

UNIQUE CREATIVE SPACE FOR LEASE

52 BUTTONWOOD STREET | NORRISTOWN

9,200 Square Feet +/- Space Available

Asking Rent \$11 PSF: \$8,433.33 Monthly + Janitorial and Utilities

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YOUR

VISION

For More Information, Please Contact:

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Principal

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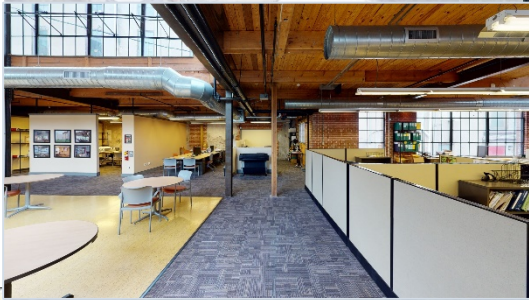


175 Strafford Avenue | Unit 1 | Wayne, PA 19087

FOR LEASE

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Space boasts an abundance of natural light and industrial architecture with open space allowing for a collaborative workspace environment.



- Centrally located in Norristown, the County Seat of Montgomery County.
- 52 Buttonwood Street allows for easy access to major roadways: 1 mile to route 202 and 4 miles to I-476 (the Blue Route)
- Conveniently located less than 5 miles to King of Prussia, Bridgeport, and Conshohocken (accessible by new Lafayette Street extension)
- Minutes from Septa Regional Rail (Main Street Station) and Norristown Transportation Center with access to Septa Buses and the Norristown High Speed Line
- Riverfront access surrounded by 8 acres of wooded area giving a campus setting.
- Direct access to the Schuylkill River Trail

FOR LEASE

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Tour Virtually by clicking below

<https://www.360buildingscans.com/52-buttonwood-street>

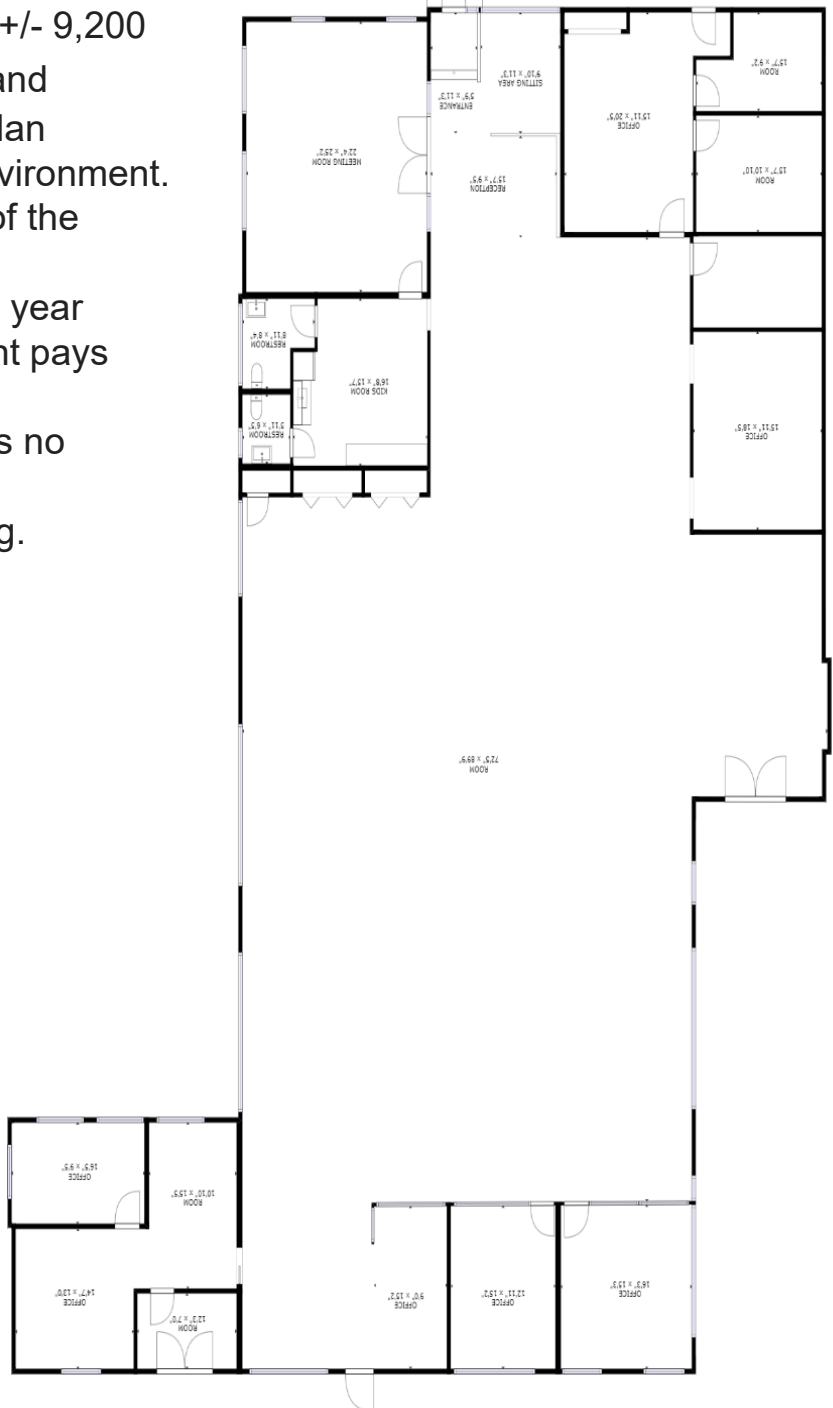
PROPERTY HIGHLIGHTS

- This newly available space consisting of +/- 9,200 SF boasts an abundance of natural light and industrial architecture with an open floorplan allowing for a collaborative workspace environment.
- Asking rent is significantly less than that of the Philadelphia Suburban market.
- No volatility for CAM or increases to base year expenses as landlord takes on risk. Tenant pays rent, utilities, and janitorial services.
- Tenant pays for the premises only, there is no common area factor.
- 1st floor space with easy access to parking.



FIRST FLOOR

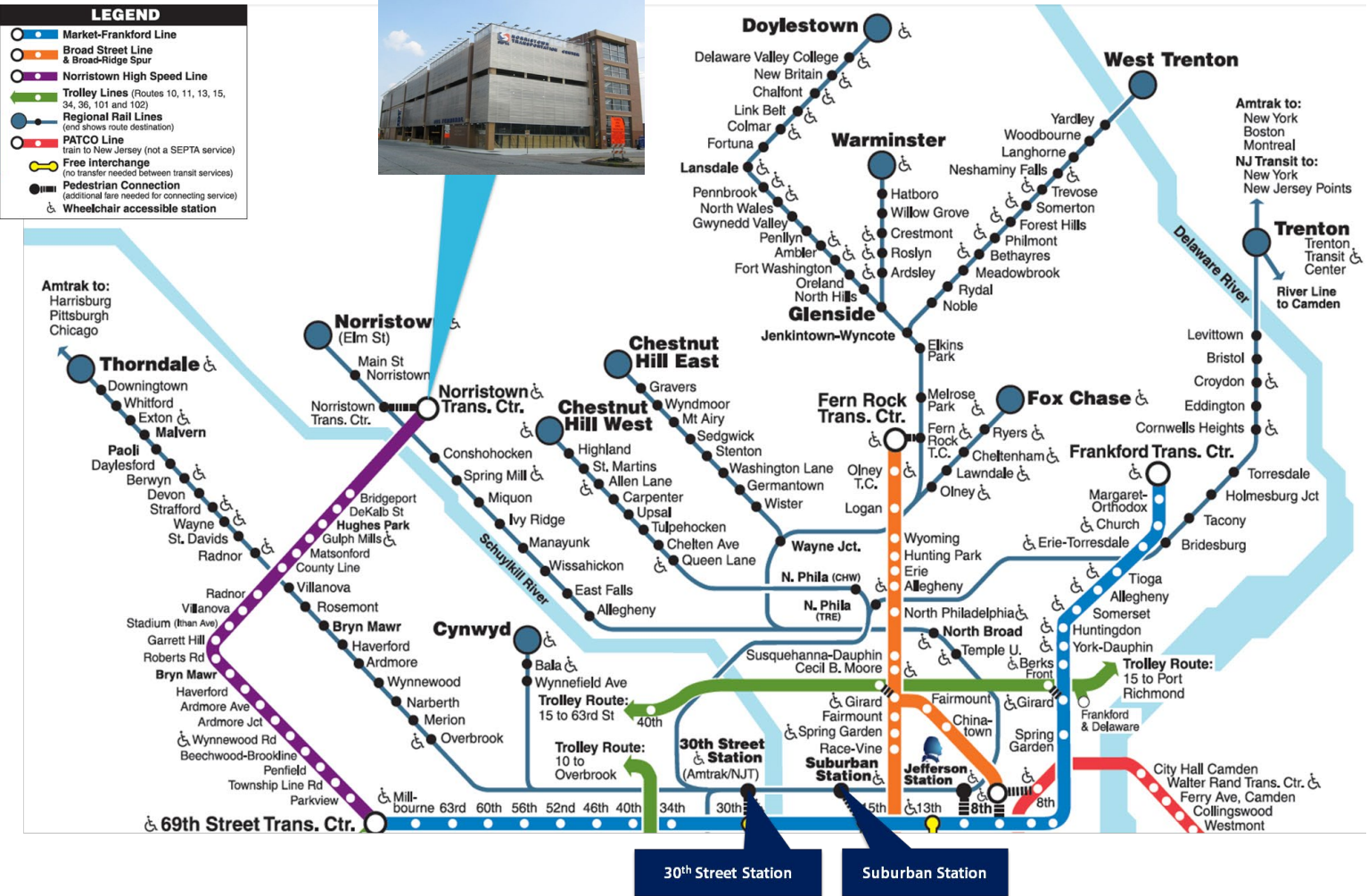
+/- 9,200 SF Available



FOR LEASE



52 BUTTONWOOD STREET | NORRISTOWN



Public transportation available to the Norristown Borough is considered excellent. Bus service runs along Main Street, while regional rail trains connect passengers to and from Center City Philadelphia. Minutes from location are two Regional Rail stations Elm Street Station and Norristown Transportation Center. Transportation Center also has the Norristown High Speed Line, providing direct access to numerous towns along the Main Line in route to 69th Street Station in Upper Darby.