



**PROVIDENCE**  
CORPORATE · CENTER

**399 Arcola Road**

Collegeville, PA 19426

**Sale Price: \$1,535,800**  
**Contact Paul or Adam**  
**for more details.**



**Fully Leased Premier Medical/Office Condo For Sale**

## Property Highlights

- 9' finished ceilings throughout
- High parking ratio of 4.5/1,000 SF
- Timeless architecture & appearance
- Scenic views from (2) private terraces
- On-grade entrance from parking lot
- Dry basement storage included
- Impressive and expansive glass line
- ADA accessible
- Building signage available

## Nearby Amenities

- Conveniently located at Routes 422 & 29 Interchange
- Convenient access to shopping centers, banking, restaurants, and daycare facilities
- Perkiomen Creek trail nearby

## Advantages to Ownership

- Historically low interest rates
- Aggressive SBA financing for user/owners
- Stable real estate overhead versus increasing rental market
- Significant financial gains through:
  - Building depreciation (reduces your income taxes)
  - Property appreciation
  - Loan amortization (paying down your mortgage instead of the Landlord's)
- Control your company's growth
- Acquisition opportunity below replacement cost
- Equity enhancement through ownership

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For more information or a private tour, please contact:



**Paul E. Wolfson**  
pwolfson@geisrealty.com  
(610) 989-0300

**Adam Knox**  
aknox@geisrealty.com  
(610) 989-0300

996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087

(610) 989-0300 Tel  
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



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On-Grade Entrance from Parking Lot



Conference Room



Team Room with Folding Wall to Kitchenette



View from Terrace



Bucolic Corporate Setting

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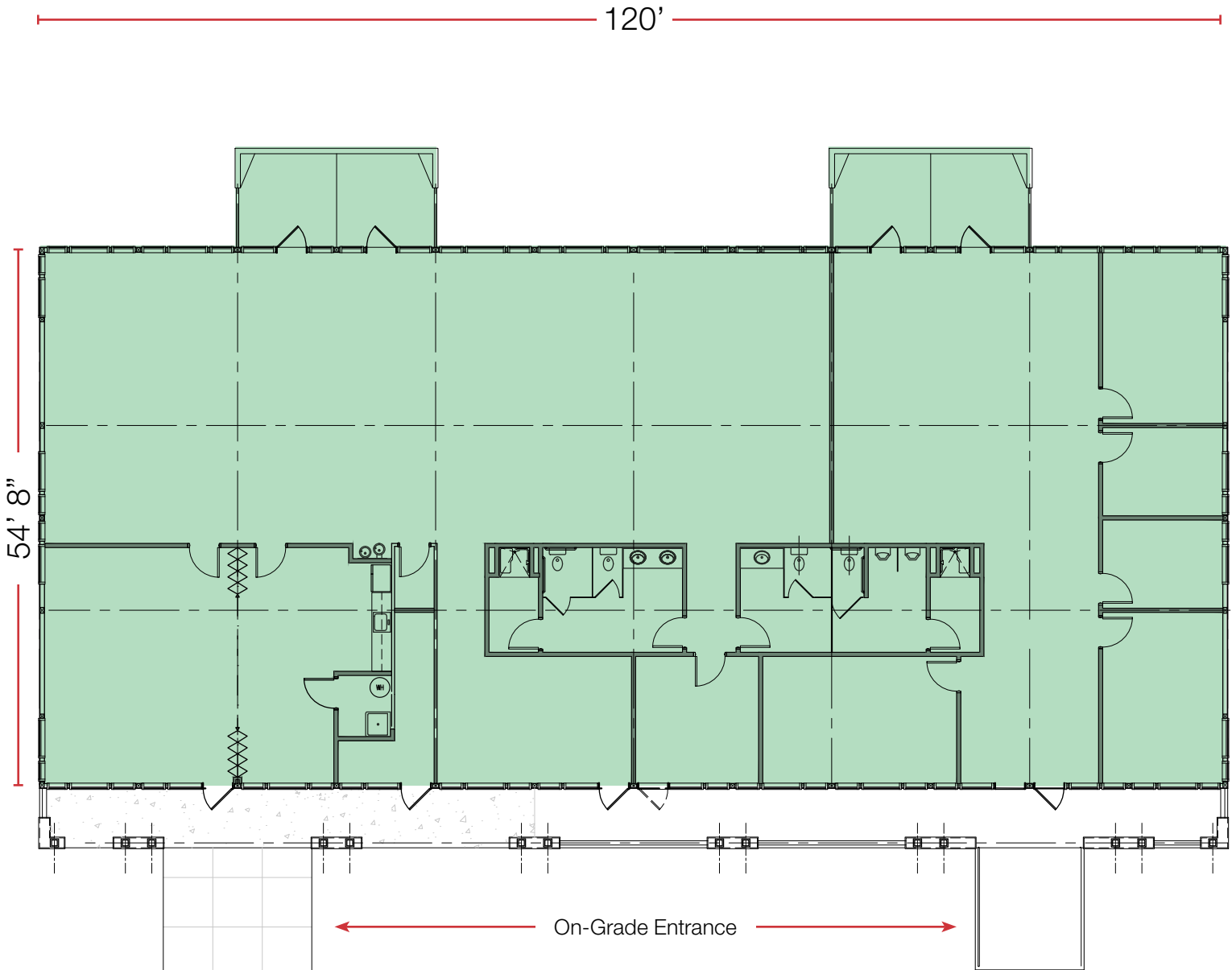
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Floor Plan: 6,480 SF\*



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