

1537 N Broad Street Lansdale PA 19446

1. OFFICE BUILDING SQ. FT. 7,000 SF Office building :90' W x 78' D

Private offices, open bull pen area, break area, large

conference room and lab space. Basement for storage steps to access.

2. CONSTRUCTION TYPE Masonry and block built in 1987

3. ROOF Ply Rubber membrane roof resurfaced in 2013:

The roof is under a Tremco comprehensive warranty (platinum plan). Tremco just did a comprehensive walk in June 2017 to

certify.

4. UTILITIES PECO gas and electric,

North Penn Water and Hatfield Township Sewer

5. RESTROOMS Set of Ladies and Men's restroom ADA compliant

6. HVAC UNITS Four (4) Lenox roof top units : Two 7.5 ton units, one 5 ton

unit, one 2 ton unit:

AC Units - There are four HVAC units

• Suite 1 is serviced by 7.5 ton Lennox unit

• Suite 2 is serviced by a 2 ton Lennox unit

• Suite 3 is serviced by a 7.5 ton Lennox unit

• Suite 4 is serviced by a 5 ton Lennox unit

All four units were installed in 1997 and serviced by Scatton's

Heating and Cooling of Lansdale.

7. LIGHTING 2' X 4' Prismatic

8. SUITESTwo separate entrance suites with a common entrance area

9. PARKING 35 parking spaces

10. ZONING Commercial District : Hatfield Township

Permitted uses: Business or Professional office, Retail

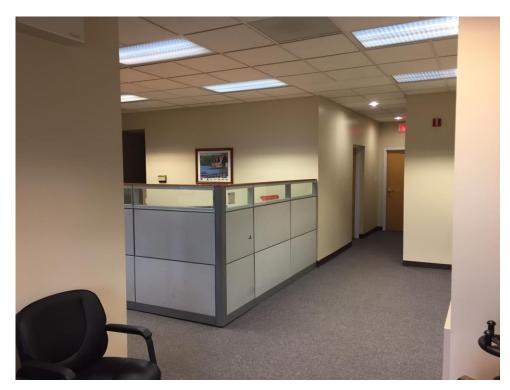
establishment and Medical office

FRONT / SIDE





INTERIOR OFFICE





LAB /BREAK AREA



