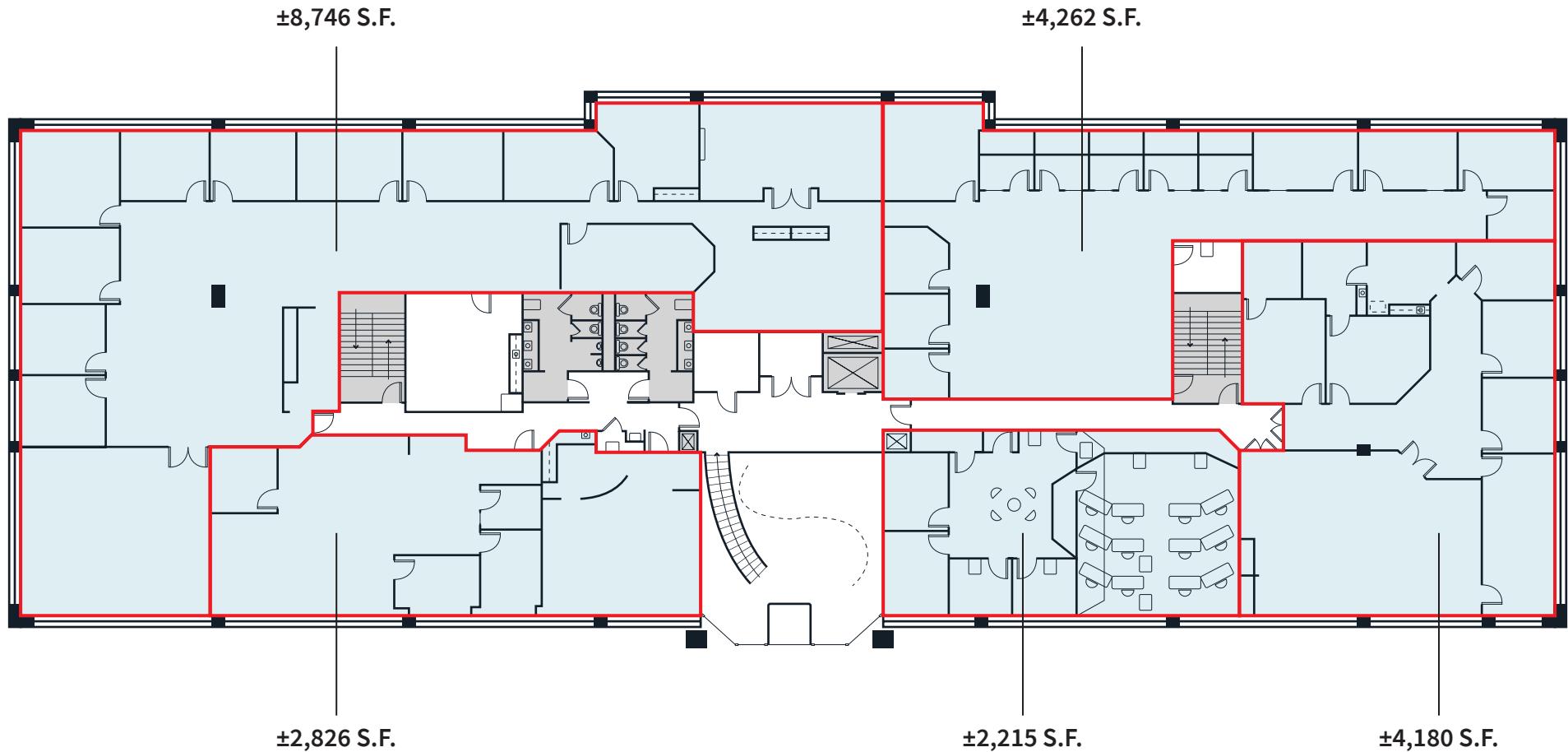
Notable Corporate Neighbors



Exceptional Interior Spaces



Second floor - 22,229 SF





Adam Shute

adam.shute@jll.com

+1 610 249 2272

TJ Romano

tj.romano@jll.com

+1 609 658 7266

Jones Lang LaSalle Brokerage, Inc.

550 E. Swedesford Road, Suite 260

Wayne, PA 19087

+1 610 249 2255