



FOR LEASE

1555 Bustard Road

Towamencin Corporate Center

Lansdale, PA

IMMEDIATELY AVAILABLE



AVAILABLE	
1 <sup>ST</sup> FLOOR	3,167 SF
2 <sup>ND</sup> FLOOR	3,689 SF
2 <sup>ND</sup> FLOOR (SUITE 202)	5,725 SF
2 <sup>ND</sup> FLOOR (SUITE 200)	2,187 SF
3 <sup>RD</sup> FLOOR (ENTIRE FLOOR)	9,425 SF

### Property Highlights

- Located at the Lansdale Exit of the PA Turnpike (I-476)
- Water source heat pump HVAC system provides tenant control of temperature and hours of operation
- Within walking distance to restaurants and hotel accommodations
- Two roof decks on the 3<sup>rd</sup> floor
- Upgraded finishes throughout
- Excellent visibility and exterior signage opportunity
- Dramatic three-story atrium
- Loading dock with storage area
- 5/1,000 SF parking
- Suite 202 – Prominent elevator lobby exposure



For more information contact:

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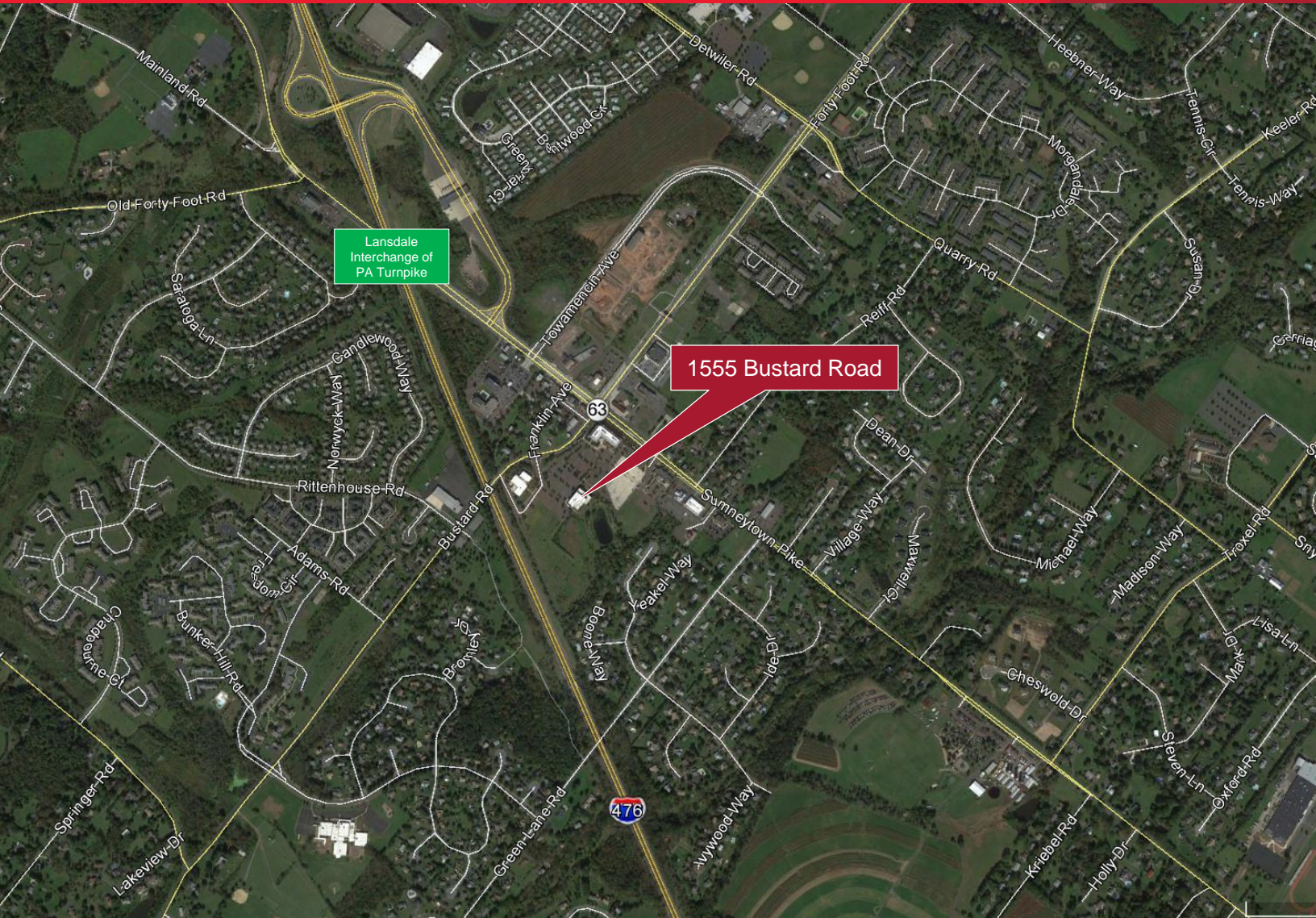


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## Property Highlights

- Immediate access to the Lansdale Interchange of the Pennsylvania Turnpike
- Offers easy access to Philadelphia, King of Prussia and the Lehigh Valley
- Within 4 miles of the Pennbrook Train Station and less than 6 miles to the Lansdale Train Station

