Property Summary

133 Level Rd, Collegeville, PA 19426

FOR LEASE

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Professional lower-level space in an office building at Providence Pond with abundant natural light and pond views. Offered as two contiguous options: Suite A (±932 RSF) provides finished space suitable for quiet storage, office overflow and other low-intensity uses, with a powder room and single-door walk-out access. Suite B (±1,645 RSF) provides flex/dry storage space with concrete floors, existing racking, utility sink and rear grade-level double-door access. Shared surface parking is available. Suites may be leased separately; the entire ±2,577 RSF lower level may also be available to a single tenant. Prospective uses subject to Lower Providence Township approval.

PROPERTY HIGHLIGHTS

- Two contiguous suites: ±932 RSF and ±1,645 RSF
- Suite A: finished office/quiet storage or overflow space
- Suite A includes powder room and walk-out access
- Suite B: flex/dry storage with concrete floors
- Existing storage racking in Suite B
- Existing utility sink in Suite B
- Rear grade-level double-door access to Suite B
- Abundant natural light and pond views in finished area
- Shared surface parking
- Suites available separately or potentially combined ±2,577 RSF
- Prospective uses subject to Lower Providence Township approval

OFFERING SUMMARY

Lease Rate:	$8.50 - 12 SF/yr (NNN)
Available Spaces:	2
Available SF:	932 - 2,577 SF
Building Size:	6,151 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
Total Population	5,266	46,398	116,291
Average HH Income	$199,474	$183,808	$169,800

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Lease Spaces

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FOR LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	932 - 2,577 SF	Lease Rate:	$8.50 - $12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	932 - 2,577 SF	NNN	$12.00 SF/yr	Bright, finished ±932 RSF lower-level suite with exceptional natural light and pond views. Suite A offers flexible finished space suitable for quiet storage, office overflow and other low-intensity uses, along with an additional storage/overflow room, private powder room and single-door walk-out access. Ceiling heights vary due to beams and building systems. Contiguous with Suite B (±1,645 RSF) for up to ±2,577 RSF total. Prospective use subject to Lower Providence Township approval.
Suite B	Available	1,645 - 2,577 SF	NNN	$8.50 SF/yr	±1,645 RSF lower-level flex/dry storage suite at Providence Pond. Suite B features concrete flooring, existing storage racking, a utility sink and wide double-door grade-level access at the rear for convenient loading and unloading. The space is well suited for quiet, low-intensity dry storage and similar flex uses. No HVAC is currently connected to the lower level. Highlights: ±1,645 RSF flex/dry storage suite (Suite B) Concrete flooring Existing storage racking included Utility sink Double-door rear grade-level access Building power and utilities included via CAM and allocated by rentable square footage Shared surface parking Quiet, low-intensity operations No HVAC currently connected to lower level Contiguous with Suite A (±932 RSF); up to ±2,577 RSF may be available Use subject to Lower Providence Township approval.

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Lower-Level Suite Plan

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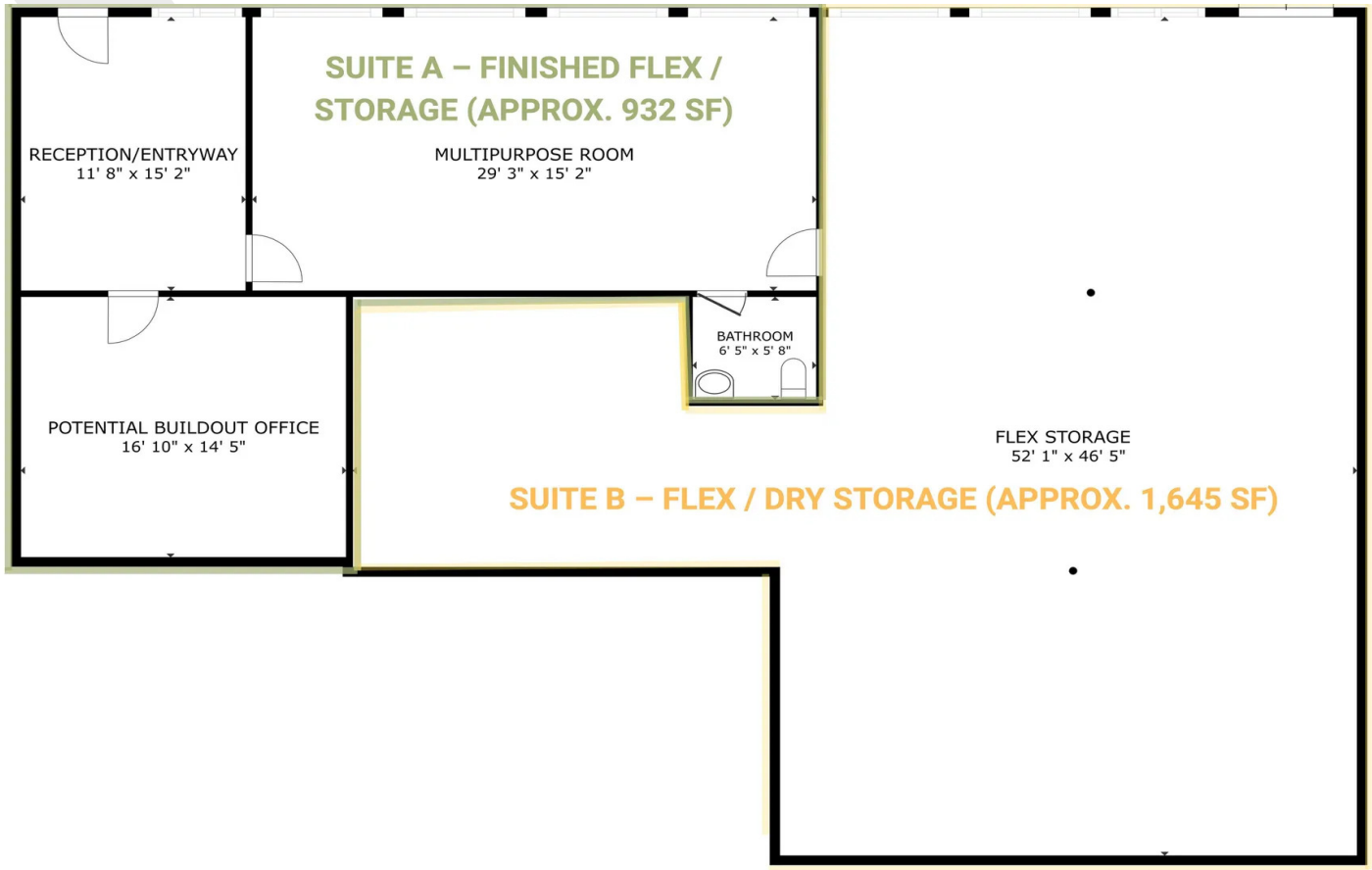
(Not to Scale)



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,577 sq.ft.
TOTAL : 2,577 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport®

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Additional Photos

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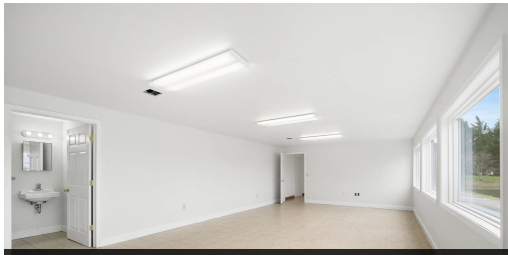
FOR LEASE

Suite A: Scenic pond-view windows in finished area

Suite A: Bright finished room with abundant natural light

Suite A: Finished lower-level room with flexible layout



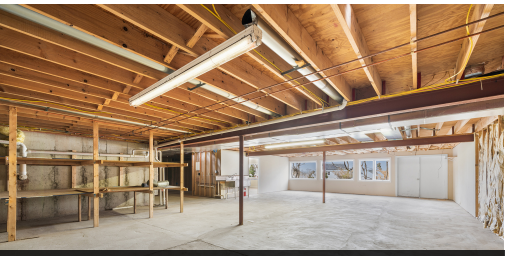
Suite A: Finished open area with flexible layout

Suite A: Entry area with natural light

Suite A: Walk-out access from finished lower-level space

Suite A: Additional storage/overflow room

Suite A: Powder room serving Suite A



Suite B: Open flex/dry storage area with concrete floor

Suite B: Large flex/dry storage area with existing racking

Suite B: Existing utility sink and storage area

Suite B: Flex/storage area with windows and natural light

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Location Map

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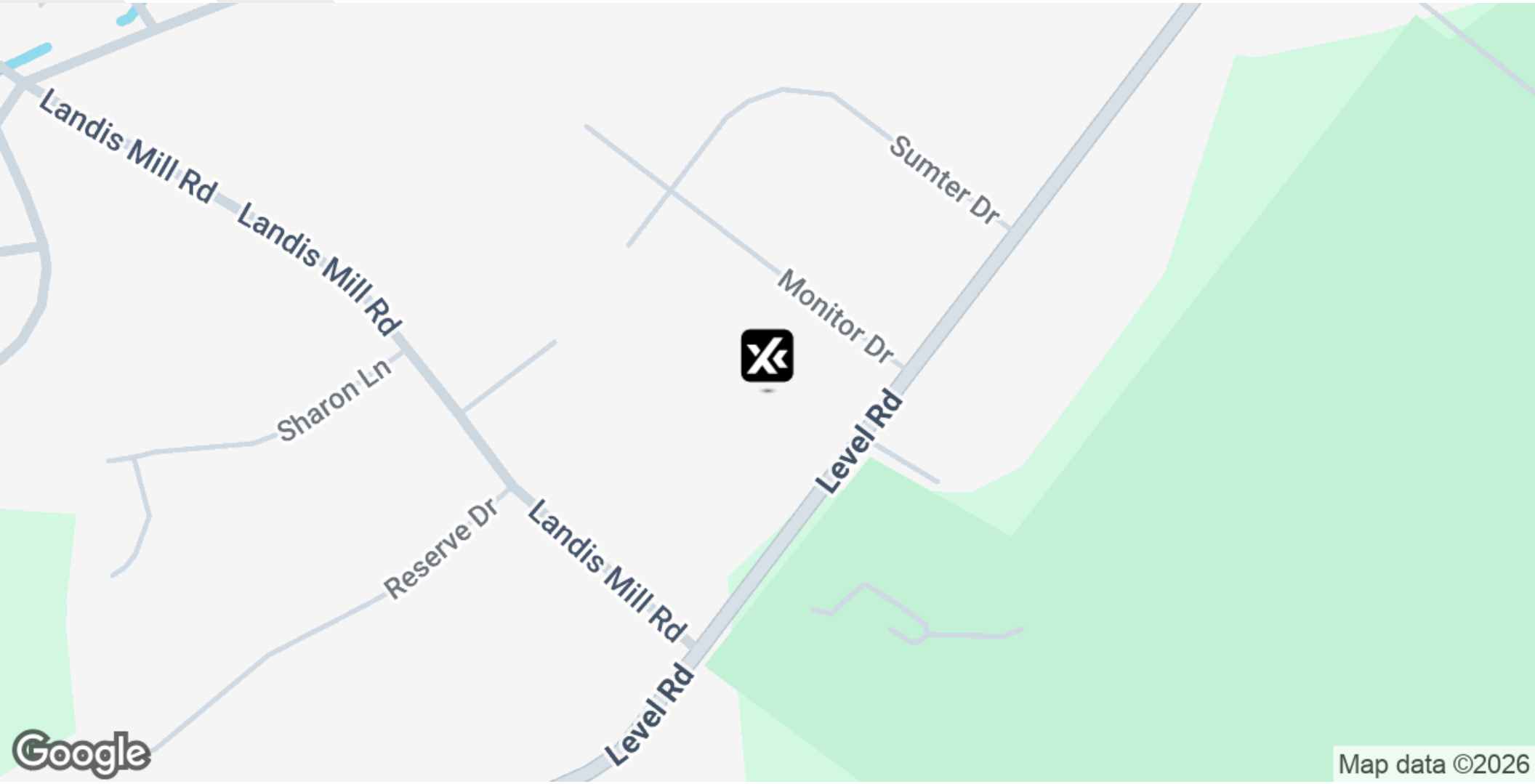

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Retailer Map

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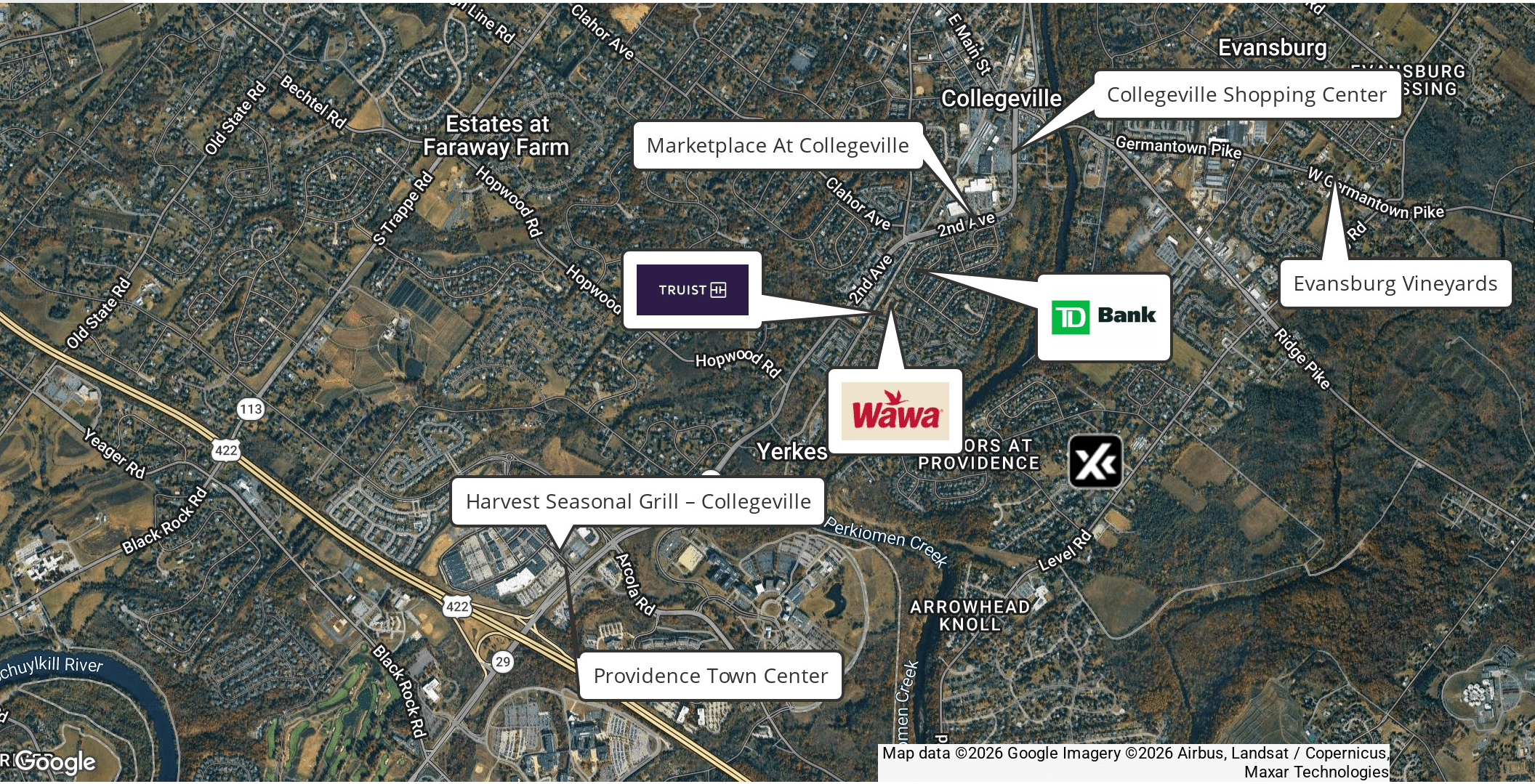

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Demographics Map & Report

133 Level Rd, Collegeville, PA 19426

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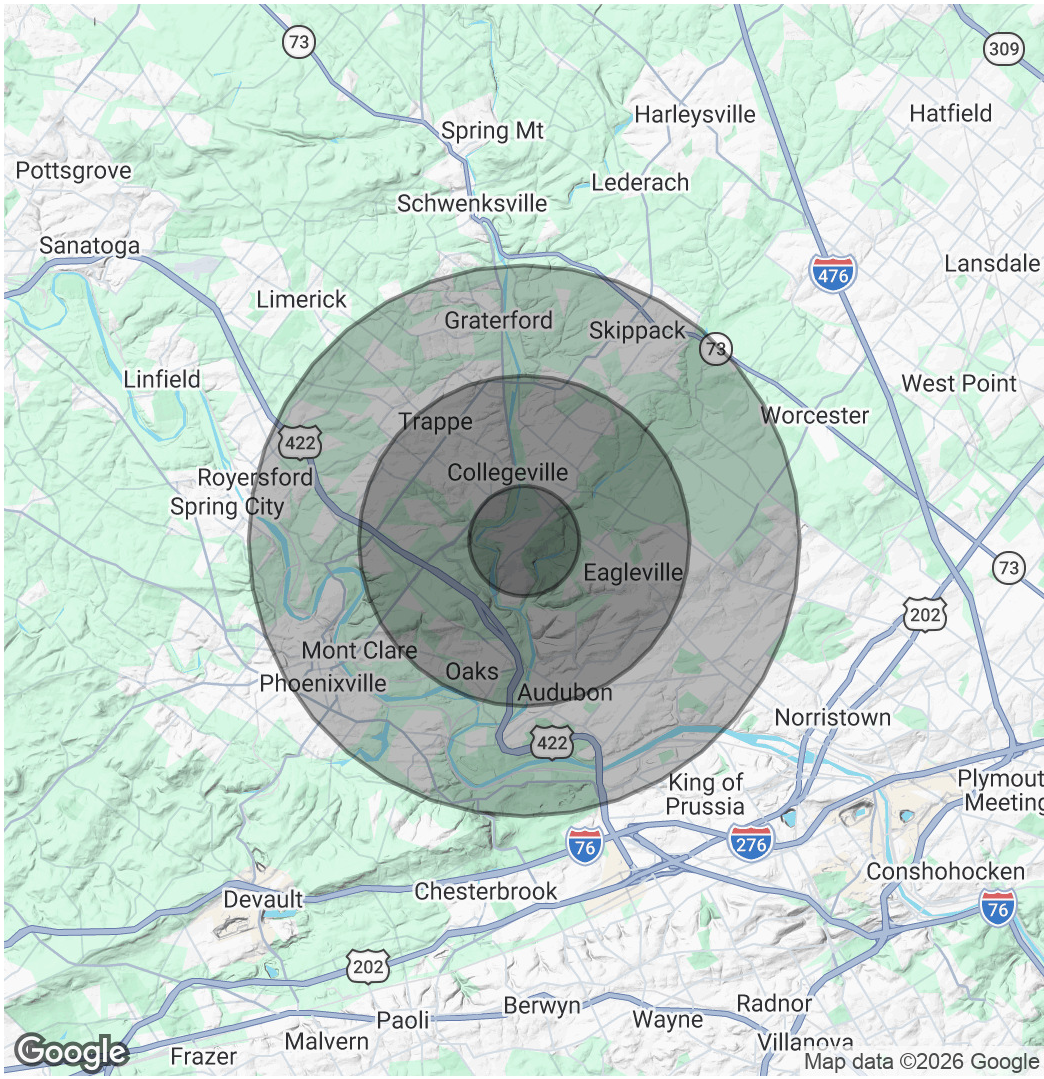
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,266	46,398	116,291
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,934	16,160	42,845
# of Persons per HH	2.7	2.9	2.7
Average HH Income	$199,474	$183,808	$169,800
Average House Value	$512,967	$508,252	$471,710

2020 American Community Survey (ACS)



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Meet the Team

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