

FOR LEASE

GWYNEDD GATE PROFESSIONAL OFFICE CAMPUS



1600 N. Bethlehem Pike
Lower Gwynedd, Montgomery County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT

***Class "A" Professional Office Campus
with a Prime Location!***



PRESENTED BY: Kurt Eisenschmid, CCIM — Penn's Grant Realty Corporation
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Property Highlights

Class “A” Office Building at the intersection of Routes 309 & 63 in prestigious Lower Gwynedd Township. High visibility with easy access to all major transportation routes. Less than ten minutes to PA Turnpike—Exit 339 Fort Washington.

PROPERTY SPECIFICATION

Available:

South Building

Suite # S-220 (*1)	992 SF	\$23.50 SF
Suite # S-230	1,763 SF	\$23.50 SF
Suite # S-300 (*2)	3,735 SF	\$20.00 SF

*1—New finished space ready for immediate move-in.

*2—Office Suites to be finished with custom layout

Electric: Each individual office suite is metered for electric service.

HVAC: Individual thermostat controlled heating and air conditioning within each office suite, utilizing energy efficient heat pump systems.

Windows Operable windows open for fresh air

Security: 24/7 secured building entrance system for after business hours with in-suite telephone communication and access control.

Sprinkler System:Full sprinkler fire suppression system.

Signage:..... Listing on three exterior pylon signs and building signs.

Internet: Verizon Fiber Optic and Comcast Cable Broadband internet and video services available to each office suite.





South Building



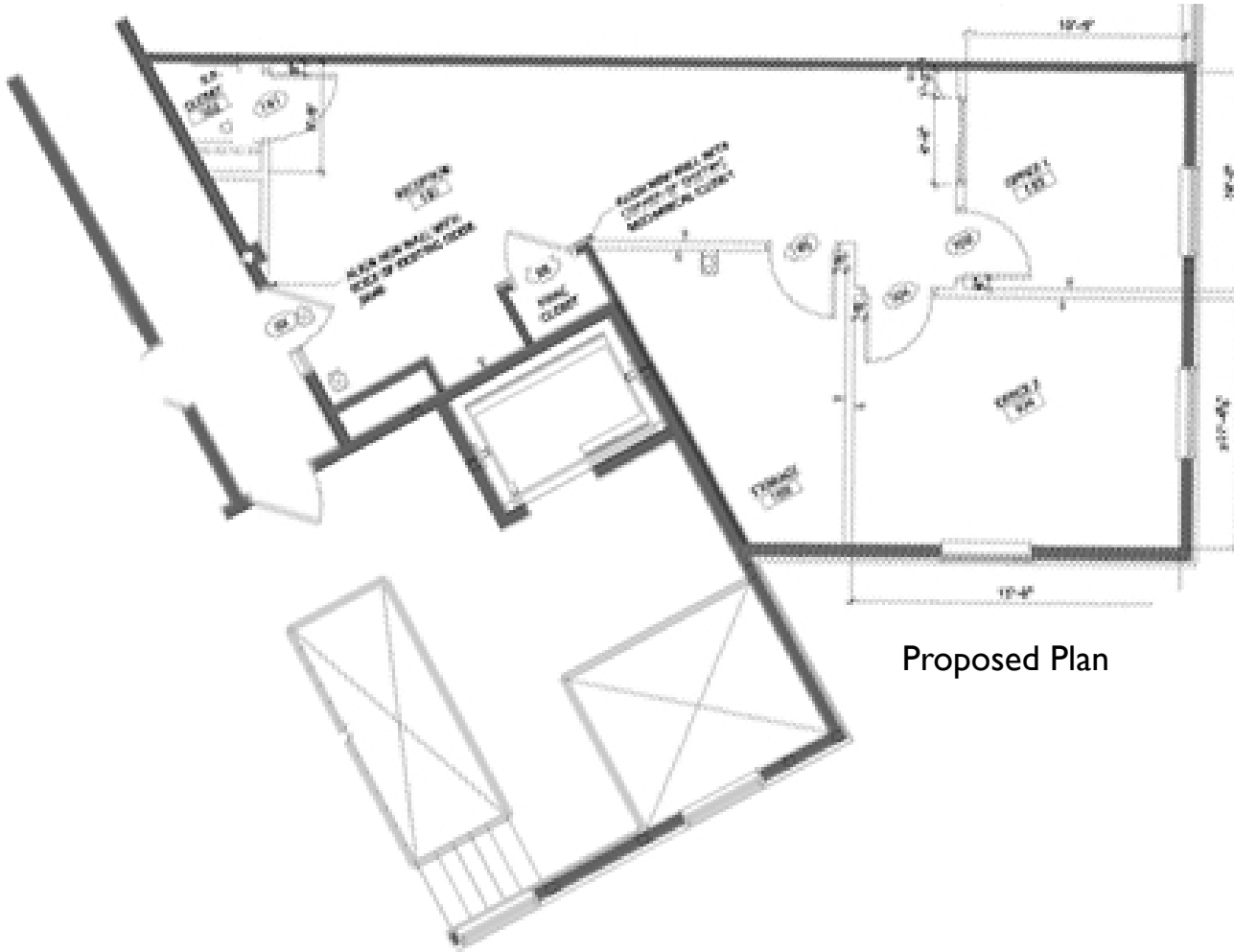
North Building



South Building Lobby

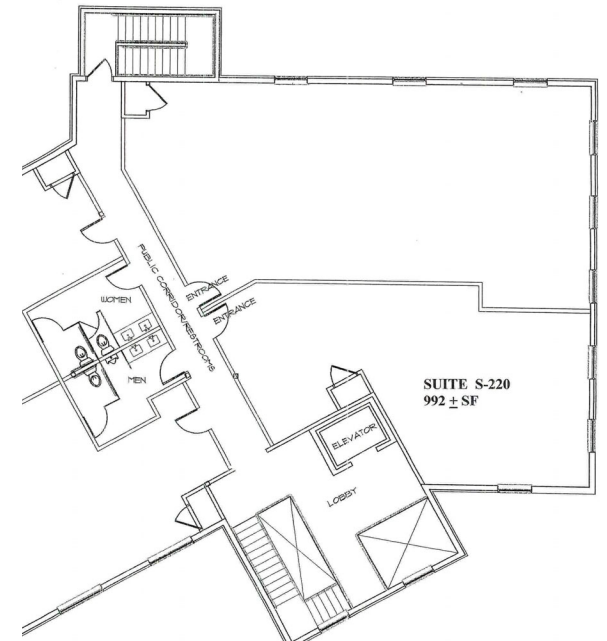


North Building Lobby



Proposed Plan

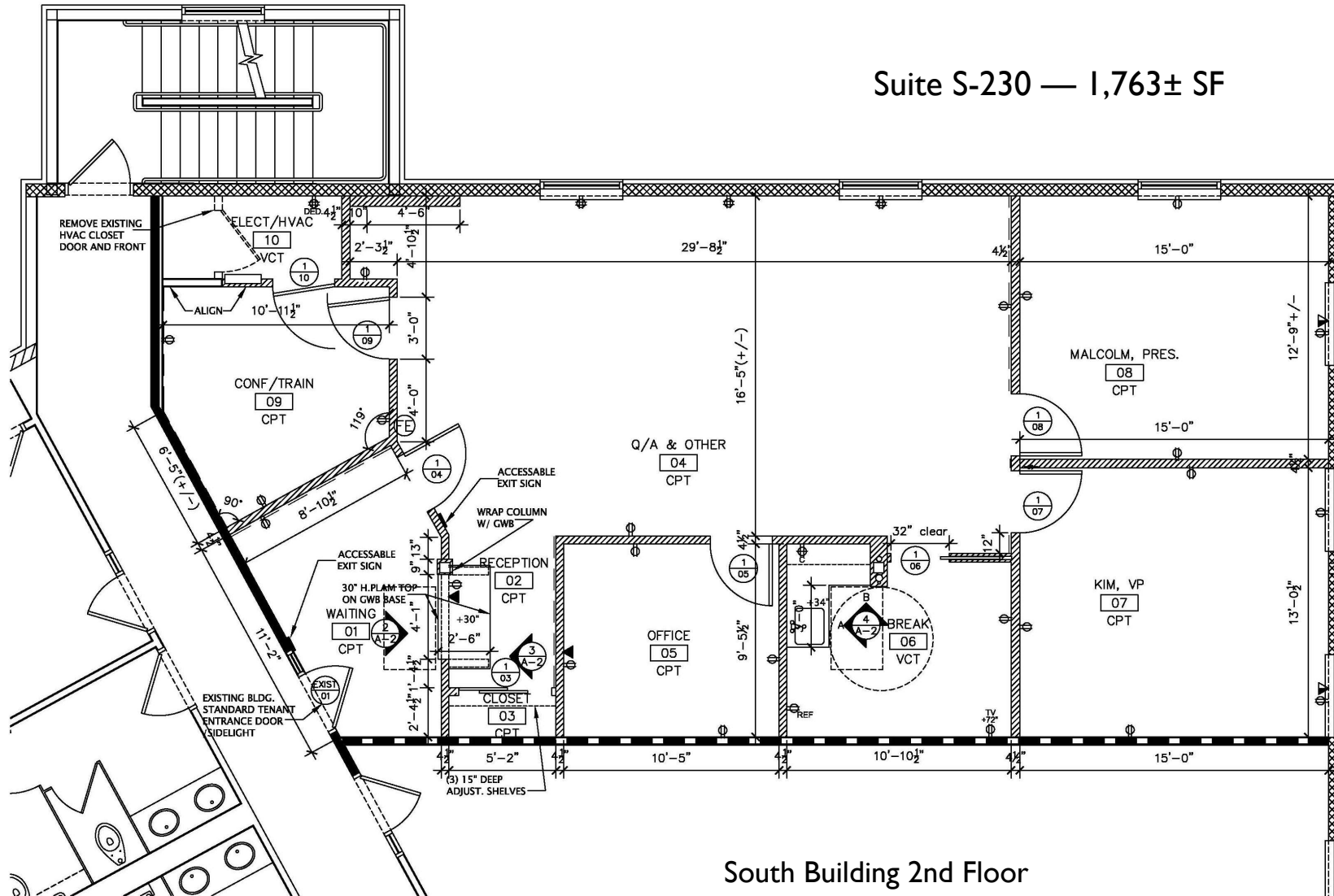
Suite S-220 — 992± SF



GWYNEDD GATE SOUTH 2ND FLOOR

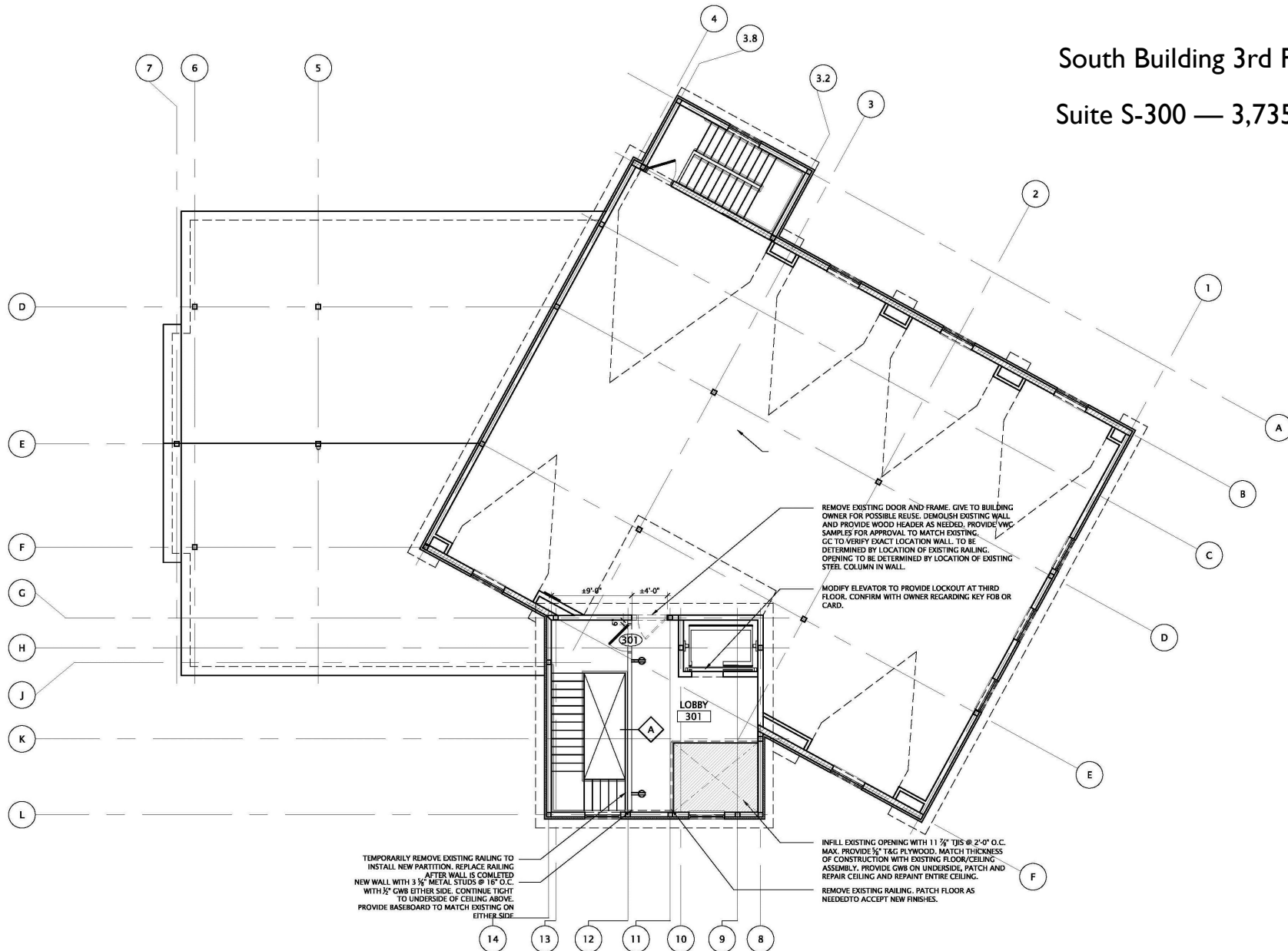
South Building 2nd Floor

Suite S-230 — 1,763± SF



South Building 2nd Floor

South Building 3rd Floor
Suite S-300 — 3,735± SF





Aerial View

