

112 MOORES RD
MALVERN, PA



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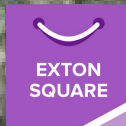
The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LIEBERMAN EARLEY & COMPANY

LOCATION HIGHLIGHTS

- ▶▶ At the intersection of Route 202 and Route 401 at Moores Road; minutes from the Route 30 Bypass and King of Prussia.
- ▶▶ 7 minutes away from Exton, Mall.
- ▶▶ 2 minutes from Chester Valley Golf Club.

112 Moores Rd. Malvern, PA



EXECUTIVE SUMMARY

Total Available:	7,888 SF
Suite 100:	2,080 SF
Suite 200:	3,288 SF
Suite 400:	2,520 SF
Electricity:	Individually Metered
Township:	East Whiteland
Parking:	45 Spaces

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BUILDING DESCRIPTION:

Two story fieldstone and stucco office building containing a total of 12,600 ± SF constructed in 2004. Monument signage available for tenants.



OFFICE FEATURES:

Spacious suites with operable windows throughout. Conference room, kitchen, and private bathrooms provided in each suite.



LEASE RATE

Suite 100: \$20/SF plus Electric

Suite 200 & 400: \$19.75/SF plus Electric

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.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



ESTIMATED 2021 OPERATING EXPENSES

Common Area Cleaning:	\$2,000
Insurance	\$3,400
Lawn/Landscaping	\$12,000
Real Estate Taxes	\$36,700
Bldg & Grounds Maint/Repair	\$2,000
HVAC & Fire Protection:	\$8,600
Water & Sewer:	\$5,300
Alarm Service:	\$ 900
Exterminating:	\$1,000
Snow Removal:	\$5,300
Utilities-Common Area:	\$4,400
Trash Removal:	\$5,400

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Total:	\$87,300
Square Footage:	\$11,610
\$/SF	\$7.49



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