

Office Space Available



101 MANOR AVE, DOWNINGTOWN

Sale Price: \$725,000 | **Lease Price:** \$19.50/SF Gross plus utilities

OVERVIEW:

Building SF: 8,398 ± SF

Available: 3,117 ± SF

Township: Downingtown Borough

Zoning: R-4 (Professional Office Grandfathered). All uses should be verified by Borough

Parking: 25 ± Spaces

Available: April 2018

BUILDING: 8,398 ± SF office building located in the heart of Downingtown Borough. First floor suite currently available.

LOCATION: Excellent location, just off of Business 30. It is minutes from Route 30 bypass and Route 113. Nearby is Wegmans, Main Street at Exton, and Downingtown Golf Course.

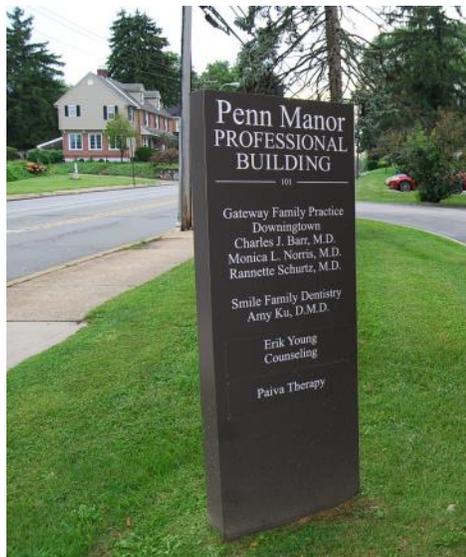
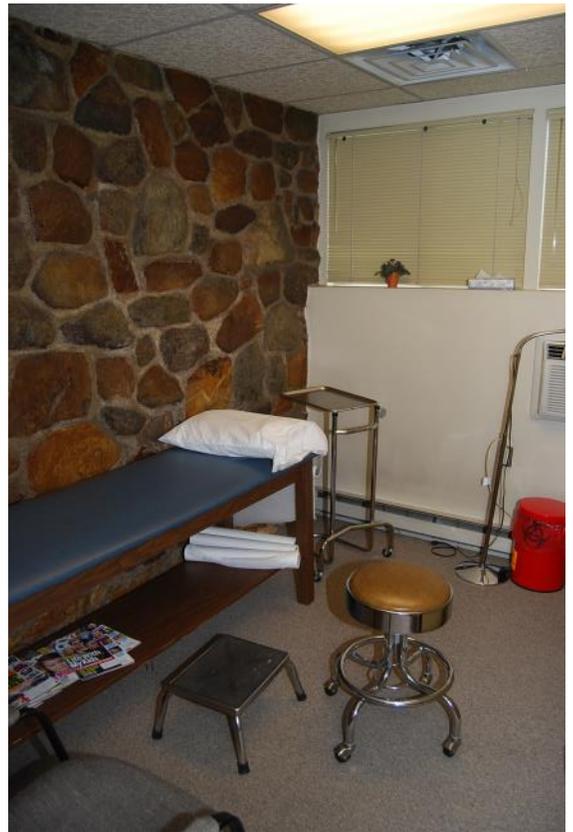
Contact:

Phil Earley, CCIM | 610.225.0900
philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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.

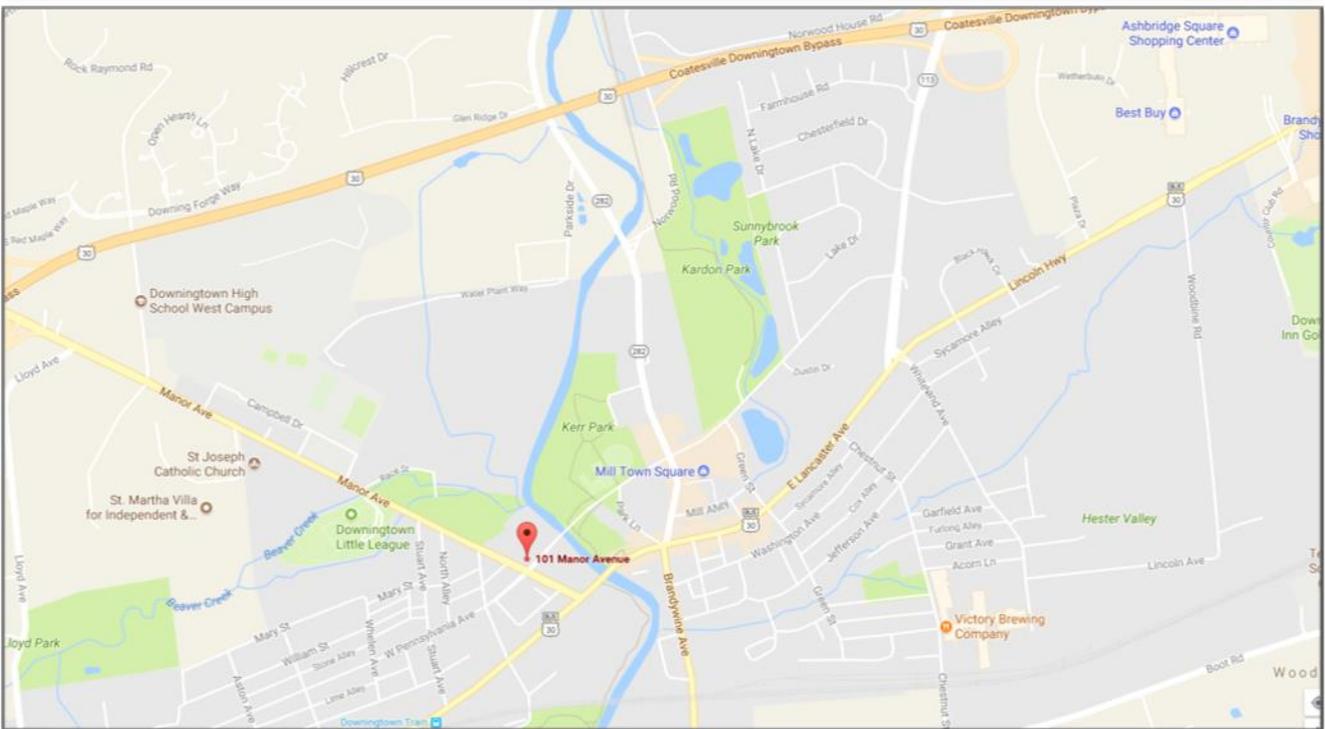


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 Rob Eshelman, CCIM | 610.225.0905
 reshelman@liebermanearley.com
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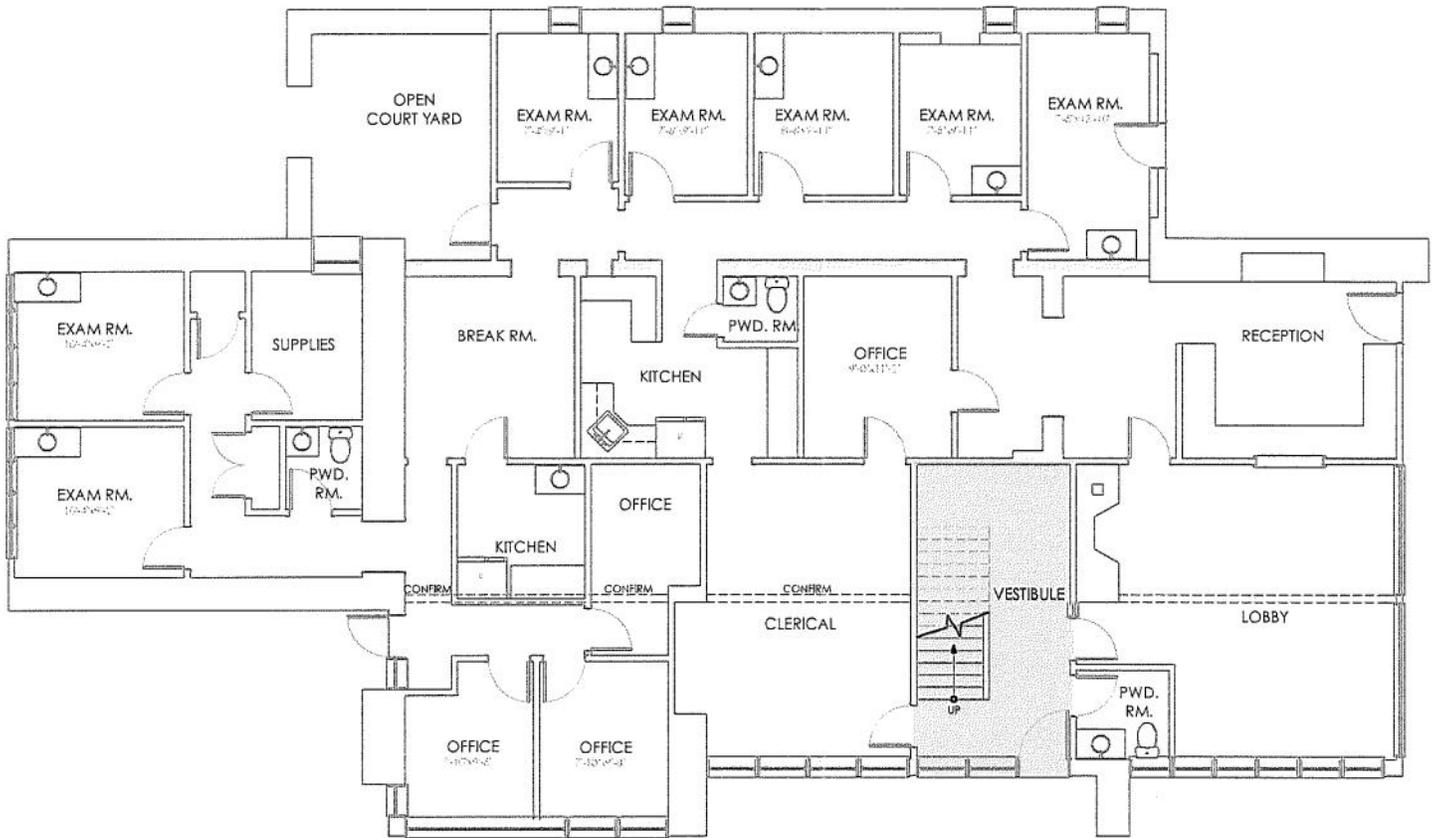
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GROUND FLOOR PLAN

GROUND FLOOR = 3,210 GROSS SF COMMON AREA = 186 SF SCALE: 1/8" = 1'-0"
□ INTERIOR BEARING/STRUCTURAL

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