

**The
PRESTIGE
GROUP**
REALTORS®

AVAILABLE

610-902-3900

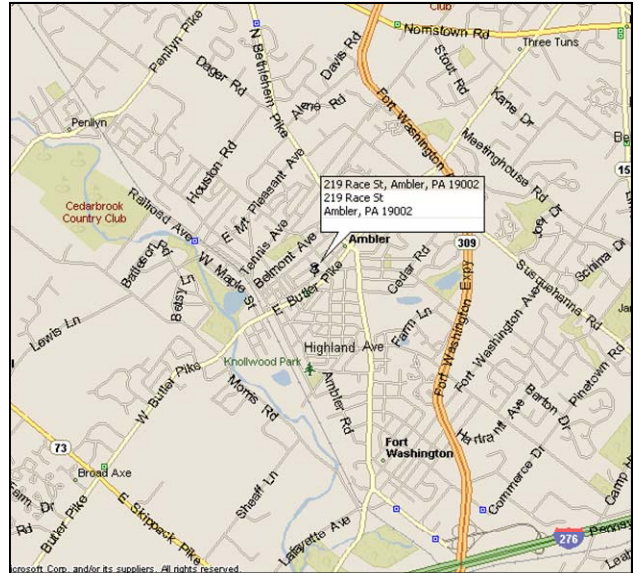
OFFICE BUILDING FOR SALE or LEASE

219 Race Street
Ambler, PA 19002



*Designed by Renowned American architect
Robert Venturi*

- 3,805+/-sf Free-Standing Office Building
- Off Street Paved Parking Lot
- Large Reception/Waiting Area
- 8 Private Offices
- Kitchen/Lunchroom
- Conference Room
- 4 Restrooms
- New Roof
- Security Alarm System
- CAD 5 E Cable Wiring
- Multi-zone Heating and A/C
- Taxes \$5,682/year (2009)
- Originally "North Penn Visiting Nurses Headquarters" circa 1960



*Walking Distance to Septa R-5 Regional Rail Line (Ambler Station) & Bus
Close to Shops and Restaurants*

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Serving Pennsylvania, New Jersey and Delaware

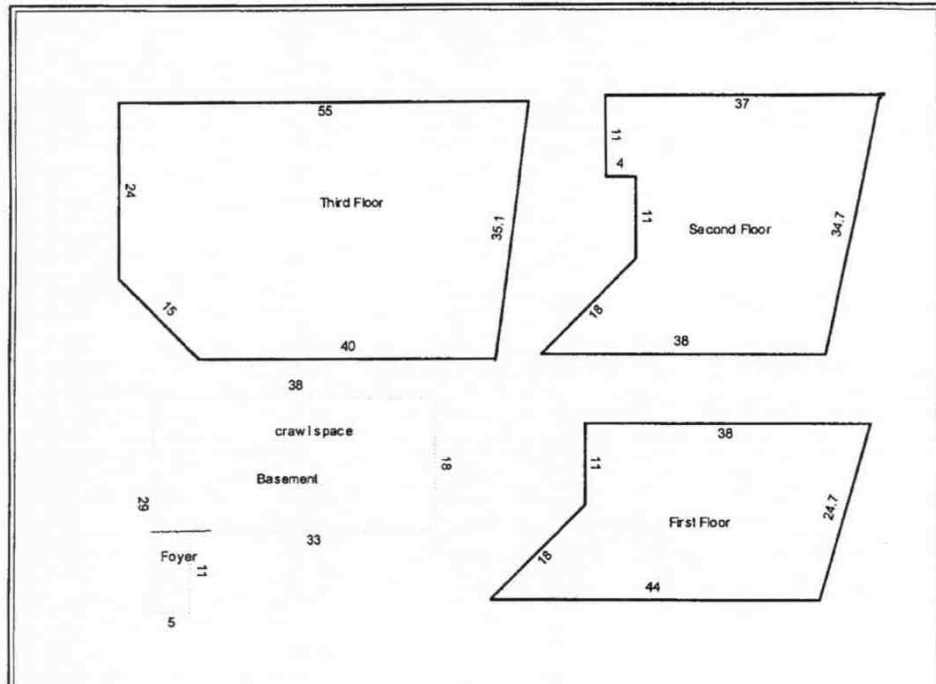
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The sketch is not drawn to scale. Some measurements are rounded.

Calculation					
		Summary	Detail		
		Living Area	Living Area		
		First Floor	906.0	First Floor	906.0
		Second Floor	1128.0	D1: 1/2' 23.7' * 6.7 = 79.8	Total Basement Area 739.0
		Third Floor	1771.8	D2: 1/2' 12.7' * 12.7 = 81.0	
		Total Living Area	3805.8	D3: 23.7' X 31.3 = 742.0	
		Basement Area	739.0	Second Floor	1128.0
		Total Basement Area	739.0	C1: 1/2' 0.0' * 0.2 = 0.0	Total Living Area 3805.8
		Grand Total		C2: 1/2' 33.9' * 7.2 = 122.9	
		Living Area	3805.8	C3: 1/2' 12.7' * 12.7 = 81.0	
		Garage Area		C4: 4.0' X 11.0 = 44.0	
Porch Area		C5: 25.3' X 34.7 = 877.6			
Patio/Deck Area		C6: 0.2' X 7.2 = 1.4			
Misc. Area		C7: 0.6' X 7.8 = 4.7			
Basement Area	739.0	C8: 0.7' X 0.3 = 0.2			
Storage Area		Third Floor	1771.8		
Lot Area		B1: 1/2' 0.0' * 0.2 = 0.0	Basement Area 739.0		
		B2: 1/2' 10.6' * 10.6 = 56.2			
		B3: 1/2' 34.8' * 4.4 = 76.3	Basement		
		B4: 10.6' X 24.0 = 254.6			
		B5: 40.0' X 34.6 = 1384.7	A1: 5.0' X 29.0 = 145.0		
			A2: 18.0' X 33.0 = 594.0		

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