

Plymouth Meeting (location, location...) (Plymouth Meeting, PA)



Location **Pennsylvania**
<https://www.genclassifieds.com/x-440725-z>

For Sale or Lease...call PRINCIPALS ONLY1

Plymouth Greene Office Campus
 1000 Germantown Pike, Suite D-4
 Plymouth Meeting, PA 19462

Suite D-4 sits on a tranquil corner of the office campus facing gardens and a wooded area. Plymouth Greene Office Campus' 60 offices are nestled in 14 wooded acres. This garden style office is conveniently located just one mile above the Plymouth Meeting Mall where the Schuylkill Expressway (I-76) , the PA. Turnpike (I-276) and the Blue Route (I-476) meet.

- * Private gardened pathways to your private entrance.
- * Numerous windows, skylights and ceiling fans create bright working conditions.
- * Flexible floor plan allows for open-floor concept or for more offices to be added.
- * Professionally painted throughout.
- * Choice of Verizon or Comcast for phone and internet.
- * Huge, dry basement for ample storage.
- * Newer heating and air conditioning with programmable thermostat for economical utilities.

* Newer hot water heater and sump pump.
 * 2000 sq ft of storage space in 20' high boxes. * 2000 sq ft of your drive for storage of shipping boxes.
 * 2000 sq ft of parking space by parking lot. * 2000 sq ft of eating area. * 2000 sq ft of walking distance to parking.

Perfect professional office suite for legal, medical, financial, insurance, IT, etc.

1st Floor: 900 SF
 2nd Floor: 900 SF
 Basement: 760 SF

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1st FLOOR - 2 enclosed offices plus an open space and newer powder room. Entire floor can easily be converted into one large open-concept space or two more offices can easily be added.

2nd FLOOR - 2 enclosed offices and an expanded mezzanine - perfect as conference room or eating area.

BASEMENT - DRY and perfect for storage. Newer heating/cooling system as well as newer hot water heater and sump pump. (Basement strictly for storage purposes only per twp code.)

Unit is available for lease or for sale.

As a leased unit, tenant pays monthly rent and utilities only.

As a sale, buyers saves dealing direct with the owner.

Units are managed by a dedicated board and a highly responsive management company.

This is an office-condo with an association. Sufficient reserves available for future projects.

Pride in ownership is apparent as most units are owner-occupied evident in the neat, well maintained office campus.

Available by appt only. Please call owner at PRINCIPALS ONLY1