

Built to Perform

Premier Outpatient Surgery Center | 31,612 SF | Royersford, PA



475
ENTERPRISE

A fully equipped, state-of-the-art ambulatory surgery center with 6 operating rooms and integrated stay suites, ready for immediate activation.



Purpose-Built Medical

475 Enterprise Drive is a purpose-built ambulatory surgery center offering 31,612 SF of fully constructed medical infrastructure. Designed for high-volume procedural efficiency, the facility includes six operating rooms, 27 patient bays, and integrated recovery suites, allowing operators to scale immediately without construction costs, risk, or delay.

BUSINESS DRIVERS



6 Fully Equipped Operating Rooms



High-Efficiency Pre/Post Flow (27 Bays Total)



Integrated Sterile Processing & Central Receiving



Covered Drop-Off for Patient Throughput



Expandable Upper-Level Clinical or Office Space

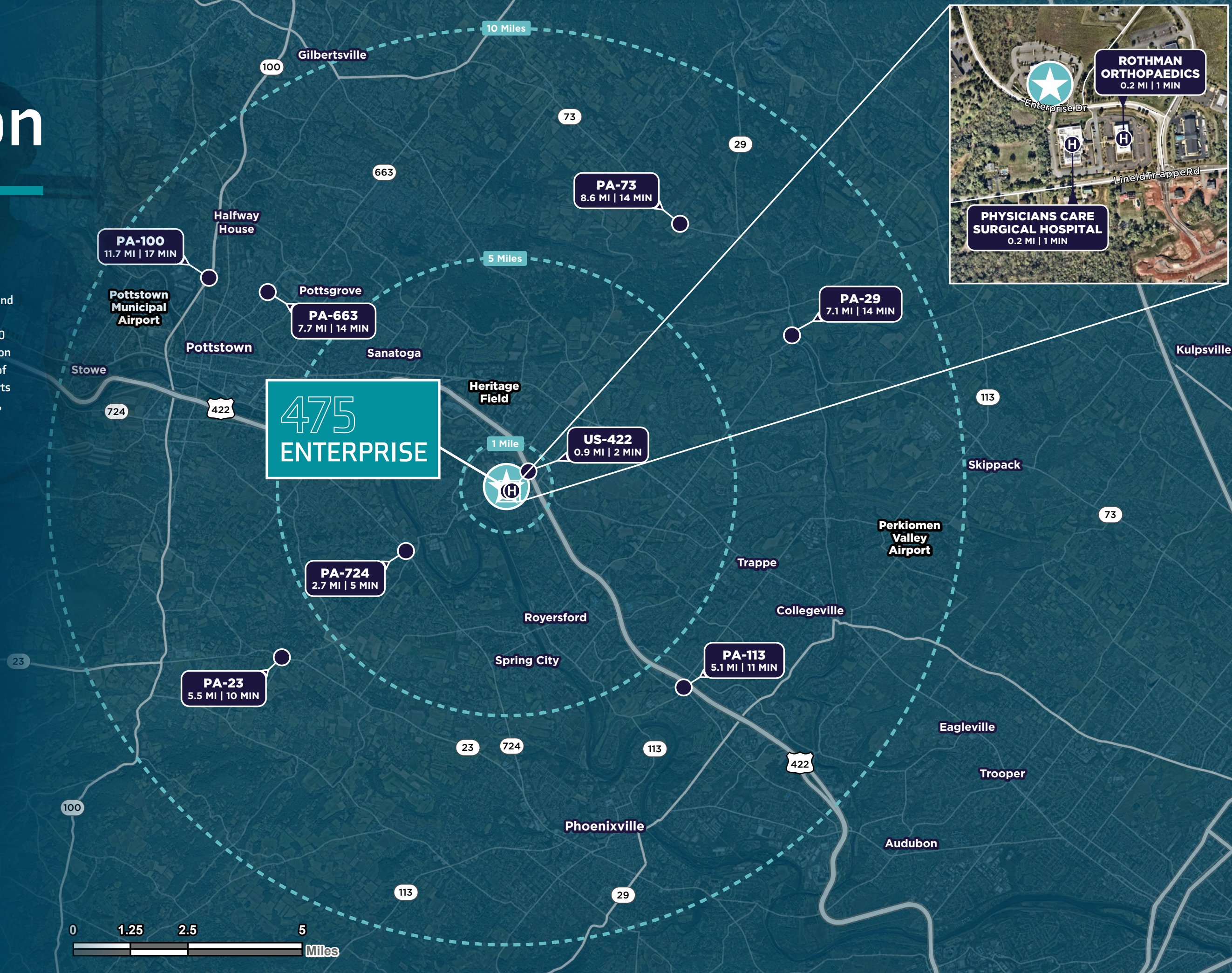


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Location

Located directly off Route 422, 475 Enterprise Drive sits along one of Montgomery County's primary healthcare and residential growth corridors. The property provides direct access to King of Prussia (20 minutes), and the greater Philadelphia region while offering the operational efficiencies of a suburban setting. This positioning supports strong patient draw, physician accessibility, and long-term corridor stability.



Plans

Purpose-Built Surgical Infrastructure 1st Floor | 23,048 SF

6 Operating Rooms
12 Pre-Op Bays | 15 Post-Op Bays
7 Private Recovery Rooms



Private, Flexible Clinical Space 2nd Floor | 8,564 SF

The upper level provides eight private suites with dedicated at-grade entrances, offering rare flexibility for extended recovery, physician offices, or specialty clinical expansion.

This integrated layout allows operators to consolidate services, enhance patient experience, and expand ancillary revenue streams within a single campus environment.

OPERATIONAL FLEXIBILITY

- Convertible to physician offices
- Potential for specialty consult space
- Private entrances for discreet patient access



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