



For lease

Rittenhouse II

820 Adams Avenue, Norristown, PA



Property Overview

- Building size: 43,519 SF
- Available suites: 2,215 - 11,973 SF
- Two-story building with dramatic atrium lobby, exposed wood beam ceilings, and quality interior finishes
- Facade and monument signage available



Location highlights



Located in business-friendly Lower Providence, offering significant tax advantages with no gross receipts or mercantile taxes



Premium highway accessibility featuring immediate proximity to the Route 422/ Trooper Road interchange and minutes from Route 202, I-76, and the PA Turnpike



Nearby amenities include Audubon Square and Valley Forge Marketplace (accessible via new direct roadway), plus local favorites Bald Birds Brewing Company and Valerio Coffee Roasters & Cafe



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Location

- Trooper Road (Rt. 363): < 0.5 Miles
- Egypt Road: < 1 Mile
- Route 422: 1.5 Miles
- Route 202: 4 Miles
- PA Turnpike: 6.5 Miles



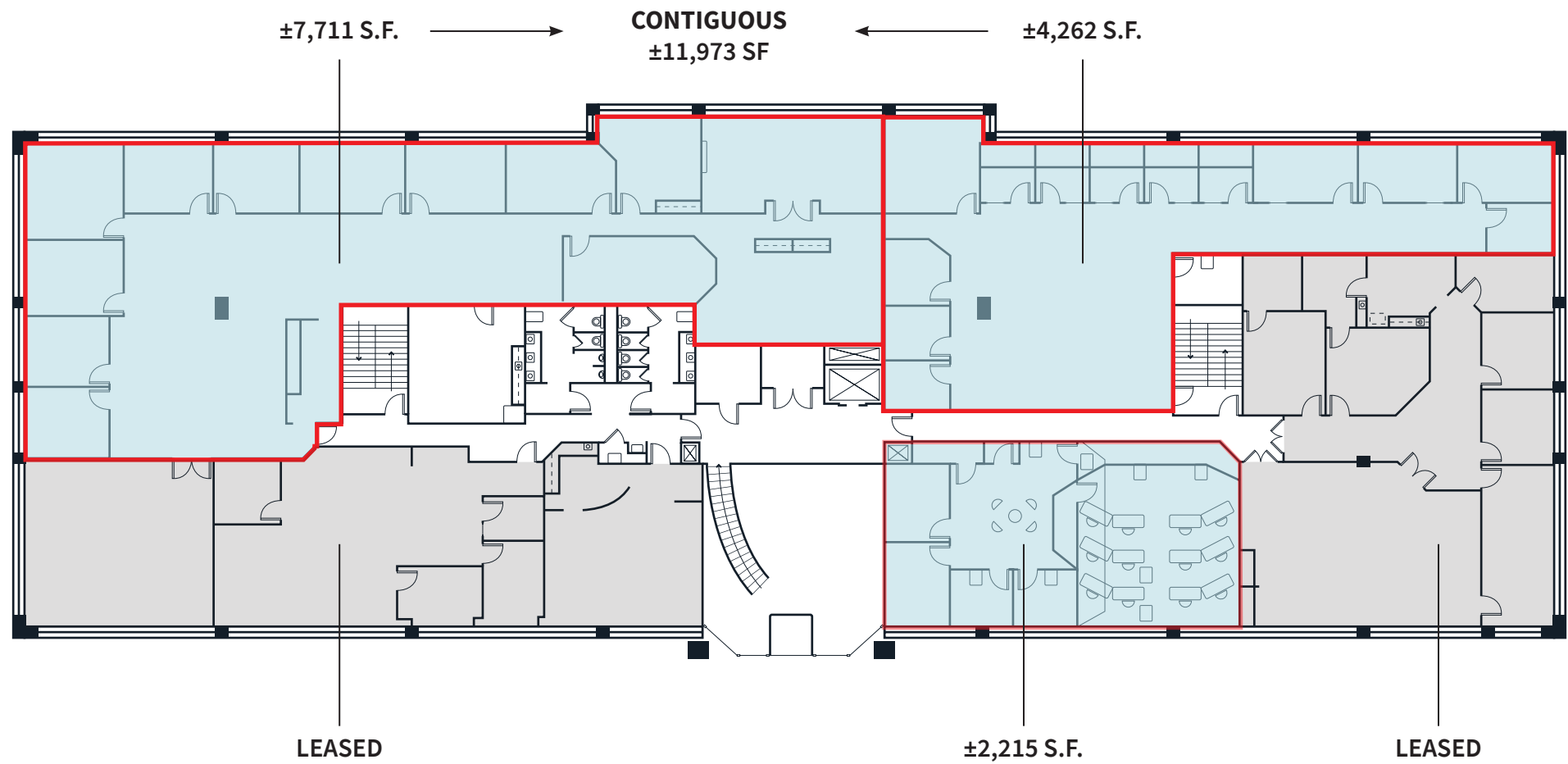
Notable Corporate Neighbors



Exceptional Interior Spaces



Second floor - 14,188 SF





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