

MEDICAL OFFICE SPACE FOR LEASE AT NORRITON MEDICAL CAMPUS



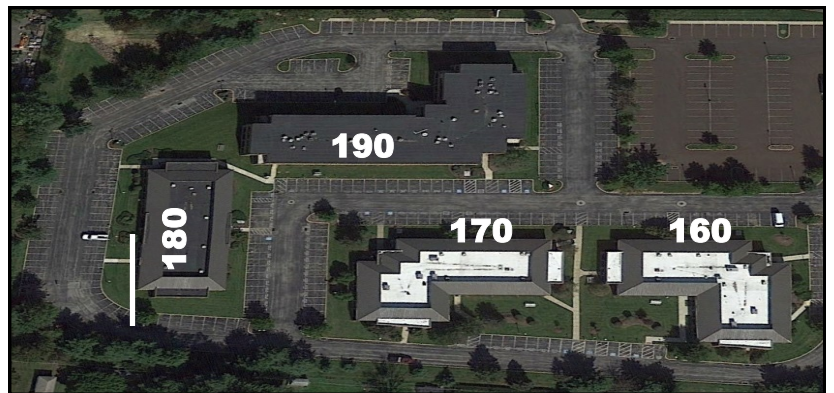
160 W. GERMANTOWN PIKE, NORRISTOWN, PA

PROPERTY HIGHLIGHTS:

- Class A Medical and Office Space Available
- Rental Rate: \$26.50/SF + Utilities
- Abundant parking: 4.1/1000 SF
- Highly visible from street, located on the corner of Hillcrest Avenue & Germantown Pike
- Ideally located directly in the shadow of the area's largest hospital, Jefferson Einstein Montgomery Hospital
- Within walking distance to local amenities such as:
China Buffet, Bagel Café, Dunkin Donuts, Primo Hoagies, Dan e's, 7-Eleven, Capone's, Sonic & Panera

AVAILABLE MAY 1, 2026

4,734 SF • First Floor • Direct Entrance



Colin McHale cmchale@beaconcre.com | **Gene McHale** gmchale@beaconcre.com | **610.828.0100**

290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | www.beaconcre.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

SUITE D1
4,734 SF



290 King of Prussia Road | Building 1 | Suite 200 | Radnor, PA 19087 | 610.828.0100 (o) | 610.828.3873 (f) | www.beaconcre.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.