

North Point  
1 E Uwchlan Ave, Exton, PA

For Lease



**LIEBERMAN EARLEY & COMPANY**

1 East Uwchlan Ave.  
Exton, PA

## TABLE OF CONTENTS:

Executive Summary	3
Building Highlights	4
Tenant Amenities	5
Location Site Map	6
Interior Photos	7



### Disclaimer

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.

***LIEBERMAN EARLEY & COMPANY***

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087  
www.liebermanearley.com | 610-688-4300

# EXECUTIVE SUMMARY



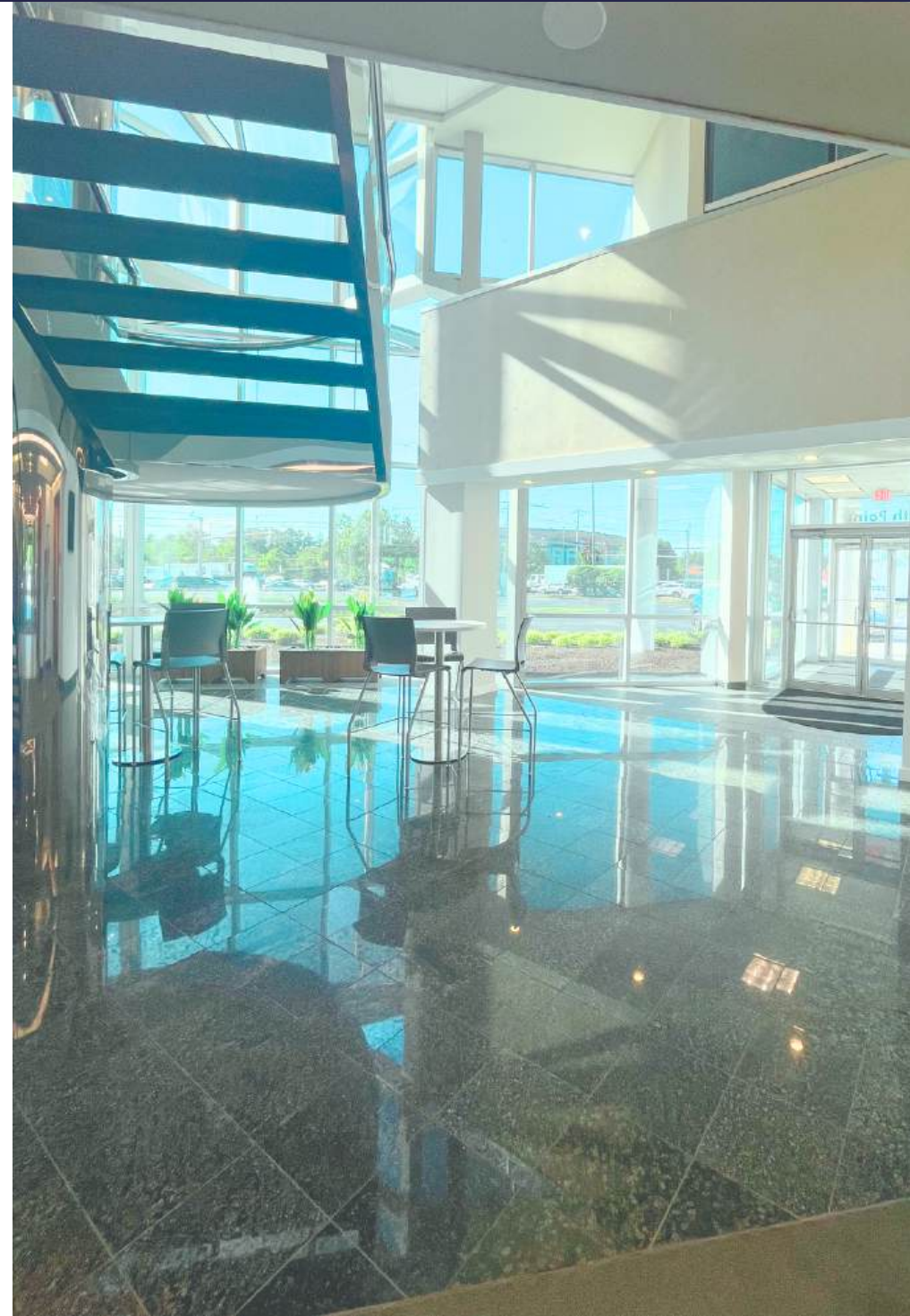
## PROPERTY OVERVIEW:

- Flexible lease terms
- Multiple floor plan options
- Located in a prime location in Exton
- Populous area in Chester County
- Suites starting at 1,400 +/- SF and up to 21,000 SF of contiguous space
- Spaces offer flexible floor plans for businesses of all sizes and needs



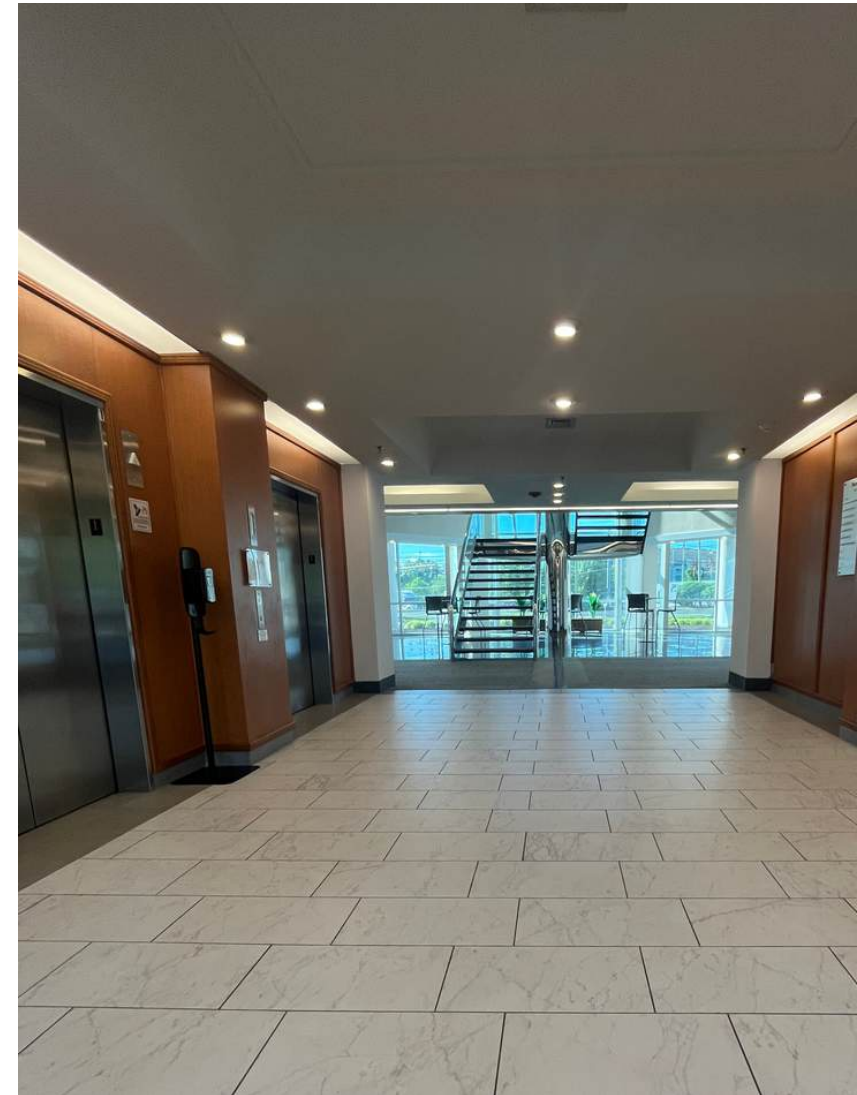
## PRIME LOCATION:

- Located at the intersection of PA Routes 100 & 113.
- Less than 1 mile to PA Turnpike
- Minutes from Routes 30, 202, 401
- Exceptional regional access for employees and clients



# BUILDING HIGHLIGHTS:

<b>MAX CONTIGIOUS SPACE:</b>	Up to +21,000 SF of contiguous space with private stairwell and lobby.
<b>APPROXIMATE SUITE SIZES::</b>	1500 SF 2500 SF 5000 SF 10,000 SF 21,000 SF
<b>MODERN FEATURES:</b>	Fully renovated common areas and lobbies and Class A finishes
<b>DOORS AND WINDOWS:</b>	Glass doors and window-line creates abundant natural light
<b>SECURITY:</b>	Secure building access with after-hours keypad entry



# TENANT AMENITIES

**FOOD AND DRINK:**

24/7 Grab & Go Food Service  
in refreshed lobby

**PARKING:**

Ample free surface parking  
4/1000 parking ratio

**PROFESSIONAL  
MANAGEMENT:**

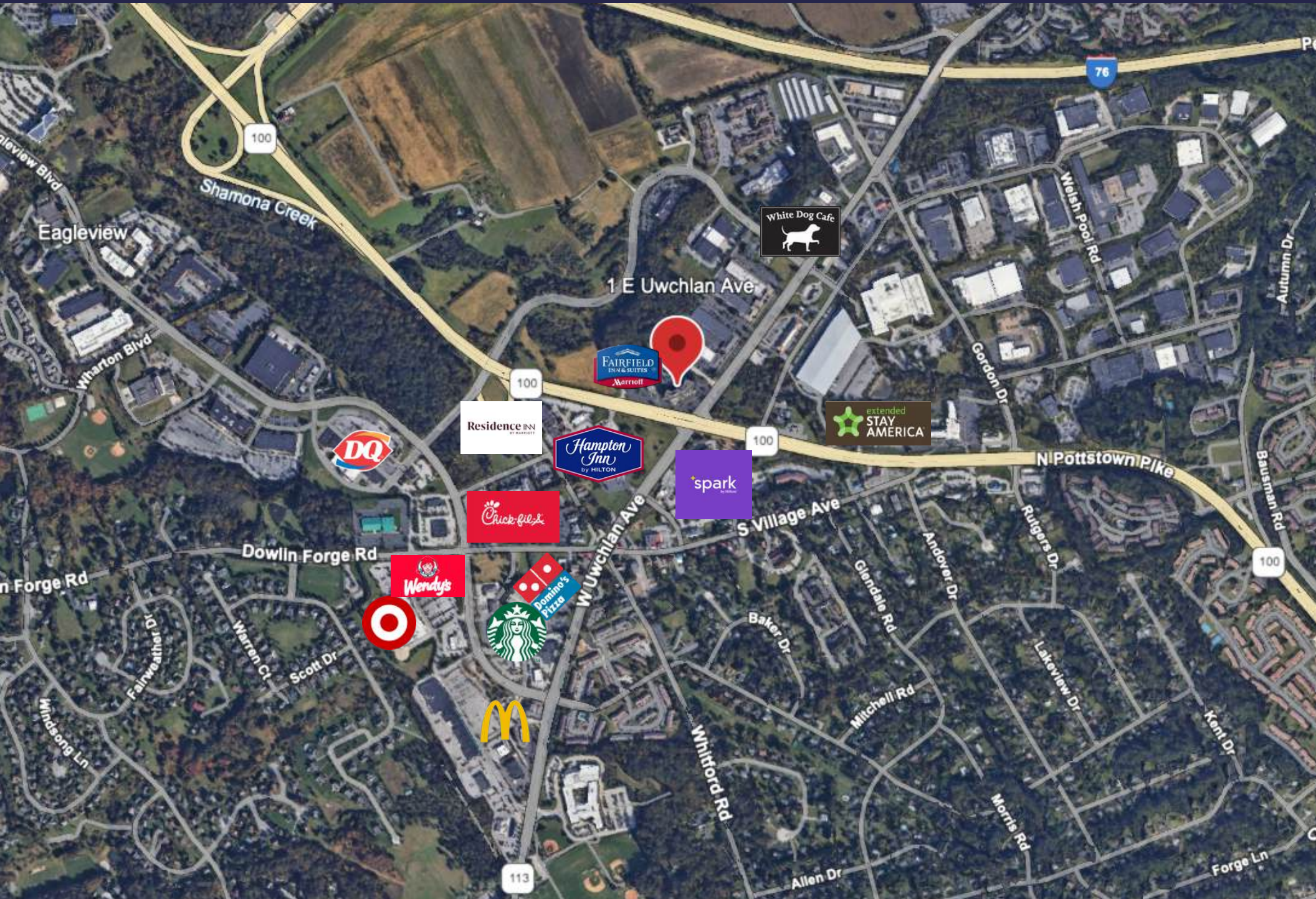
Professional property  
management company  
available for immediate support

**NEARBY AMENITIES:**

Hotels, restaurants and  
shopping are located nearby



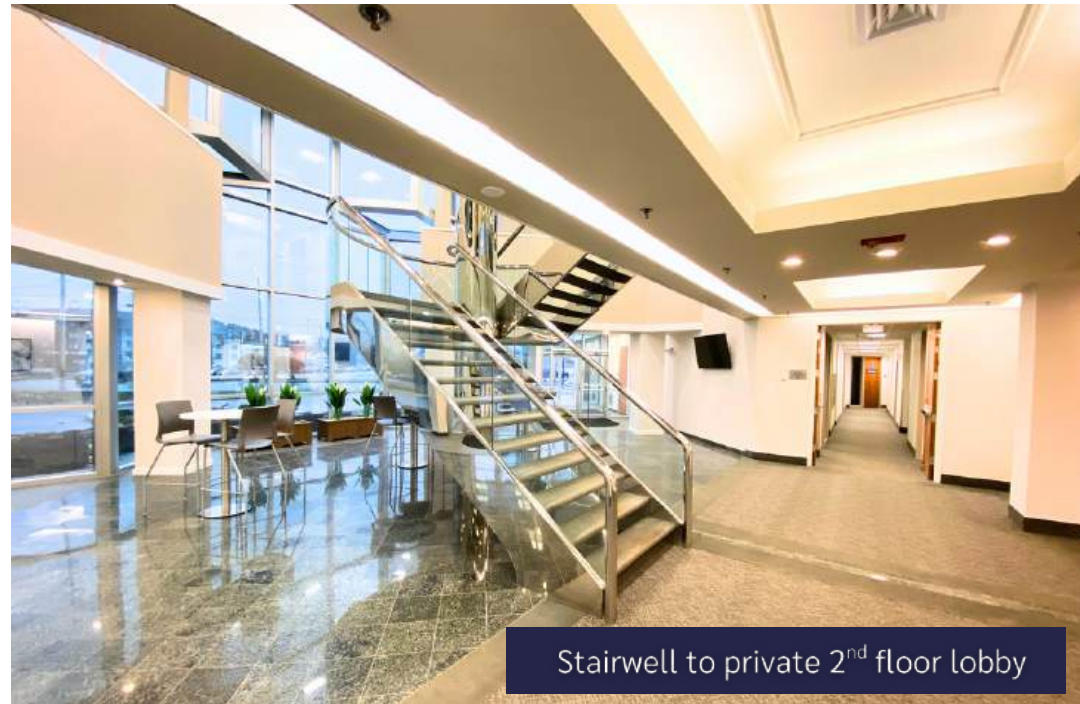
# LOCATION SITE MAP



# INTERIOR PHOTOS



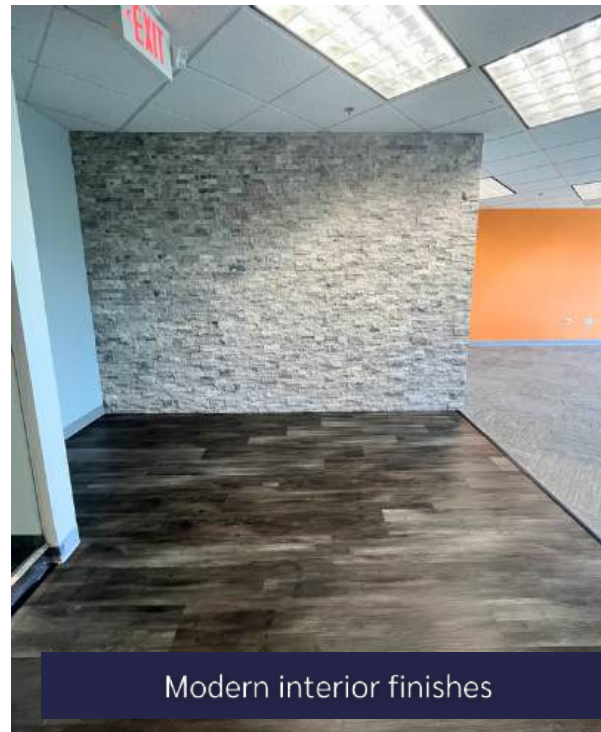
Refreshed lobby



Stairwell to private 2<sup>nd</sup> floor lobby



Offices with abundant light



Modern interior finishes



Interior glass doors and windows

CONTACT US:

**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087  
www.liebermanearley.com | 610-688-4300



**Jessi Ayoub, CCIM**

484.459.0557

[jayoub@liebermanearley.com](mailto:jayoub@liebermanearley.com)

**JoAnn West**

610.225.0913

[jwest@liebermanearley.com](mailto:jwest@liebermanearley.com)

**Phil Earley, CCIM**

610.225.0900

[philearley@liebermanearley.com](mailto:philearley@liebermanearley.com)