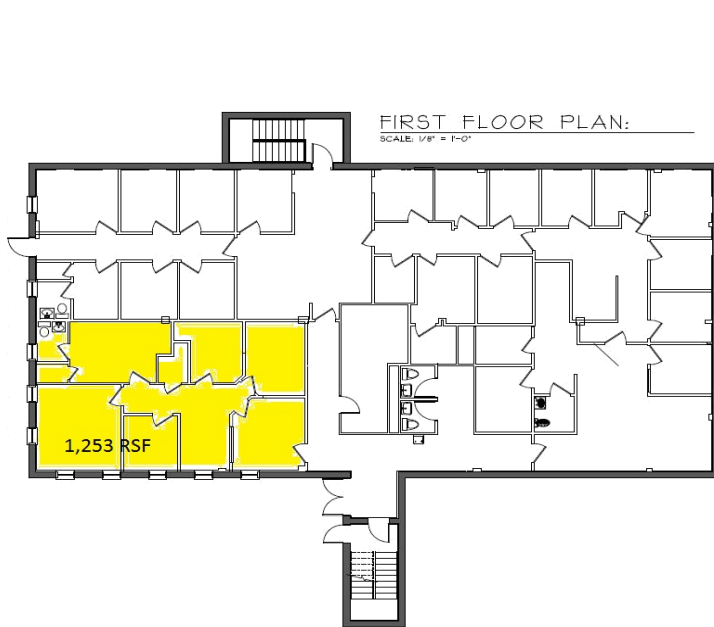


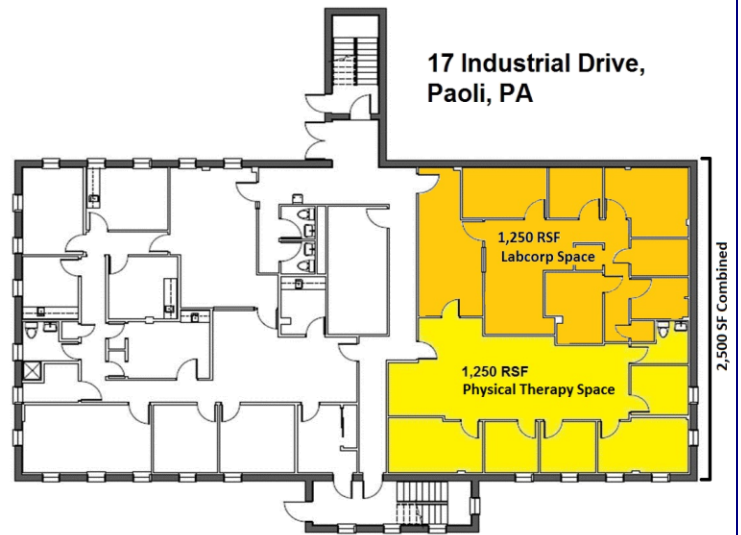
# FOR LEASE: MEDICAL OFFICE SPACES ADJACENT TO PAOLI HOSPITAL CAMPUS

Paoli, Willistown Twp., Chester County, PA



## 15 Industrial Boulevard

Available: 1,253 SF Total  
Cardiology Suite: 1,253 SF



## 17 Industrial Boulevard

Available: 2,500 SF Total  
Lab Suite: 1,250 SF  
Physical Therapy Suite: 1,250 SF

**LEASE PRICE:** Asking \$15.25/SF NNN

**BUILDING:** 2 Two Story Medical Office Buildings each containing 9,600 SF

**LOCATION:** Exceptionally well-located adjacent to the Paoli Hospital Campus

**UTILITIES:** Each unit has its own HVAC Panel & Electric Unit  
Water – Aqua of PA  
Electric – PECO Energy

**HEATING:** Both buildings contain 9 forced air, electric heat pumps. Air handling units are Located in the ceiling cavities and are mounted to ceiling joists.

**ZONING:** I – Restricted Industrial District - Willistown Township  
Medical Office is permitted as a non-nuisance commercial use

**PARKING:** 4.2/1000

**AMENITIES:** Easy access to Paoli Hospital Campus and ancillary buildings by a pathway.

The town of Paoli is within seconds of this location and surrounding area offers many fine restaurants from fast food to fine dining with an abundance of major shopping centers, including the new Wegman's 160,000 sf grocery store and Targets located within 1-1/2 miles of the site.

**REMARKS:** Building is located less than a ¼ mile from U.S. Route 30 (Lancaster Ave); 1 mile to Route 29 that intersects with Route 202 providing quick access to U.S. Route 30 bypass, the PA Turnpike (I-276), & the Schuylkill Expressway

Multiple SEPTA Bus routes service Paoli Hospital connecting to Paoli Train Station. Building is connected by a short sidewalk to the entrance to Paoli Hospital

**Demographics:** Within a 5 mile radius, population surpasses 78,000 median household income tops \$100,000 in 2010 Census

For more information or to arrange an inspection, please contact:

David Partridge  
Ph: (610) 225-0914  
Cell: (610) 209-7918  
Email: [Dpartridge@liebermanearley.com](mailto:Dpartridge@liebermanearley.com)

Lieberman Earley & Co., Inc.  
485 Devon Park Drive, Suite 110  
Wayne, PA 19087  
Main: 610-688-4300 / Fax: 610-688-4544

