

**FOR LEASE**

**10,000± SF OFFICE SPACE**



**707 N. Valley Forge Road  
Lansdale Borough, Montgomery County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



**PRESENTED BY:** Gary Funk — Penn's Grant Realty Corporation  
2005 S Easton Rd, STE 306, Doylestown, PA • 215-489-3800 x4 • Gary@pgrealty.com • www.pgrealty.com

**PROPERTY SPECIFICATIONS**

Total Available Space: ..... 10,000± SF (divisible to 2,500± SF)  
*Four (4) Private Offices, Large Open work Area,  
Large Conference Room, Kitchenette, Two (2) Restrooms*

Location: ..... 2nd Floor  
HVAC: ..... Heat pump  
Parking: ..... On-site  
Water: ..... Public  
Sewer: ..... Public  
Gas: ..... Public  
Municipality: ..... Lansdale Borough  
Zoning: ..... I - Industrial  
Lease Price: ..... \$8/SF \$12/SF, plus utilities and interior cleaning



**PROPERTY HIGHLIGHTS**

- **Open Concept Floor Plan**
  - **Plenty of Parking**
- **Close Proximity to Lansdale Town Center**
- **Walking Distance to Public Transportation**
  - **Short Drive to I-476 and Route 309**









