

**LIEBERMAN EARLEY & COMPANY NAMED EXCLUSIVE AGENT FOR
ONE UNIT FULLY LEASED – INVESTMENT SALE AND ONE UNIT IN SHELL CONDITION
105 DOWLIN FORGE ROAD, EXTON, PA
UWCHLAN TOWNSHIP, CHESTER COUNTY**

EXTON, PA--- Lieberman Earley & Company has been named the exclusive agent for 105 Dowlin Forge Road, an 8,000-square foot Class A office condominium in Exton, Uwchlan Township, PA. The building is located in the Lionville Professional Center that is conveniently located near Routes 100, 113, and the PA turnpike.

Philip Earley, CCIM and a named partner at Lieberman Earley & Co represents Sundancer Realty Associates, LP. Earley has the unique opportunity to sell the building as a whole or divide it into two 4,000 SF units.

One unit is currently leased to a successful pediatric dental practice. The practice made numerous upgrades in their reception area, exam rooms, and offices. Each room has been customized to fit their client's needs from amusing light fixtures to color-coded exam rooms. The other 4,000-square foot space is not fitted, therefore perfect for a wide variety of use.

According to Earley, "This property provides a great opportunity to an investor for long term cash flow. This is also the first time a shell space has been up for sale since the site was developed over ten years ago." The site is minutes from the Pennsylvania Turnpike and the Zoning permits professional office and medical use. The site is situated near highly dense residential areas that can drive business.

Buyers have a choice to buy the whole building as an investment sale, buy one unit as an investment sale, or buy the unit in shell condition.

