

SUNNYBROOK VILLAGE BUSINESS CAMPUS

Upgrade Your Space For FREE!*

Customized Space With Private Entrances, HVAC And Bathrooms



Contact Matt Katzen at 215-416-2671 or mkatzen@leasinginfo.biz

Located at 2151 E. High Street Lower Pottsgrove, PA 19464

Welcome to Montgomery County's Premier Mixed-Use Business Campus.

Sunnybrook Village is an award-winning business campus featuring 100,000 sq. ft. of offices, retail and restaurants, a day care center, a beautiful park and walking trails. You'll find great medical, dental and general office space at affordable prices and flexible lease terms. **And moving is easy because on leases of 3 years or more signed before 12/31/20, we'll pay up to \$5.00 per sq.ft. in moving expenses.** It's never been easier to upgrade your company's image and visibility. You and your employees will love coming to work each day.

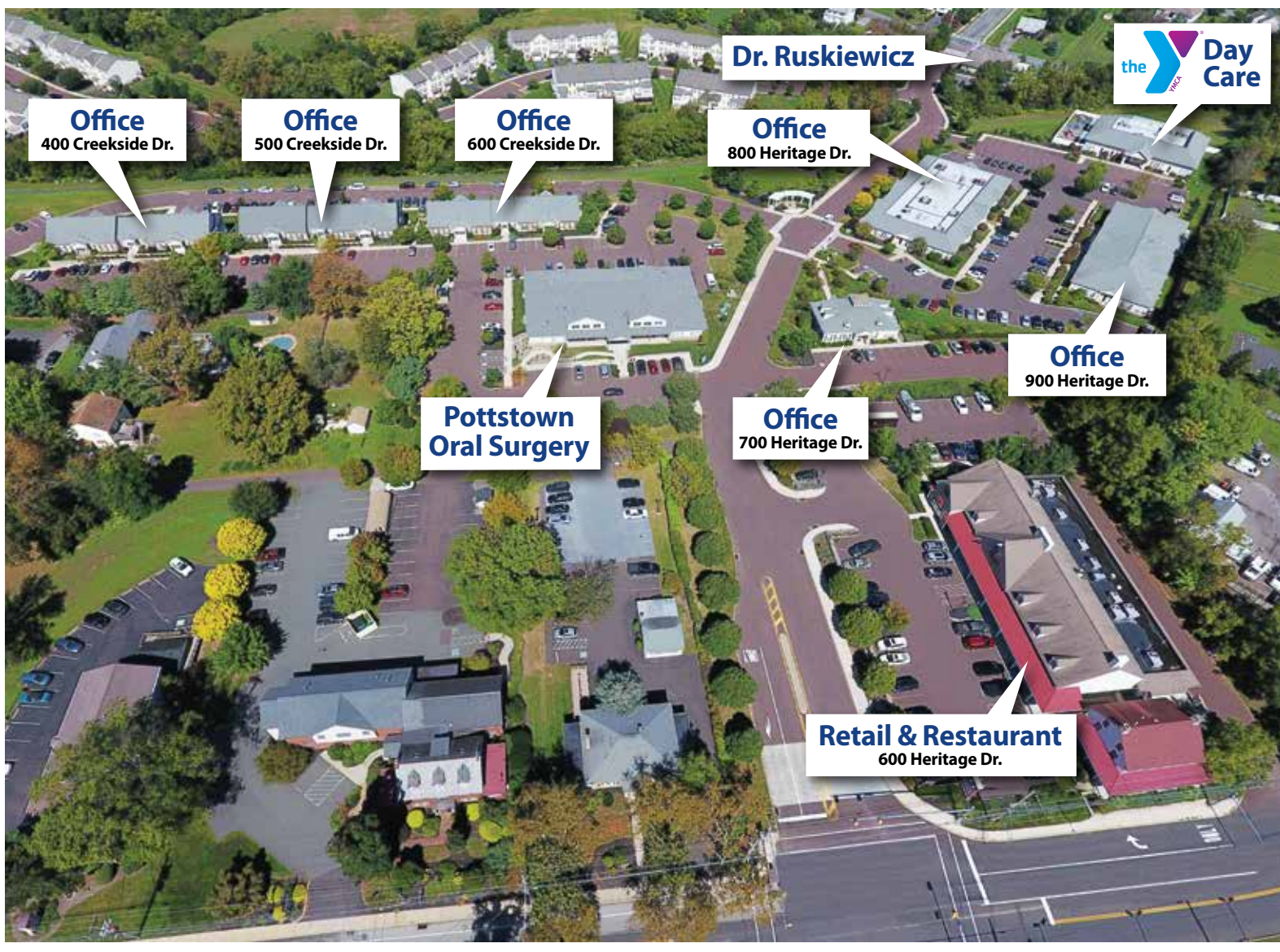
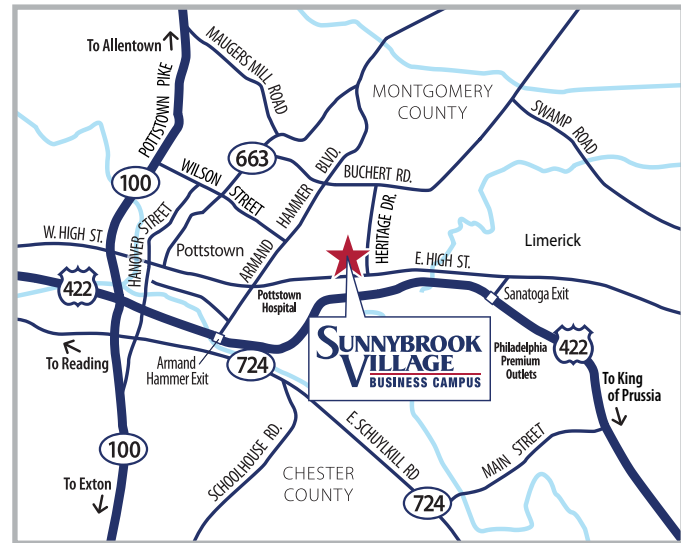


Project Highlights

- **Building Area:**
 - 69,236 sq. ft. of general and medical offices
 - 10,785 sq. ft. of retail & restaurants
 - 10,000 sq. ft. of day care
- **Parking & Transportation:**
 - Free surface parking at more than 4 spaces per 1,000 sq. ft.
 - PART bus stop on site
- **Average Daily Traffic Count:** 17,000 vehicles
- Located at signalized intersection of High Street and Heritage Drive just 1/2 mile from Pottstown Hospital
- 5 minutes to Route 100; 10 minutes to Route 29; 15 minutes to Route 202, Valley Forge/King of Prussia
- Individual suite entrances with 24/7 ADA access
- Tenant controlled heating and cooling
- Suites ready for occupancy or customized to your needs
- Park and walking trail on site

Demographics

	3 MILES	5 MILES
• Population	48,907	90,873
• Jobs	24,905	48,529
• Average Household Income	\$82,460	\$89,269



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Here's What We'll Do:

Sign a lease here by December 31, 2020 for 3 years or more and we'll pay your moving expenses up to \$5.00 per square foot. That's a \$12,500 value for a 2,500 square foot lease!

Here's What You'll Get:

- The area's best office space at an affordable price.
- A private suite with its own entrance and bathroom, plus you regulate your own HVAC
- Flexible lease terms that fit your company's needs
- On-site amenities including restaurants, day care, park and walking trail
- Great signage
- Plenty of parking



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