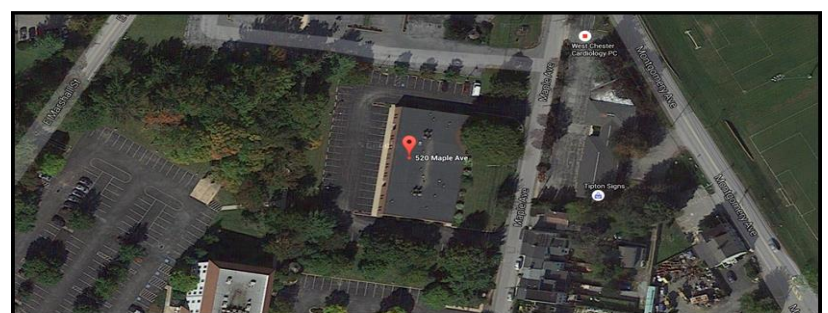
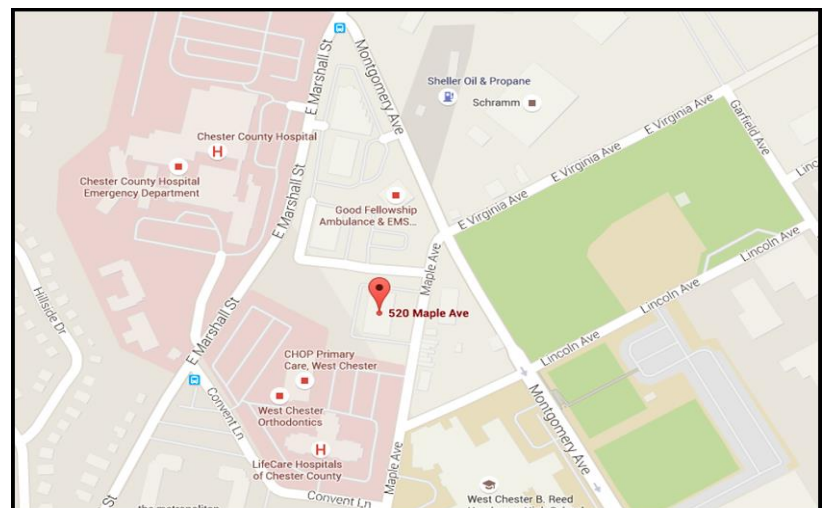


**FOR LEASE: WEST CHESTER MEDICAL OFFICE**  
**Two 1,300± SF Medical Suites**  
**520 Maple Avenue, in West Chester, PA**



Join Gateway Medical and Labcorp adjacent to Chester County Hospital/Main Line Health Medical Campus. Two 1,300± SF suites; one is “plug and play” while the other is in shell condition. Both are ready to go for a Medical/Dental and/or Professional user who needs medical space adjacent to Chester County Hospital. Also available for records storage with 24/7 access.

Both suites are separately metered. Suite 3 is currently fit-out as a Pulmonology office. Suite 5 is shell condition with existing medical and bathroom plumbing stubbed-in and ready to go. Extensive parking is available in both the side and rear lots. Both suites are offered for Lease and are ready for occupancy by 1QTR 2016.



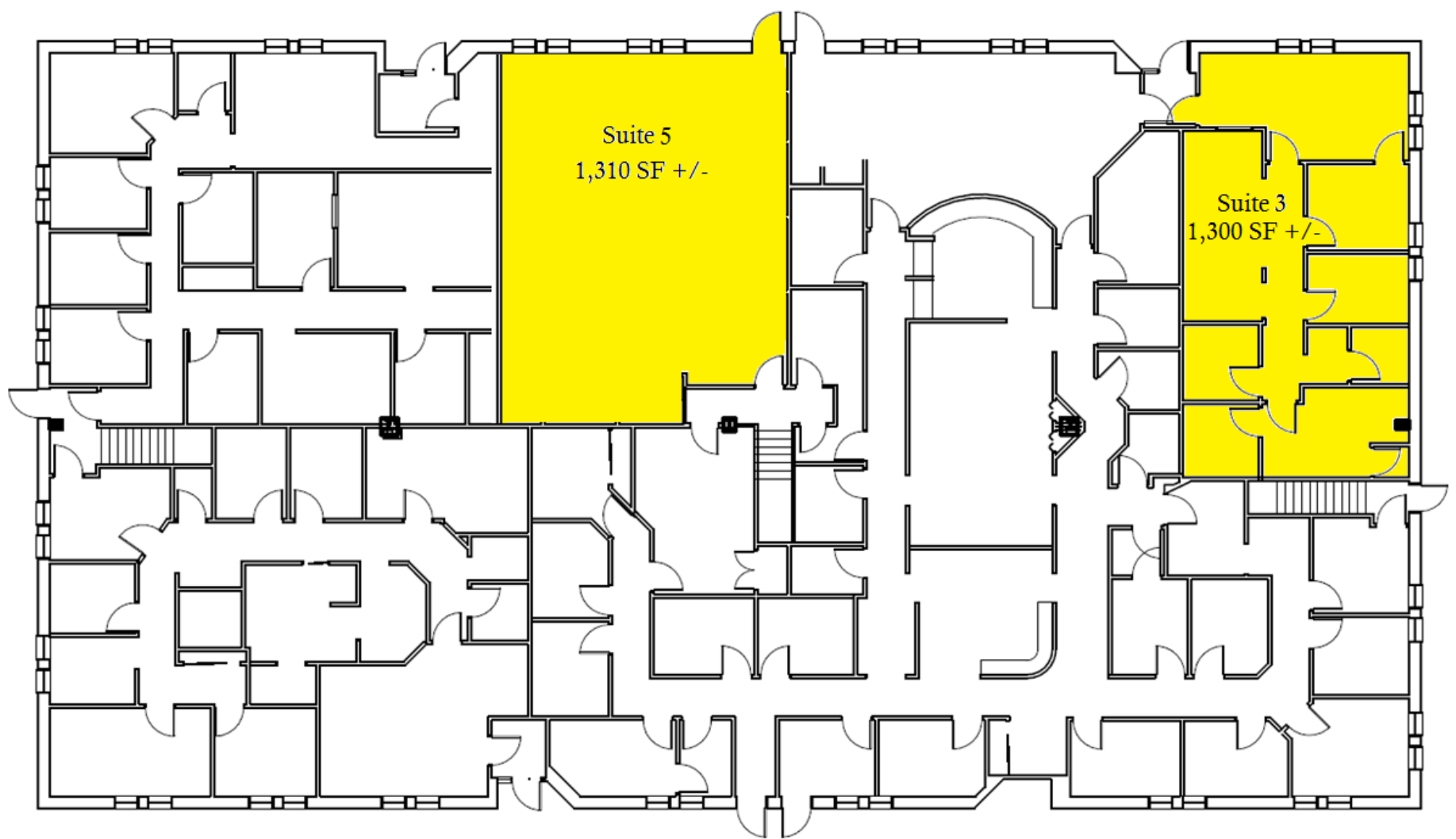
Township:	West Goshen
Zoning:	MSP/Medical Use
Water/Sewer/Gas:	Public
Year Built:	1984
Total Building:	11,485 SF
Lease Rate:	\$15.25/SF NNN. Gross rate pricing is available.
Lease Term:	3, 5, 7 10 Years
Parking:	5/1,000 SF
Build-out:	TBD based on plan design
Occupancy:	1QTR 2016

For more information, please contact:

David Partridge: Ph: 610-225-0914 or Cell: 610-209-7918  
 Email: dpartridge@liebermanearley.com

Robert Eshelman: Ph: 610-225-0905 or Cell: 904-631-5634  
 Email: reshelman@liebermanearley.com





### Suite 3

“Plug and Play”

### Suite 5

Modified Shell with plumbing, HVAC and sprinklers in place



For more information, please contact:

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

Robert Eshelman: Ph: 610-225-0905 or Cell: 904-631-5634  
Email: [reshelman@liebermanearley.com](mailto:reshelman@liebermanearley.com)

**LIEBERMAN EARLEY & COMPANY**

Lieberman Earley & Co, Inc.  
485 Devon Park Drive, Suite 110  
Wayne, PA 19087  
Ph: 610-688-4300  
[www.liebermanearley.com](http://www.liebermanearley.com)

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.