

Providence Corporate Center

399 Arcola Road, Collegeville, PA



Space Available Immediately for Lease

As exclusive agents, we are pleased to offer the following space:



Space Information

1st Floor

4,547 square feet
(divisible to 1,082 SF)

2nd Floor

7,110 square feet
(divisible to 1,165 SF)

11,657 square feet total

Amenities in Close Proximity

- Hotels (Crown Plaza, Best Western, Comfort Inn, Radisson, Dolce, etc.)
- King of Prussia Mall
- Historic Valley Forge Park
- Valley Forge Convention Center
- Numerous eateries and fine dining restaurants
- Various fitness facilities, banks, retail, and entertainment

Features and Amenities

- Newest office building in Collegeville
- 2nd floor suites have private balconies
- Each suite has individual private entrances and restrooms
- Suites are fully customizable per tenant specifications
- Tenants have full control of HVAC
- Located near Route 422 & 29 Interchange
- Time saving reverse commute
- Growing demographics in surrounding areas
- Building located in corporate park environment with the convenience and benefits of:
 - Green views
 - Walking/jogging/biking trails
 - The Marriot Courtyard Hotel
 - KinderCare Daycare and Learning Center
- Public transportation on-site: SEPTA Bus Route 99 services the corporate center (from King of Prussia)

For further information,
please contact:

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Providence Town Center
Grand Opening
October 2009

Over 700,000 SF of retail,
restaurants, banking and
entertainment within
walking distance



Office: 610.265.0600

www.NewmarkKFSM.com

Newmark Knight Frank
Smith Mack

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. Newmark Knight Frank Smith Mack, and any cooperating broker or salesperson directly contracted by Newmark Knight Frank Smith Mack, are representing the owners' interest, have fiduciary responsibilities to the owner, and are obligated to treat all parties in accordance with applicable laws.

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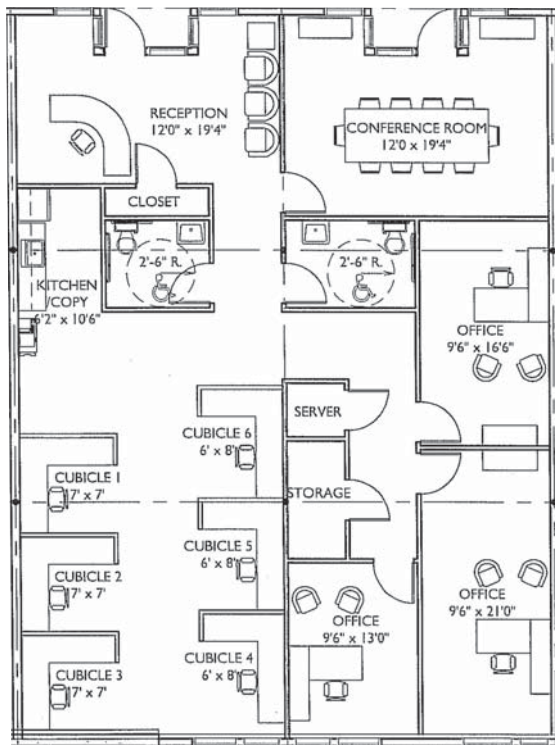
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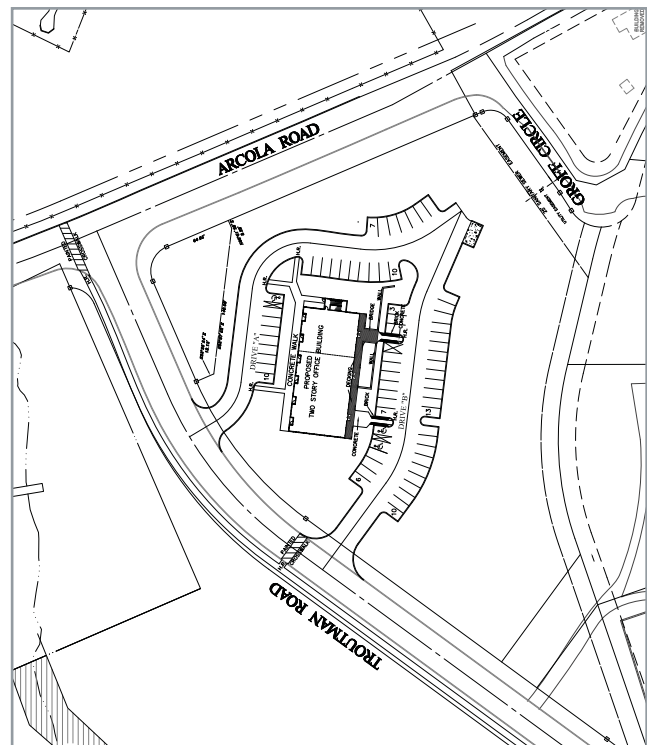
Space Available Immediately for Lease



Brand New Office Suite 1st Floor, Suite 102: 2,315 SF



Site Plan



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