

MEDICAL OFFICE SPACE FOR LEASE AT NORRITON MEDICAL CAMPUS

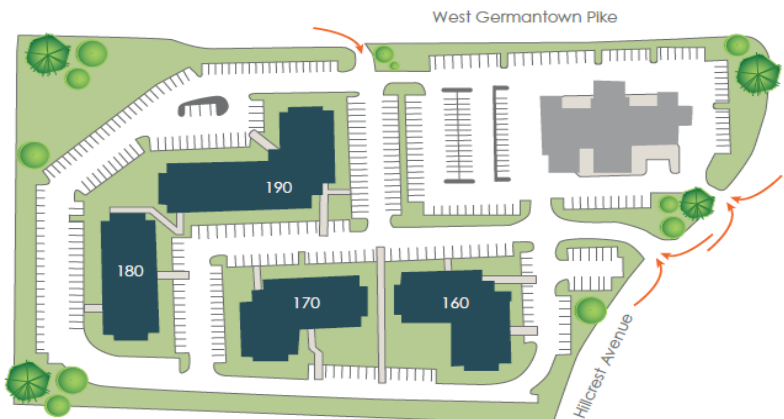


180 W. GERMANTOWN PIKE, NORRISTOWN, PA

PROPERTY HIGHLIGHTS:

- Rental Rate: \$30.00/SF + Utilities
- Direct Entry
- Abundant parking: 70 Surface Spaces
6.13/1000 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, Dante's, 7-Eleven, Capone's, Sonic, Panera
- Building Signage Available

**11,417 SF Coming Available
March 1, 2026**



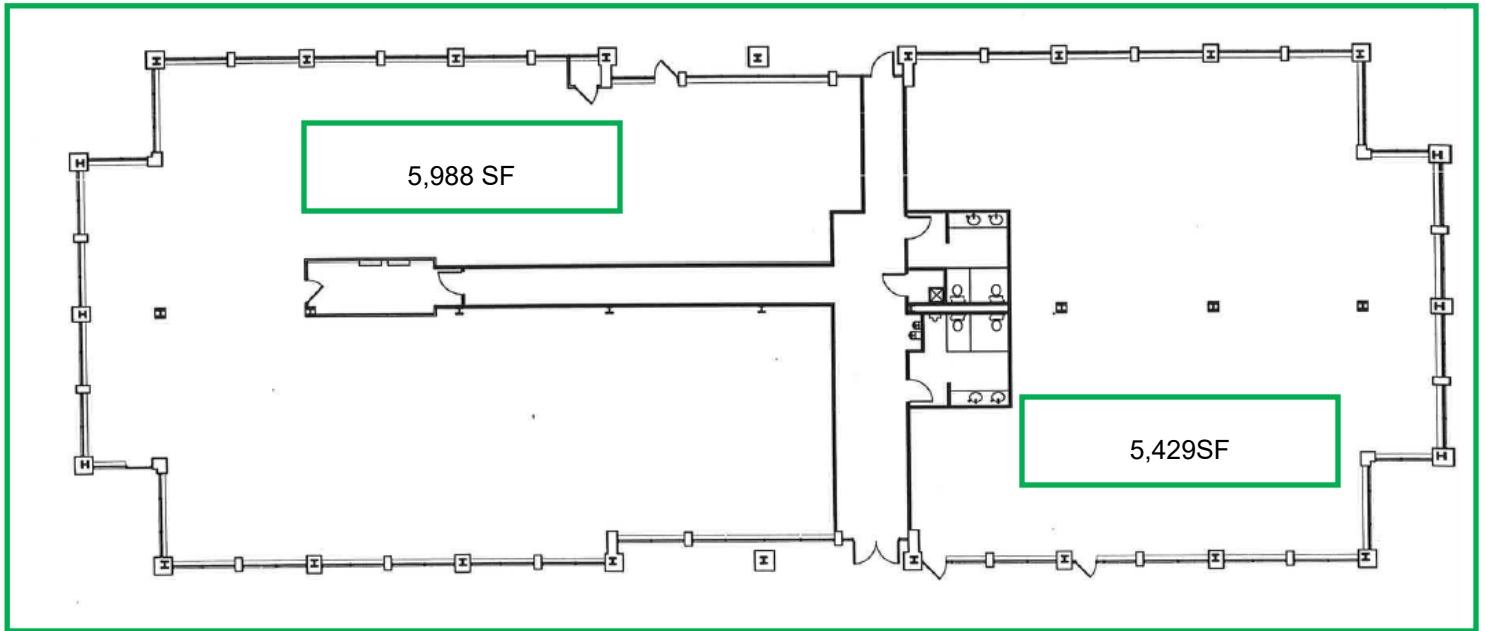
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