

FLEX/OFFICE SPACE AVAILABLE

**2550 BOULEVARD OF THE GENERALS | WEST NORRITON, PA | 19403
705 GENERAL WASHINGTON | WEST NORRITON, PA | 19403**

FOR LEASE



PROPERTY OVERVIEW

Conveniently located Flex/Office buildings in King of Prussia submarket with close access to the Pennsylvania Turnpike (I76) and Routes 422, 202, 23 and 363. They offer a quiet atmosphere in an open setting, while within walking distance to restaurants and shopping, including Wawa, Starbucks, Walmart and many others. Office, and flex suites with tailgates available.

NEARBY:



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

THEO NOTARAS
610.321.1111
tnotaras@bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

FLEX/OFFICE SPACE AVAILABLE

2550 BOULEVARD OF THE GENERALS | WEST NORRITON, PA | 19403
705 GENERAL WASHINGTON | WEST NORRITON, PA | 19403

FOR LEASE



2550 BLVD OF GENERALS

705 GENERAL WASHINGTON

PROPERTY SUMMARY			
COUNTY:	MONTGOMERY	LEASE TYPE:	NNN
MUNICIPALITY:	W NORRITON	YEAR BUILT:	1980
ZONING:	LI LIGHT INDUSTRIAL	STORIES:	1
CLASS OF SPACE:	OFFICE/FLEX	HEAT TYPE:	ELECTRIC
LEASE PRICE:	\$12-14/ SF NNN	CONSTRUCTION:	BLOCK

VACANT SPACES

705 GENERAL WASHINGTON

1. SUITE 202 - 3,385 SF OF FLEX/OFFICE SPACE. NICELY LAID OUT OFFICE WITH TAILGATE.

2550 BLVD OF GENERALS - FULLY LEASED

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

THEO NOTARAS
610.321.1111
tnotaras@bennettwilliams.com

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

FLEX/OFFICE SPACE AVAILABLE

2550 BOULEVARD OF THE GENERALS | WEST NORRITON, PA | 19403
705 GENERAL WASHINGTON | WEST NORRITON, PA | 19403

FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,132	69,840	159,507
TOTAL EMPLOYEES	5,351	57,363	129,962
AVERAGE HHI	\$110,642	\$108,961	\$122,901
TOTAL HOUSEHOLDS	3,132	28,345	64,629

TRAFFIC COUNTS
SOUTH TROOPER RD: 32,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

THEO NOTARAS
 610.321.1111
 tnotaras@bennettwilliams.com

Bennett WILLIAMS
 COMMERCIAL REAL ESTATE

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.