

**LIEBERMAN EARLEY & COMPANY APPOINTED EXCLUSIVE AGENT  
FOR THE SALE AND LEASE OF THREE FLEX CONDOMINIUM SUITES AT  
280-288 BOOT ROAD IN DOWNINGTOWN**

**DOWNINGTOWN, PA** – First Eastern Development Company, LLC, the equitable owners of 280-288 Boot Road in Downingtown, have selected Lieberman Earley & Company of Wayne, PA as exclusive agents for the sale and lease of their 48,817+/- square foot two story flex condominium building.

Phil Earley, a principal of Lieberman Earley is marketing the condominium suites to clients looking for “turn-key” office and warehouse space in a modern, very low maintenance building.

The condominium suites range in price from \$1,415,590 to \$2,075,150.

According to Earley, “the building contains three two story flex condominium suites consisting of Suite 280 with 17,083 square feet, Suite 284 with 12,869 square feet and Suite 288 with 18,865 square feet. Each suite has its own outside entrance, first and second floor office space, large warehouse facility and two tailgates. Drive-in loading is also available. All units have natural gas heat and central air conditioning, along with parking for 64 cars on 3 beautifully landscaped acres”. Suites are also available for lease at a rate of \$12.00/office and \$6.50/SF warehouse NNN.

“This building represents an excellent opportunity for a user or user/investor to purchase a flex condominium suite in one of Chester County’s most convenient locations”, said Earley. It is situated on the corner of Boot Road and Route 322 in The Trestle Bridge Business Center, just minutes from the centers of Downingtown and Exton close to the Route 30 Bypass and Route 202. The suites will be ready for occupancy in the Spring of 2008.

For More Information, Contact: Phil Earley