

OFFICE SPACE AVAILABLE

5,500 - 22,000 SF

3 FULL FLOORS

151 Marshall Street offers a unique opportunity to be located within a beautiful campus setting

- Fully furnished plug-and-play space available
- Suites with direct elevator exposure, private bathrooms and kitchenettes on each floor
- Abundant parking with over 150 parking spaces
- Capital improvement plans include modernizing the lobbies, enhancing common areas, and creating inviting outdoor spaces



**LIVE
WORK
PLAY**

Development plans include seamlessly integrating the office with a multifamily component that will include ~290 apartments. Experience the benefits of a vibrant mixed-use development, fostering collaboration, and enhancing work-life balance.



STOCKTON
REAL ESTATE ADVISORS

Stockton Real Estate Advisors

1760 Market Street, Suite 900
Philadelphia PA 19103
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Norristown AT-A-GLANCE

Growth Population

Norristown population growth has outpaced that of surrounding communities



Household Income



\$48k Median Household Income. Norristown's median household income has increased by 13.4% over the past 4 years

Business



1,092 Total Businesses and ~15k Total Employees

Economy



Economy dominated by government, healthcare, legal, and social sectors

Employment and Development

Numerous biotech and pharmaceutical companies located in Norristown. 325,000 SF, \$415M Justice Center under development. This project will revitalize downtown Norristown and double the size of Hancock Square Park.



LOCATION

Strategically positioned within a dynamic business district providing unparalleled connectivity with easy access to major highways.



0.3 Miles

NHSL Norristown TC

0.4 Miles

Manayunk/Norristown Line



Bus Lines within 0.3 Miles

90, 91, 93, 96, 97, 98, and 131



Situated in a highly walkable neighborhood, there is an array of dining, shopping, and entertainment options



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151 W. Marshall Street | Building #3

Norristown, PA



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