

**1537 N Broad Street Lansdale PA 19446**

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| <b>1. OFFICE BUILDING SQ. FT.</b> | 7,000 SF Office building :90' W x 78' D<br>Private offices, open bull pen area, break area, large conference room and lab space.<br>Basement for storage steps to access.  |
| <b>2. CONSTRUCTION TYPE</b>       | Masonry and block built in 1987  |
| <b>3. ROOF</b>                    | Ply Rubber membrane roof resurfaced in 2013:<br>The roof is under a Tremco comprehensive warranty (platinum plan). Tremco just did a comprehensive walk in June 2017 to certify.   |
| <b>4. UTILITIES</b>               | PECO gas and electric ,<br>North Penn Water and Hatfield Township Sewer  |
| <b>5. RESTROOMS</b>               | Set of Ladies and Men's restroom ADA compliant   |
| <b>6. HVAC UNITS</b>              | Four (4) Lennox roof top units : Two 7.5 ton units, one 5 ton unit, one 2 ton unit:<br><b><u>AC Units –</u></b> There are four HVAC units <ul style="list-style-type: none"><li>• Suite 1 is serviced by 7.5 ton Lennox unit</li><li>• Suite 2 is serviced by a 2 ton Lennox unit</li><li>• Suite 3 is serviced by a 7.5 ton Lennox unit</li><li>• Suite 4 is serviced by a 5 ton Lennox unit</li></ul> All four units were installed in 1997 and serviced by Scatton's Heating and Cooling of Lansdale. |
| <b>7. LIGHTING</b>                | 2' X 4' Prismatic  |
| <b>8. SUITES</b>                  | Two separate entrance suites with a common entrance area   |
| <b>9. PARKING</b>                 | 35 parking spaces  |
| <b>10. ZONING</b>                 | Commercial District : Hatfield Township<br>Permitted uses: Business or Professional office , Retail establishment and Medical office   |

**FRONT / SIDE**



## INTERIOR OFFICE





**LAB /BREAK AREA**

