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## SUNNYBROOK VILLAGE BUSINESS CAMPUS



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# SUNNYBROOK VILLAGE BUSINESS CAMPUS

## *The Perfect Location for Your Professional Practice or Retail Location*



Are you a health care practitioner or professional service provider looking to relocate your business to a centralized location with exceptional visibility, plenty of parking, affordable rates and flexible floor plans? Are you thinking of opening a conveniently located satellite office offering easy access to patients and clients from all points on the Route 422 and Route 100 corridors? Or, are you a retail entrepreneur looking for a new location for your business?

If you answered “yes” to any of these questions, then look no further! Sunnybrook Village Business Campus, located at 2151 East High Street in Sanatoga Village (Lower Pottsgrove Township), offers the perfect combination of location, visibility, value, and unparalleled amenities.

Sunnybrook Village is a modern community with a traditional look and feel, featuring more than 100,000 square feet of general and medical office space; 12,000 square feet of retail and restaurant space; a 10,000 square-foot day care center; and 151 townhomes. Its buildings share a common architecture that reinforces Sanatoga’s historic nature. They are joined by an integrated system of roads, parking areas,







streetlights and sidewalks, plus a scenic creek-side walking trail and community park. These amenities and design elements make the campus a place where employees want to work, and clients like to visit.

An expertly-designed signage system makes the campus easy for clients to find. All of the signs (with the exception of the storefront retail signs) have a traditional design that complements the streetlights and building architecture. From the large stone monument sign at the campus entrance to the individual signs at each tenant's door, the signage system guides customers to their destination and promotes each tenant's image. The campus is therefore ideal for sales offices and service businesses seeking to raise their profile.

These features have helped to make Sunnybrook Village Business Campus the area's premier business address. As evidence of the project's importance and innovative design, it received the TriCounty Area Chamber of Commerce **Economic Development Award** and was selected by the *Philadelphia Business Journal* as one of the "Best New Office Developments."

## Premier Business Address

Sunnybrook Village Business Campus — the commercial portion of Sunnybrook Village — is located at the signalized intersection of High Street and Heritage Drive. Its prominent address and classic architecture make the campus easy to find and highly visible. The campus boasts a tenant roster of successful local and regional businesses, including an impressive lineup of medical and dental providers who benefit from their proximity to Pottstown Hospital / Tower Health, less than one-half mile away. In fact, the health care community occupies over 50 percent of the campus space.

Sunnybrook Village Business Campus has been one of the region's most successful office parks since its first tenant opened for business in 2004. "Our success can be measured by the businesses which



make Sunnybrook Village their home," says Mark Shagena, president of Heritage Commercial Group, the company that built and manages the campus. "They are the area's leading companies and medical providers."

Tenants enjoy a number of building features, including individually controlled heating & air conditioning, which permits tenants to manage their own energy costs. Each tenant also has an individual entrance with 24/7 access, along with front-door parking, which offers great convenience for employees and customers.

"One of the nice things about the property is that it was designed for small to medium size users," Shagena explains.

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(left to right) Mark Shagena, President of Heritage Commercial Group and Matt Katzen, Leasing Agent for Sunnybrook Village Business Campus.





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## COVER STORY

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"Our tenants are primarily, but not exclusively, local businesses whose owners want control over their operations. Because nearly all of our suites have independent HVAC systems, they are more cost effective than space in bigger buildings where occupants don't have control over those systems," he says.

Consequently, Sunnybrook Village Business Campus is ideal for both primary and satellite offices. Tenants have great access to the regional road network. Located just off of Route 422 between the Sanatoga and Armand Hammer Boulevard exits, the site is strategically positioned in the middle of the quadrangle formed by King of Prussia and Valley Forge to the east, Exton and Great Valley to the south, Reading to the west and Allentown to the north.

Tenants also benefit from access to public transportation, as the campus is served by SEPTA/PART with an on-site PART bus stop. "Very few local offices are directly served by public transportation and offer generous on-site parking for visitors who drive their own car," says Matt Katzen, leasing agent for Sunnybrook Village. "The combination really sets the campus apart in terms of accessibility and convenience."

## Professional Management

In addition to its ideal location and modern, affordable office space with attractive amenities, what makes Sunnybrook Village Business Campus unique is the quality of its professional management team.

"Heritage Commercial Group built the project and has local management and maintenance services" says Matt Katzen. "With that management comes services that many other owners don't provide to their office tenants. We change their light bulbs and do preventive maintenance. If there's a repair issue, we come and fix it. We handle all the snow removal and land-

scaping, at a higher standard than most."

"It all starts with our business philosophy," adds Mark Shagena. "With each project, Heritage is planning for the long term. We're not a merchant builder or investor looking to make a quick buck on a 'flip'. We're the owner, manager and sometimes even one of the tenants. We intend to own these properties for years, even decades, and that perspective really guides the decisions we make. I think those are important points of differentiation for the businesses that lease our space as well as for the townships where we operate."

## Cutting-Edge Space

In the evolving health care industry in particular, doctors and medical services professionals need office space that can grow and adapt with their practice. This requires modern, flexible buildings and an experienced and responsive landlord who can provide the resources to create the most productive working environment.

"Our company has constructed dozens of medical and professional service offices for some of the region's leading providers," says Shagena. "We understand how to design and deliver spaces that maximize the value of each tenant's investment."

Shagena points out that change in the health care industry over the past ten years has forced medical practitioners to be more cost conscious in every area of their practice, including their facilities. "There has been a lot of consolidation driven by economics," he says. "As a result, health care providers are looking much more closely at how their space is designed. Is their space efficient in terms of the shape and flow of their exam rooms, or the size of space that staff is occupying? As experienced landlords, we understand their concerns and can offer solutions to improve their bottom line," he says.

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## COVER STORY

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Practices and other businesses looking to move quickly can take advantage of fully-constructed offices which are ready for immediate occupancy. “We have suites that a tenant could move into tomorrow, as is, if they need basic space,” Shagena says. “We can also provide customized space because we are developers. And that’s where our building designs really come into play. Our buildings’ open floor plans are extremely adaptable. For example, medical users have very specific requirements. Our ability to accommodate their needs is one of the reasons so many professionals lease space at Sunnybrook Village Business Campus. It’s very hard to retrofit an older building encumbered by columns, load-bearing walls, mechanical chases and stairs.”

### Unbeatable Value

Sunnybrook Village Business Campus is currently offering space from 400 to 3,000 square feet on a single floor, with front-door parking, a private entrance, private bathroom, and complete control over their heating and cooling. “Those characteristics are difficult, if not impossible, to find in the area’s older buildings,” Shagena says.

The space is offered at competitive rates

that are \$5.00 to \$10.00 per square foot lower than comparable space in King of Prussia, Valley Forge, Oaks and Collegeville. If customized space is preferred, then the campus’s owners can design and build space to meet a tenant’s needs.

“Sunnybrook Village is the newest of the businesses campuses in the area,” Shagena emphasizes. “It therefore reflects the latest in design with open floor plans and modern mechanical systems. Those attributes make our buildings more flexible in terms of layout and design and allow us to give tenants what they want.”

Matt Katzen sums it up this way: “Sunnybrook Village Business Campus offers an unbeatable value proposition. For rent that’s equal to, or lower than the competition, our tenants get the best space, most amenities, convenient location, highly visible signage, abundant parking, public transportation access, plus an experienced owner able to construct and maintain the space they need. Why would a tenant rent anywhere else?”

Why, indeed? If your business is looking for first-class office or retail space with unparalleled amenities, convenience and value, please contact Matt Katzen at 215.416.2671; mkatzen@leasinginfo.biz or visit [www.heritagecommercialgroup.com](http://www.heritagecommercialgroup.com).



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