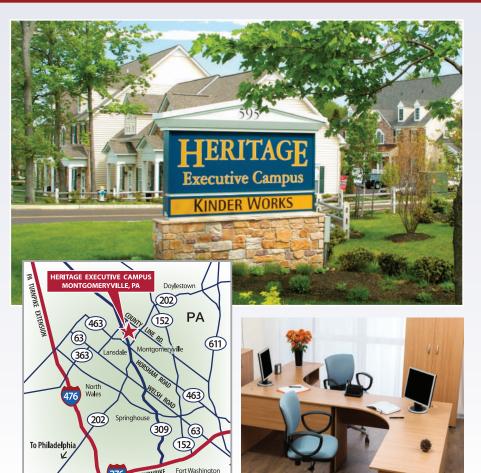


Raise Your Company's Profile

595 Bethlehem Pike (Route 309), Montgomeryville, PA 18936



Superbly Located Office Space On Route 309



Suites Ranging From 651 to 2,734 Sq. Ft. – Offered as-is or Build-to-Suit. Perfect for Professional and Medical Use.

- 33,782 square foot office campus with an on-site day care center.
 - High-visibility campus at a signalized intersection.
 - Each suite has its own entrance, heating and cooling system and utility service.
- Ample parking
- Perfectly located to serve central Montgomery County and Bucks County.
 - 2 miles north of Montgomeryville Mall.
 - Convenient to Lansdale exit of the PA Turnpike Northeast Extension (I-476) and Fort Washington exit of the PA Turnpike (I-276).
 - ½ mile from SEPTA
 Colmar train station.



Contact Situs Properties, Inc. • 215-886-9400 • www.situsproperties.com