



OUTSTANDING 309 ACCESS



TENANT-ONLY FITNESS FACILITY



CORPORATE CAFÉ ON-SITE

# Springhouse Corporate Center I

321 NORRISTOWN ROAD  
AMBLER, PA



# Preeminent Spring House Office Building

With exposure and easy access to PA Route 309, 321 Norristown Road is the preeminent office building in Spring House. On-site fitness facility, corporate café and common conference room provides numerous amenities to a mid-sized office building in a campus setting. A newly renovated exterior, proximity to Lower Gwynedd and local amenities, makes 321 Norristown Road a truly unique property.



## Key Features



Tenant-only fitness facility



Corporate café on-site



4.5/1,000 parking



Tax advantage



EXCEPTIONAL AMENITIES & ACCESS



Travel Times



PA 309  
>2 MINUTES



PA Turnpike  
5 MINUTES



Center City  
Philadelphia  
35 MINUTES



New Jersey  
35 MINUTES



Philadelphia  
International Airport  
40 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	6,953 SF-1st Floor 2,979 SF-2nd Floor	TELECOM	Comcast Business Class & Verizon Fios
YEAR BUILT	1970	FLOORS	Two
SIZE	52,594 SF	TYPICAL FLOOR PLATE	26,297 SF
PARKING RATIO	4.5/1,000		
HVAC	Rooftop VAV		

### Amenities

- Recently renovated common areas, lobbies, and restrooms
- Tenant-only fitness facility
- Corporate café on-site

### Features

- 4.5/1,000 parking
- Tax Advantage – One Mill Gross Receipts Tax

## Leasing Information



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