

Two Lower-Level Flex / Storage Options at Providence Pond

133 Level Rd, Collegeville, PA 19426

FOR LEASE

360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$8.50 - 12 SF/yr (NNN)
Available Spaces:	2
Available SF:	932 - 2,577 SF

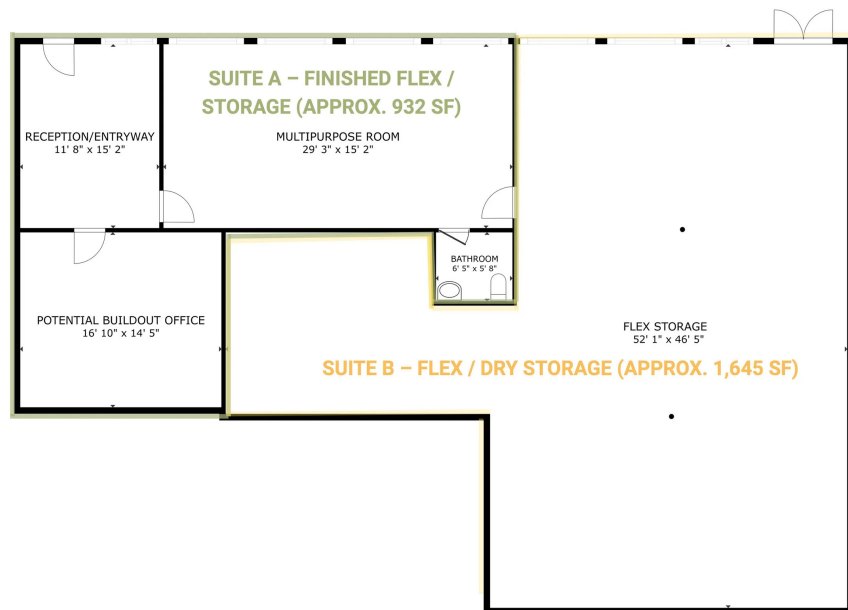
PROPERTY HIGHLIGHTS

- Two contiguous suites: ± 932 RSF and $\pm 1,645$ RSF
- Suite A: finished flex/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 $\pm 2,577$ RSF
- Prospective uses subject to Lower Providence Township approval



Suite A ± 932 RSF | \$12.00/SF/YR NNN

Suite B $\pm 1,645$ RSF | \$8.50/SF/YR NNN



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