

**LIEBERMAN EARLEY & COMPANY NAMED AGENT
FOR SALE OR LEASE OF A 14,000 SQUARE FOOT
MEDICAL OFFICE BUILDING IN EXTON**

UWCHLAN TOWNSHIP, PALieberman Earley & Company has been named the exclusive agent for the sale or lease of a 14,000 square foot medical office building at 119 E. Uwchlan Avenue in Exton.

Phil Earley, a principal of Lieberman Earley & Company in Wayne, PA., is the exclusive agent appointed by the owner, Lionville Medical Office Building Partnership, L.P., to market the property to potential owners/users situated throughout the Chester and northern Delaware Counties.

According to Earley, "119 E. Uwchlan Avenue is a two-story, modern, attractive building constructed of brick and glass with a beautiful two story glass atrium entrance facing Uwchlan Avenue. Medical Suites are available immediately from 700 SF to 14,000 SF and are fitted out with high-end finishes for medical use. This property also includes an elevator, an abundance of off street parking on all four sides of the building, public utilities and it has been professionally landscaped."

This property has a highly visible location along busy Uwchlan Avenue (Route 113) and is close to Route 100 and the PA Turnpike Entrance in Downingtown. It is located within minutes of the Exton Square Mall, Main Street Village and the Fairfield Shopping Center and it is convenient to the Chester County Hospital in West Chester.

Lieberman Earley & Company is marketing the building with a sale price of \$2,520,000 or a lease rate of \$18.00/SF NNN.

Lieberman Earley & Company serves clients located in Delaware, Chester and Montgomery Counties. The firm specializes in the sale, lease and management of office, industrial, retail, and investment real estate as well as land sites located throughout Southeastern Pennsylvania.

For additional information:

please call:

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