

1958 Butler Pike

1958 Butler Pike, Conshohocken, PA 19428

Presented by
Radatti Real Estate Holdings, LLC.



Price: \$18.50 - \$33.10 /SF/Year

SAVE MONEY: Landlord pays taxes, snow removal, lawn care, cleaning of common areas (lobbies, bathrooms, hallways), bi-annual HVAC cleaning/inspection and water/sewer for bathrooms. Designed to Make a Great Impression! Spacious shared Atrium Lobby with Imported ceramic tile and 14 carat gold ironwork, impressive double-door entrance with canopy and large bay windows with good light. Shared street signage and door windows. Security cameras in front. Front and rear doors electronically controlled using fobs. Additional security available. Small private data center. Office is fully wired for CAT5e, multiple trunk lines, Comcast Business. 3 bathrooms. High efficiently rooftop central AC with GAS Heat. Front & Rear Parking with Handicapped Access. Downstairs includes shared lunch room with small atrium. Total 5255 Sq. Ft. with 3877 upstairs and 1,378 Sq. Ft. downstairs. Building is Iron Stone and Iron Stone faux Stucco. Well maintained. The 400 series suites are on ground floor, 500 series suites are downstairs. Suite 406 is a fully operational computer room with raised floor and separate cooling.

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- n WWW.ButlerPike.com
- n High Visibility, Upscale, High Traffic location. Great Location
Located within walking distance of 2 shopping centers and other
retails stores
- n Many universities, daycare, services in area.
- n Low corporate taxes in Plymouth Township, Montgomery Country.
- n LOCATION: Conshohocken address is upscale.

Pete Radatti

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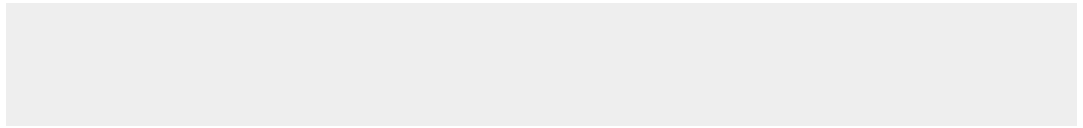
(610) 314-7252

Radatti Real Estate Holdings, LLC.

210 West 12th Avenue
Conshohocken, PA 19428

Notes

Total Space Available:	N/A
Rental Rate:	\$18.50 - \$33.10 /SF/Year
Min. Divisible:	138 SF
Max. Contiguous:	5,255 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	10,000 SF
Building Class:	A
Year Built:	1924
Lot Size:	0.34 AC
Zoning Description:	SC



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Listing spaces

Suite 402

Space Available	770 SF
Rental Rate	\$1,768.54 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

Lots of natural light with 6 windows, 2 doors, 4 rooms. Shared lobby and other resources. See building description for special benefits. Ready to use or modify to suit. UNDER NEGOTIATION

Suite 404

Space Available	786 SF
Rental Rate	\$1,803.22 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

Lots of natural light with 2 large bay windows, 1 window into the Atrium. Shared lobby and other resources. See building description for special benefits. Ready to use or modify to suit.



Ste 406 COMPUTER
RM

Space Available	151 SF
Rental Rate	\$416.48 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

COMPUTER ROOM, RAISED FLOOR, INDEPENDENT AC UNIT. FULL COMM INCLUDING COMCAST. See building description for special benefits. Ready to use or modify to suit.

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Listing spaces

Suite 416

Space Available	241 SF
Rental Rate	\$552.80 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

Lots of natural light with 2 large windows taking up most of outer wall. See building description for special benefits. Ready to use or modify to suit.

Suite 418

Space Available	138 SF
Rental Rate	\$316.50 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

Block wall room with security door, no windows. Can be used to store valuables or convert to office. Should be able to add one window for natural light. See building description for special benefits. Ready to use or modify to suit.



Suite 504

Space Available	449 SF
Rental Rate	\$956.04 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

One large room, downstairs. Medium sized lobby downstairs with natural light from atrium. Brand new Mitsubishi heat pump to be installed upon rental. See building description for special benefits. Ready to use or modify to suit.

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Listing spaces

Suite 506

Space Available	635 SF
Rental Rate	\$1,350.12 /Month
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Max. Contiguous	5,255 SF
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

One large room and 2 small offices. Medium sized lobby downstairs with natural light from atrium. Brand new Mitsubishi heat pump to be installed upon rental. See building description for special benefits. Ready to use or modify to suit.

Space COMMON AREAS

Space Available	1,547 SF
Rental Rate	\$18.50 /SF/Year
Space / Lot Type	Office Building
No. Parking Spaces	25

COMMON AREA space is shared by all tenants and paid for prorated in their flat fee per month. Landlord takes care of common space. See SAVE MONEY below for additional savings that make this a great deal.



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Property Photos



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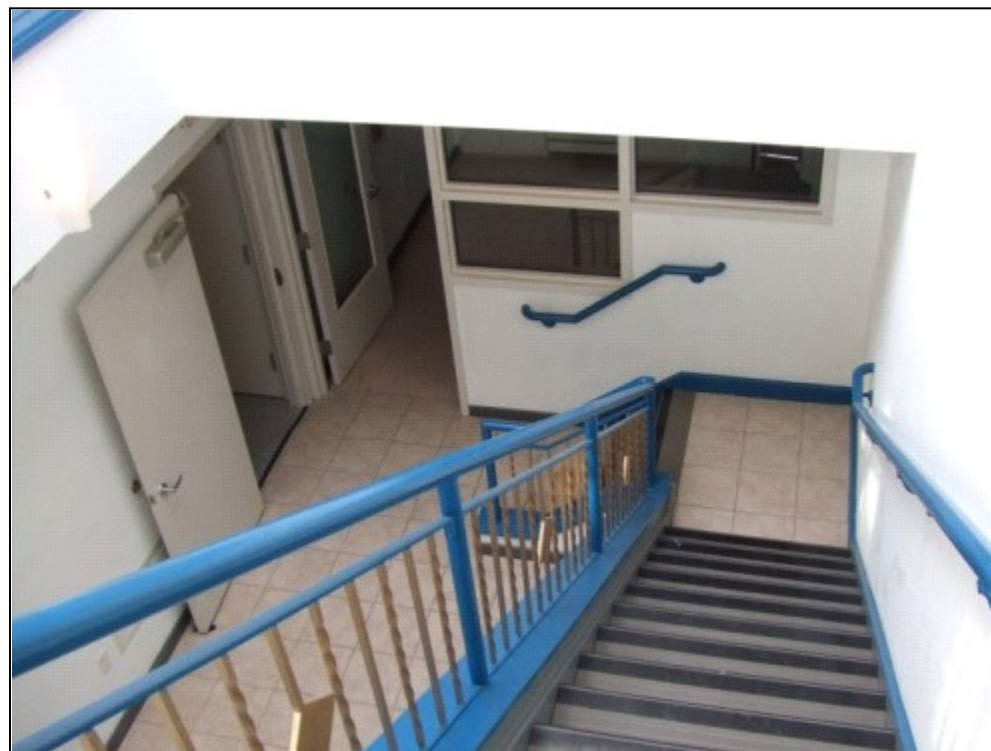
Property Photos



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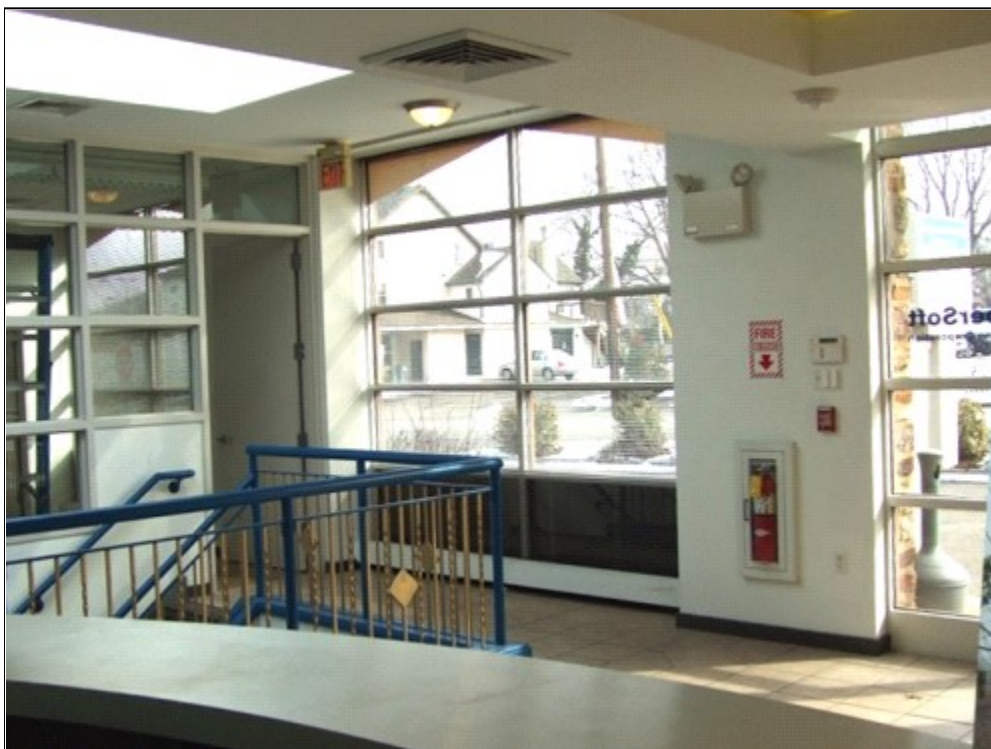
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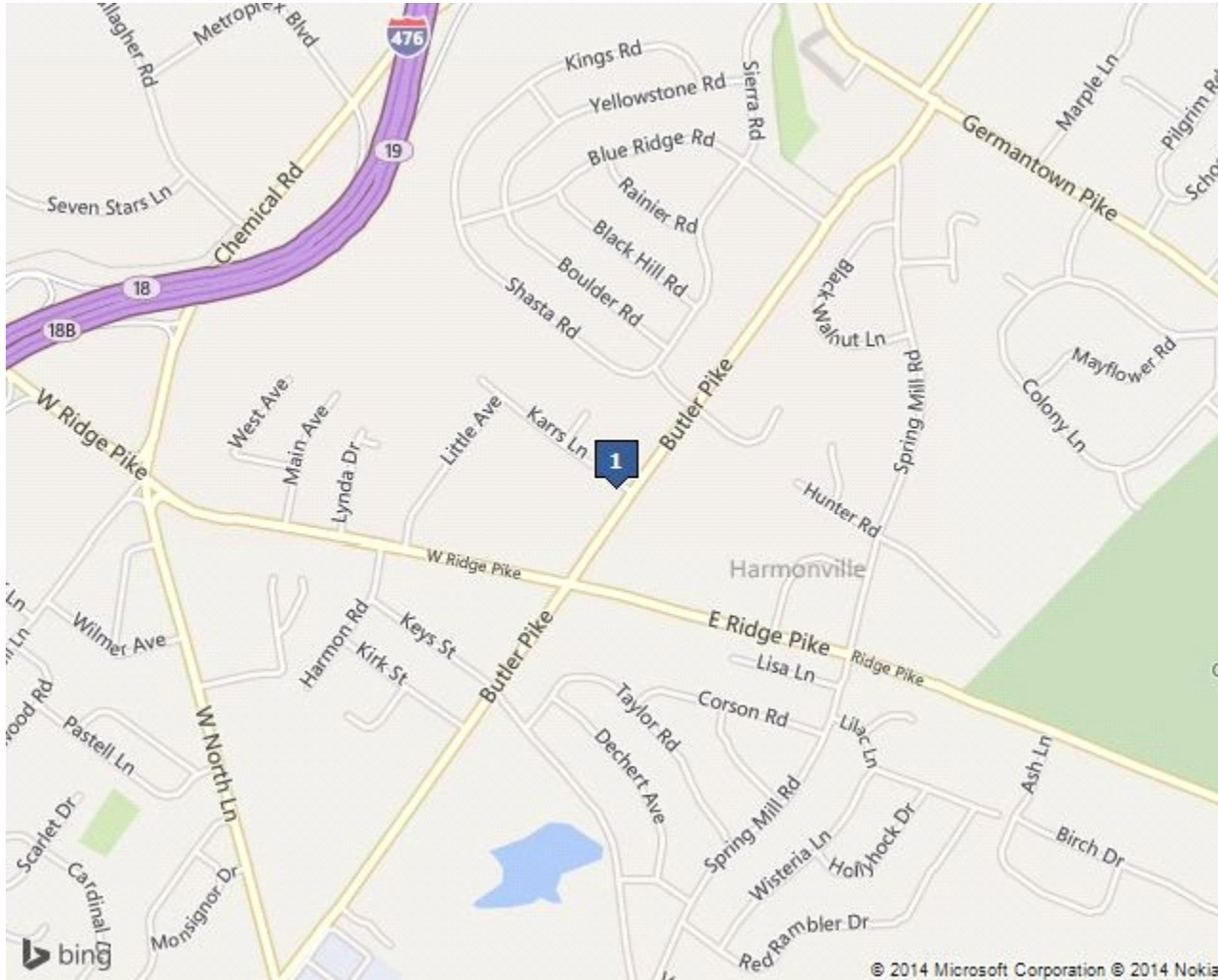
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Location



Location Description

Upscale, high traffic location. High visibility. Adjacent to Plymouth Square shopping center and nearby Whitemarsh shopping center. Near very high traffic intersection of Butler Pike and Ridge Pike. Public Transit stop at intersection. Shared parking in rear of building. Walking distance to restaurants, grocery and shopping. Very nearby PA Turnpike, Schuylkill Expressway (Rt 76), Blue Route (Rt. 476), Ridge and Germantown Pikes. Close to famous Route 202 technology corridor (bio-med companies). Half way between Center City Philadelphia and King of Prussia.