

## MULTI-TENANT OFFICE BUILDING FOR SALE OR LEASE



### WHITFORD LODGE WHITELAND TOWN CENTER 237 WEST LINCOLN HIGHWAY, EXTON, PA 19341

**BUILDING:** Two story, freestanding historic building, consisting of a total of 4,129 SF.  
This property was originally built in the 1900's and fully renovated in the mid 1980's.

First Floor – Fully Leased      Second Floor: Four Suites from 150 SF to 1,500 SF

**AMENITIES:** The building includes fully operable windows, fireplaces, custom built-ins, 3 zoned HVAC, fully sprinklered, and 2 large monument signs one fronting on Route 30 and one in front of building along with 2 porches in the front and rear of the building.  
Abundant parking and available immediately.

**SALE PRICE:** \$867,090 or \$210.00/SF

**LEASE PRICE:** Price will vary on Suite. \$500 and up

**LOCATION:** This building is located at the entrance to the Whiteland Town Center in Exton which is just a short distance from the intersection of Lincoln Highway (Route 30) and Pottstown Pike (Route 100). Less than one mile from the Route 30 Bypass and Route 202.



**For additional information, please call:  
Philip R. Earley, CCIM at 610-225-0900**





**SPACE PLAN OF THE WHITFORD LODGE  
WHITELAND TOWN CENTER  
237 West Lincoln Highway, Exton, PA 19341**



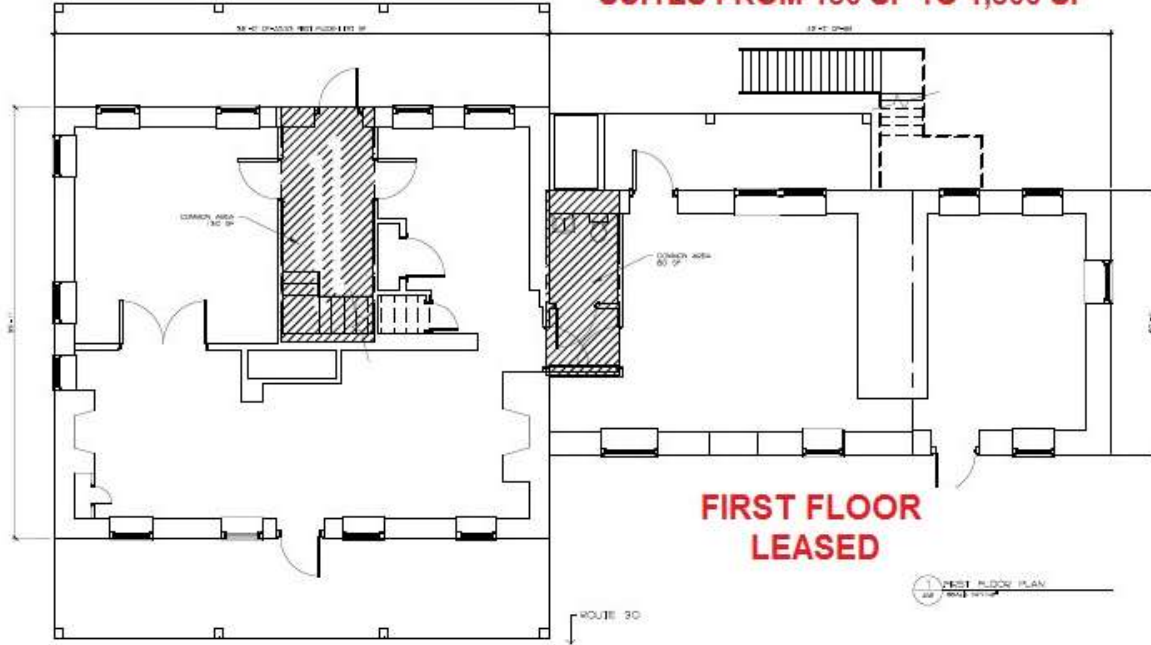
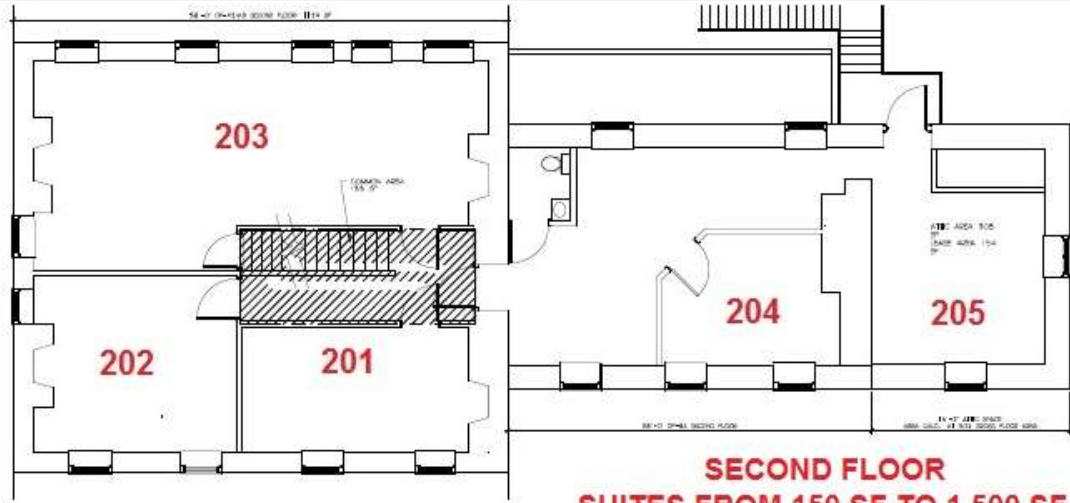
**LEASE AREA CALCULATIONS**

OP-47A/B  
 FIRST FLOOR: 1,199 SF  
 SECOND FLOOR: 1,229 SF  
 TOTAL AREA: 2,428 SF

OP-80  
 FIRST FLOOR: 802 SF  
 SECOND FLOOR: 869 SF  
 ATTIC AREA: 154 SF  
 TOTAL AREA: 1,825 SF

COMMON SPACES NOT INCLUDED IN CALCULATED AREAS:  
 FRONT VESTIBULE: 150 SF  
 SECOND FLOOR STAIRWELLWAY: 133 SF  
 FIRST FLOOR LOBBY/RECEIVABLE: 80 SF

AREA CALCULATIONS DO NOT INCLUDE THE PORCHES, ATTIC, OR BASEMENT.  
 CALCULATIONS WERE TAKEN FROM THE EXTERIOR FACE OF THE STRUCTURE.



DATE	PROPOSED	NO.	DATE	BY/ISSUED
PROJECT: WHITELAND TOWNE CENTER SUITE RE-ANALYSIS OF 84 HISTORIC STRUCTURE.				
DRAWING NAME: FLOOR PLANS				
DRAWING NO. A-1				
PROJECT NO. 11-1				
DATE: 12-14-11				
DRAWING NO. A-1				
ARCHITECT: JEROME H. TAYLOR A.I.A. 35 LOCKMEYER LANE, YARDELEY, PA 19687 (610) 483-6663 jerry.taylor@jhtaylora.com				
BPG MANAGEMENT 779 YORK STREET, PA 19381				