

PRICE

Suite 201
3,000 SF @ \$13.95 PSF

Suite 202
2,000 SF @ \$17.95 PSF

Suite 203
2,500 SF @ \$17.95 PSF

Suite 206
426 SF @ \$750 per month
plus electric

Suite 208
575 SF @ \$995 per month

ZONING

Commercial

**PRIME OFFICE & MEDICAL SUITES ALONG ROUTE 309**

Position your business in a high-visibility location along the bustling Route 309 corridor, just minutes from the Colmar SEPTA train station. This property offers exceptional accessibility to key areas, including Montgomeryville, Ambler, Fort Washington, Souderton, and Quakertown.

Property Highlights

- Multiple Suite Options- sizes and layouts:
 - Suite 201-203: Available individually or as a combined larger suite
 - Suite 206 and Suite 208: Rare small suites for a 1-2 person operation
- Suites 202 and Suite 208 can be rented separate or together - there is a connecting door between these spaces which can be locked off if they are rented separately.
- Ideal for growing practices or businesses
- Enjoy proximity to Montgomery Mall, with a wide variety of shopping and dining options—perfect for client meetings, employee lunches, or a quick errand between appointments.
- With Montgomery County District Court occupying space on the first floor, this is an ideal spot for a law office or other professional office

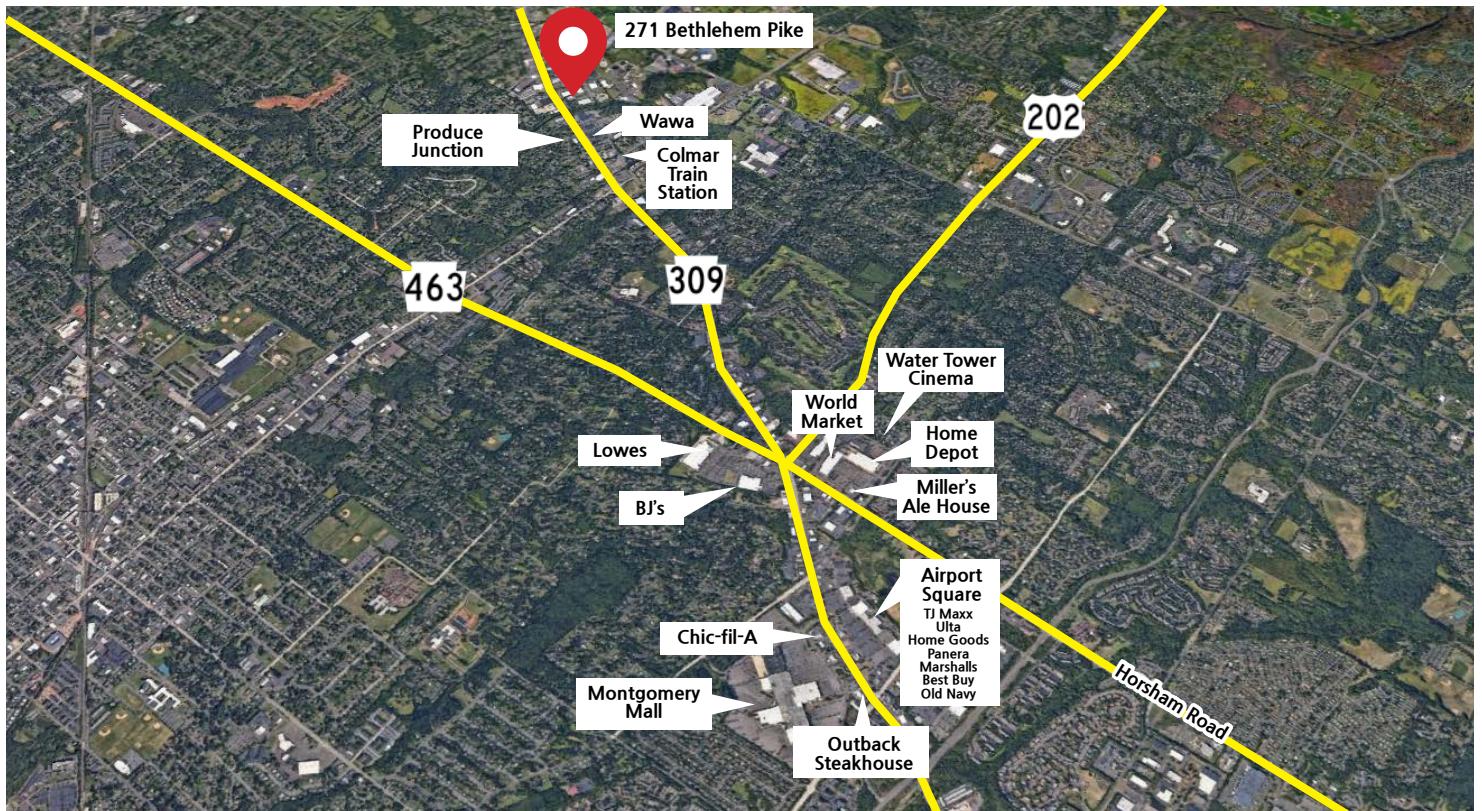
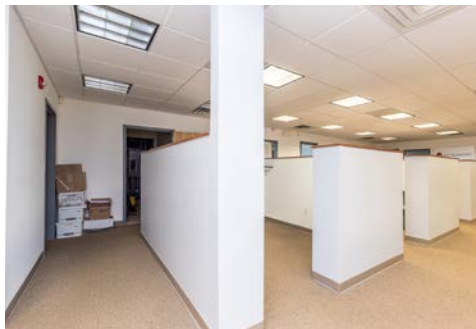
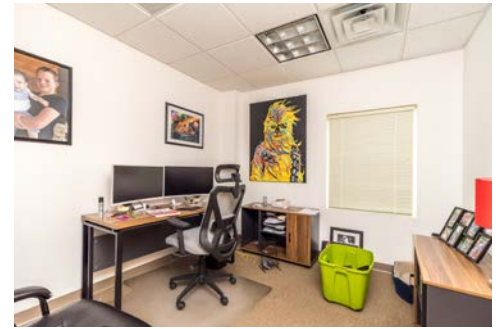
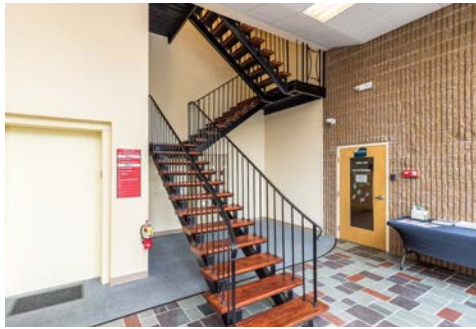
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OFFICE SPACE - LEASE

271 Bethlehem Pike, Colmar, PA 18915



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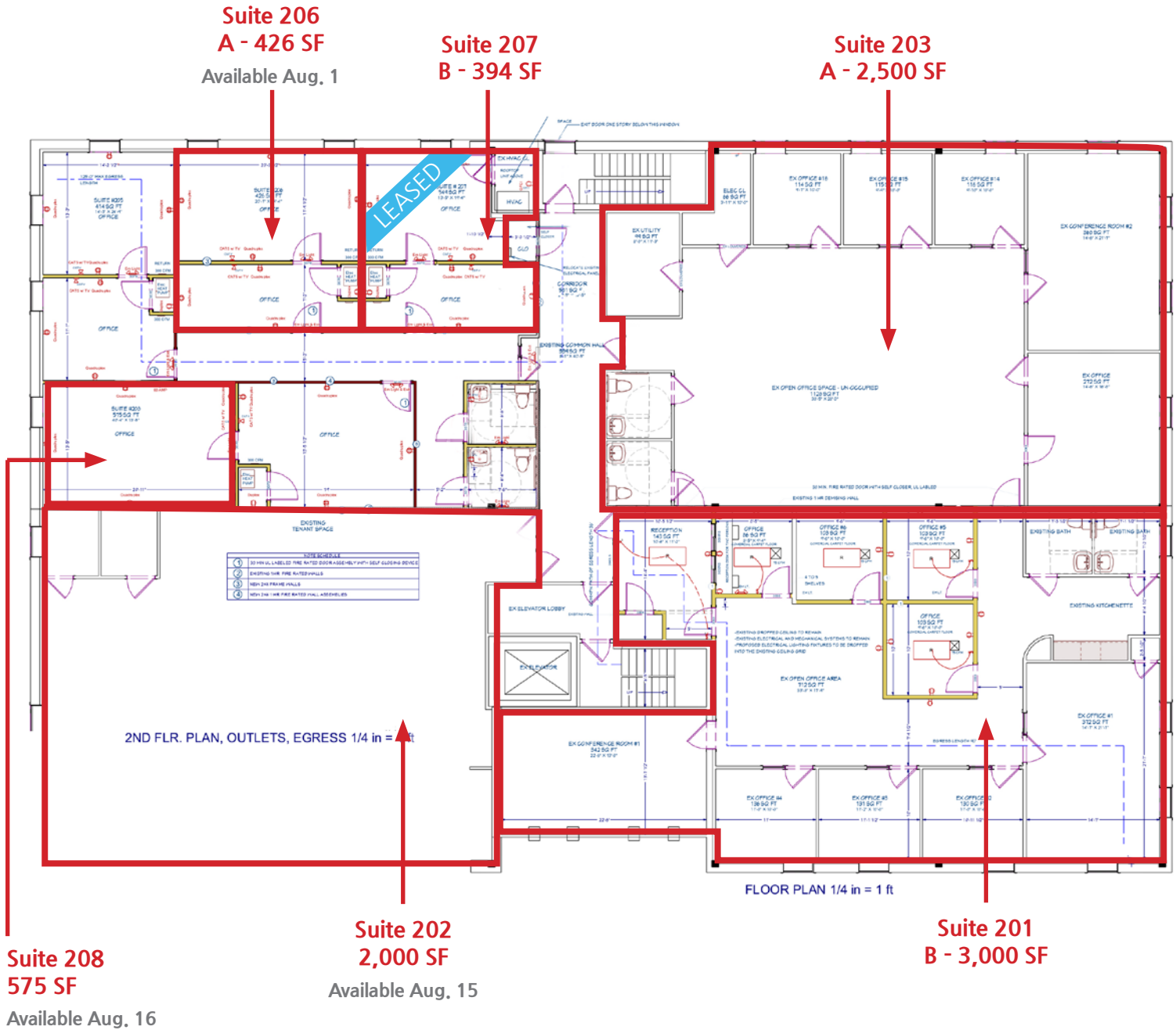
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