

FOR LEASE: TURNKEY OFFICE SPACE IN QUAKERTOWN

308 W. Broad St, Suite 106
Quakertown, PA 18951



PROFESSIONAL / RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Great turnkey office space available for immediate occupancy in the Karlton office building in the heart of Quakertown Borough. The suite consists of three spacious offices and a waiting/reception area. The building includes common area facilities including a complimentary conference room/kitchen, a private parking lot, and an elevator. Located in close proximity to Rt-309, I-476, and walking distance to the Quakertown Train Station, this space is ideal for a variety of uses.

PROPERTY HIGHLIGHTS

- Turnkey office space available for immediate occupancy in Quakertown Borough
- Downtown Quakertown location with high foot and vehicular traffic
- Beautifully renovated building with complimentary common area conference room and kitchen
- Attractive monthly rent includes all utilities and CAM

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Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SPACES	LEASE RATE		SPACE SIZE	
DEMOGRAPHICS	0.5 MILES		1 MILE	1.5 MILES
Total Households	1,160		2,824	5,389
Total Population	2,686		6,518	13,325
Average HH Income	\$84,801		\$79,225	\$80,885

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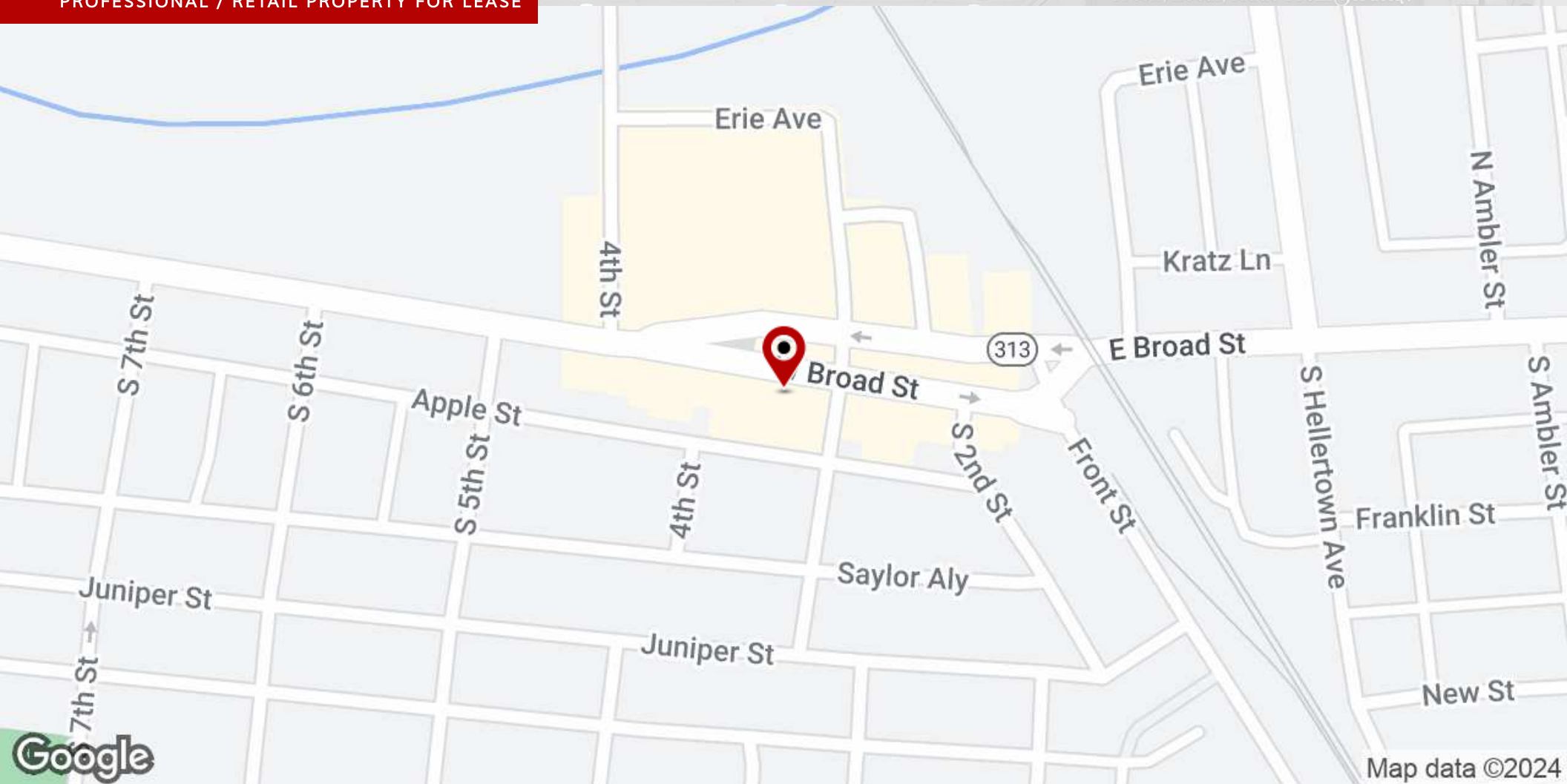
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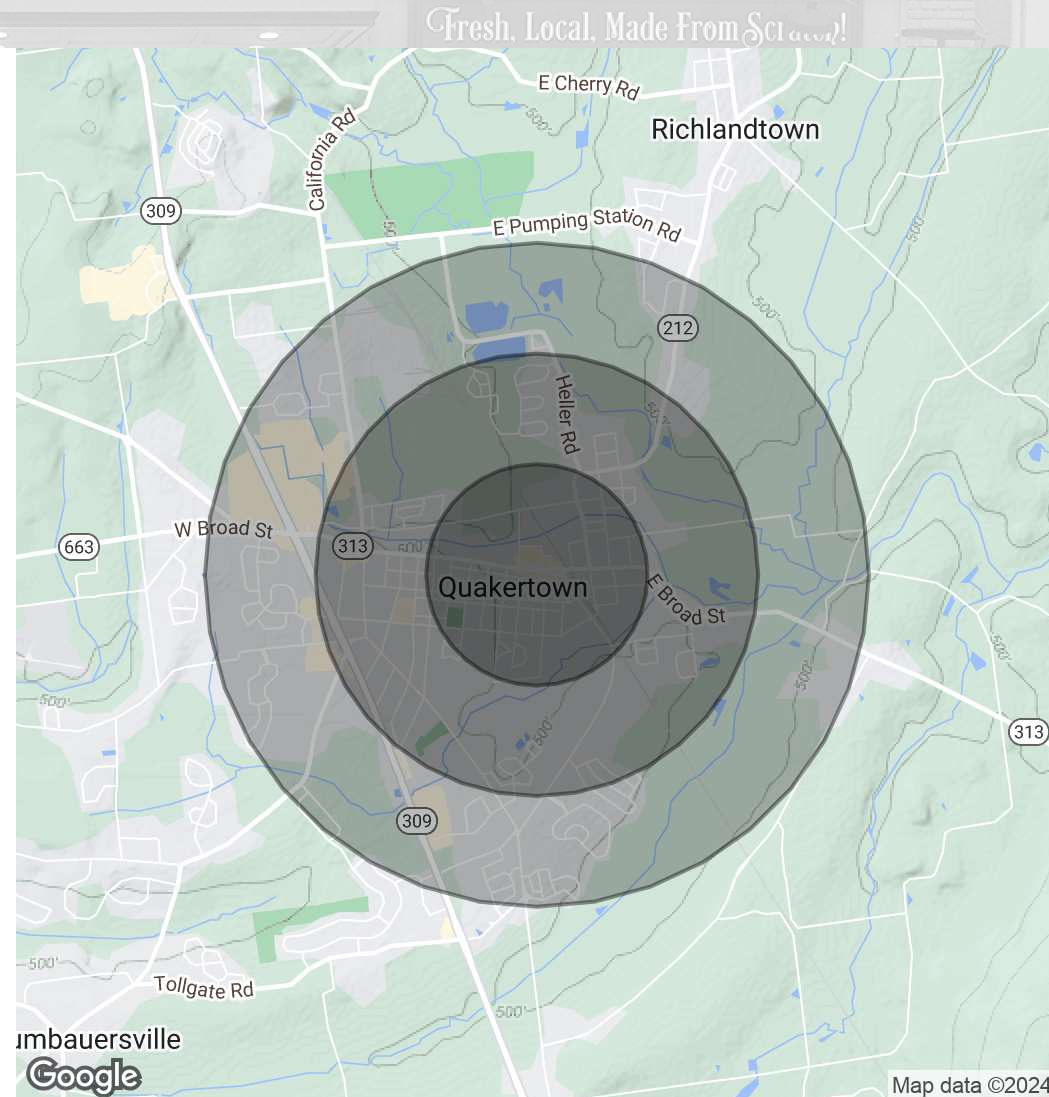
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,686	6,518	13,325
Average Age	38.2	40.5	39.2
Average Age (Male)	37.5	38.4	36.8
Average Age (Female)	38.3	41.6	40.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,160	2,824	5,389
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$84,801	\$79,225	\$80,885
Average House Value	\$554,498	\$356,329	\$271,634

** Demographic data derived from 2020 ACS - US Census*



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