



## 1958 Butler Pike

1958 Butler Pike, Conshohocken, PA 19428

### Pete Radatti

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## 1958 Butler Pike

\$18.50 /SF/Year

Designed to Make a Great Impression! Spacious Atrium Lobby with Italian ceramic tile and 14 carat gold ironwork, impressive double-door entrance with canopy and large bay windows with good light. Shared signage in front. Dual executive offices with filing room and private break room. 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. Suite has 3 bathrooms. High efficiently rooftop central AC with GAS Heat. Front & Rear Parking with Handicapped Access. Downstairs includes lunch room, small atrium with ceramic tile. Total 5255 Sq. Ft. with 3877 upstairs and 1,378 Sq. Ft. downstairs. Building is Iron Stone and Iron Stone faux Stucco. Well maintained.

- Building Website: [www.butlerpike.com](http://www.butlerpike.com)
- High Visibility, Upscale, High Traffic location.
- Located within walking distance of 2 shopping centers and other retail stores
- Many universities in area.
- Low corporate taxes in Plymouth Township, Montgomery County.
- Conshohocken address is considered upscale.

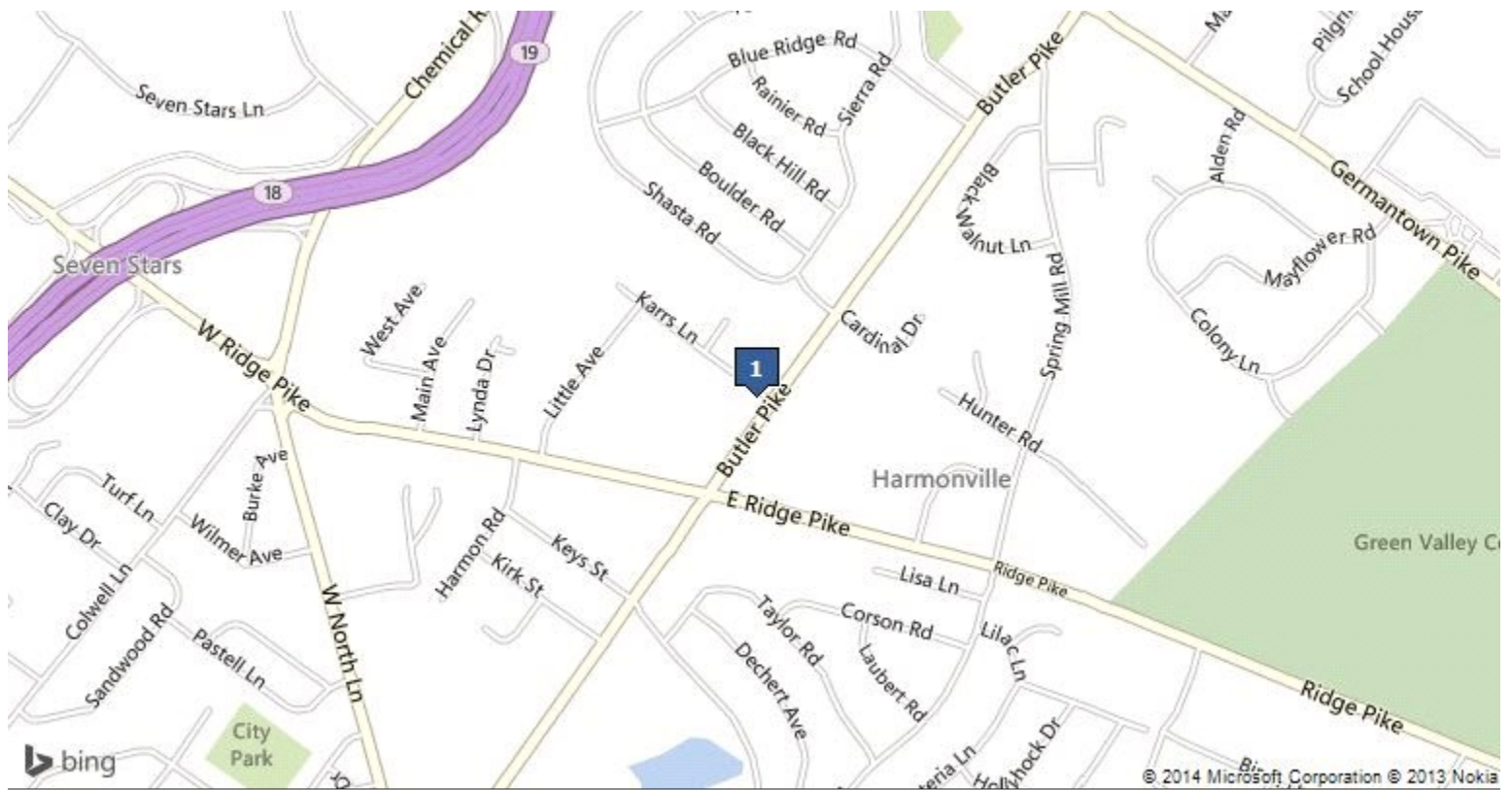
Total Space Available:	5,255 SF
Rental Rate:	\$18.50 /SF/Year
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	10,000 SF
Building Class:	B
Year Built:	1924
Lot Size:	0.34 AC
Zoning Description:	SC



**Space 1**

Space Available	5,255 SF
Rental Rate	\$18.50 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	25

5255 Sq. Ft. Spacious Atrium Lobby with imported Italian ceramic tile and 14 carat gold ironwork, impressive double-door entrance with canopy.



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Upscale, high traffic location. High visibility. Adjacent to Plymouth Square shopping center and nearby Whitmarsh 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.

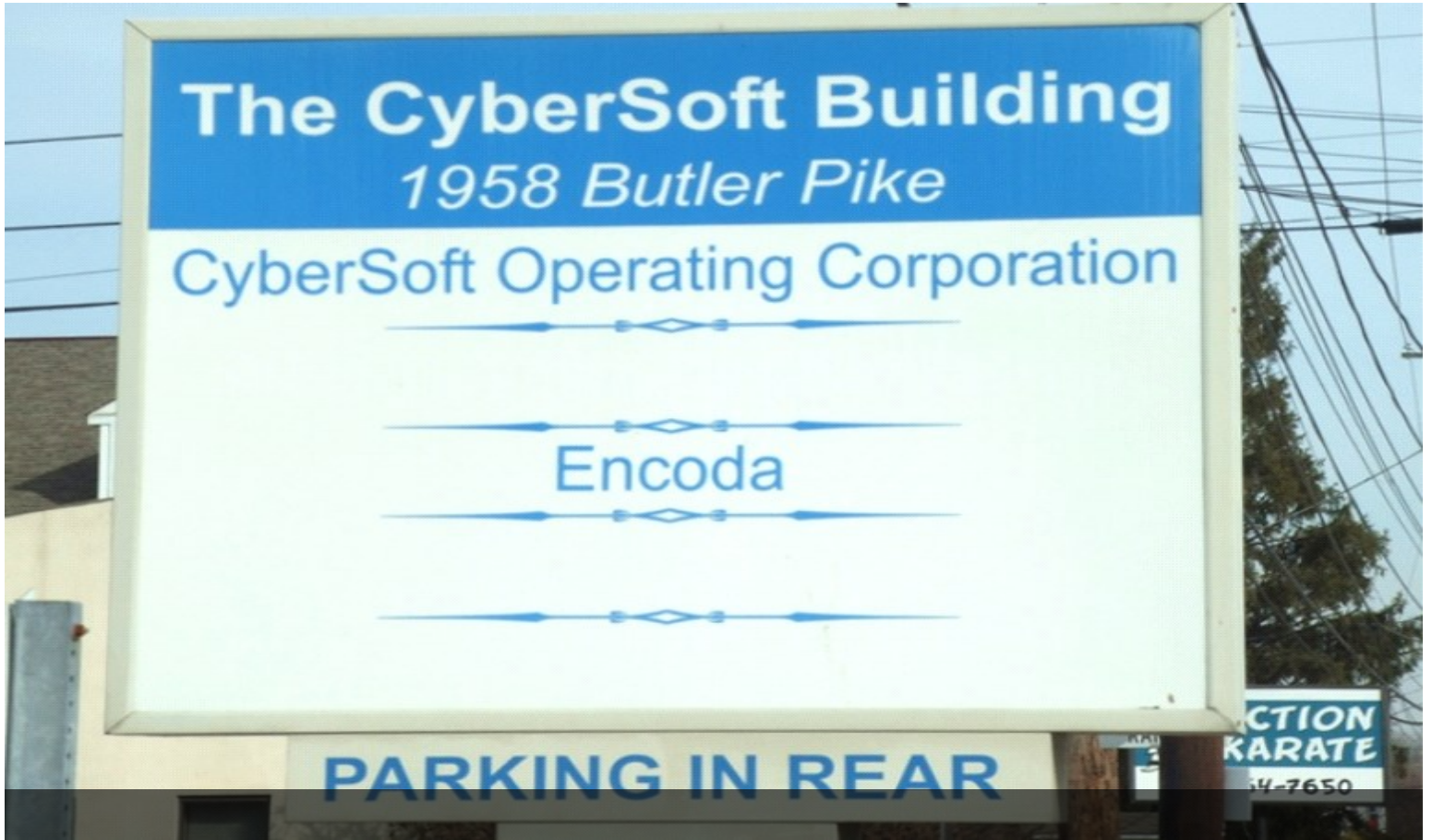
# Property Photos



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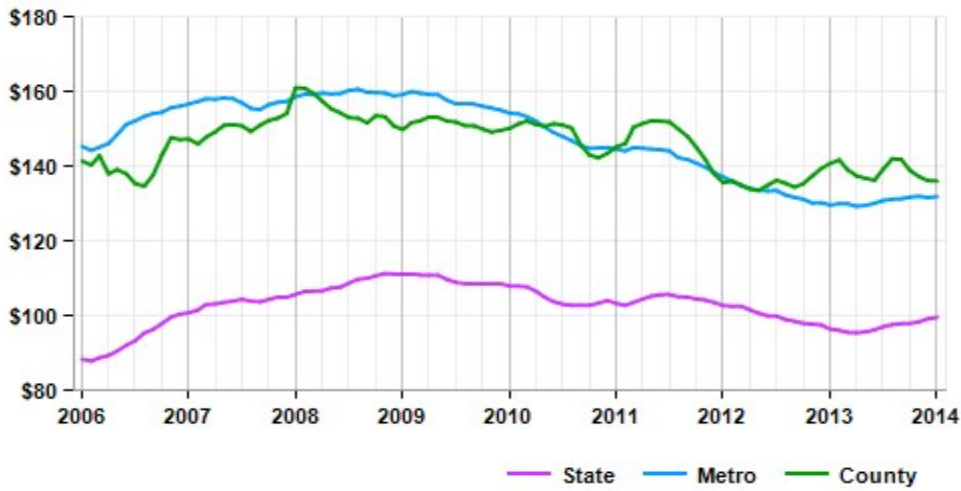


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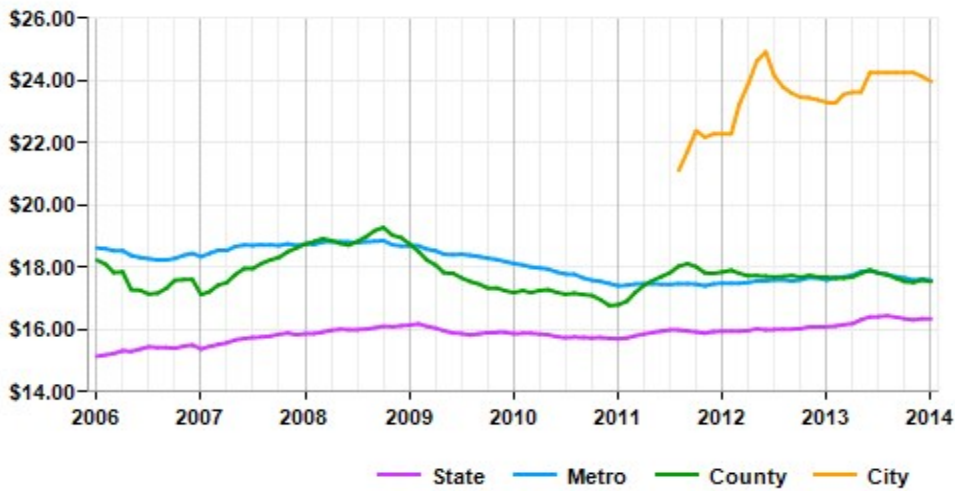
# Market Trends

Asking Prices Office for Sale Conshohocken, PA (\$/SF)



	Jan 14	vs. 3 mo. prior	Y-O-Y
State	\$100	+1.6%	+3.2%
Metro	\$132	+0.1%	+1.7%
County	\$136	-2.0%	-3.4%

Asking Rent Office for Lease Conshohocken, PA (\$/SF/Year)



	Jan 14	vs. 3 mo. prior	Y-O-Y
State	\$16.35	-0.1%	+1.5%
Metro	\$17.59	-0.4%	0.0%
County	\$17.55	0.0%	-0.8%
City	\$23.97	-1.2%	+2.9%