

OFFICE FOR LEASE UP TO 7,888 ± SF AVAILABLE



112 Moores Road, Malvern, PA

Lease Price: \$23.50/SF Gross plus Electric & Cleaning

SUMMARY:

Available: 7,888 SF Total
Suite 100: 2,080 SF
Suite 200: 3,288 SF
Suite 400: 2,520 SF

Occupancy: Fall 2020

Electric: Individually metered

Township: East Whiteland

Features in each suite: Spacious suites with multiple offices
Operable Windows throughout
Conference Room
Kitchen
Excellent Parking

Property Taxes: \$35,007.51 (2020)

LOCATION: Superior location just off the intersection of Route 202 and Route 401 at Moores Road; minutes from the Route 30 Bypass and King of Prussia.

BUILDING: Two story fieldstone and stucco office building containing a total of 12,728 SF built in 2004.

Contact:

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David Partridge | 610.225.0914
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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.

112 Moores Road | Office Space



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112 Moores Road | Operating Expenses

2019 Operating Expenses

Common Area Cleaning	\$ 1,918
Window Cleaning	\$ 1,686
Insurance	\$ 3,105
Lawn/Landscaping	\$ 11,724
Real Estate Taxes	\$ 34,666
Bldg & Grounds Maint/Repairs	\$ 5,964
HVAC & Fire Protection	\$ 5,195
Water & Sewer	\$ 5,295
Alarm Service	\$ 360
Exterminating	\$ 633
Snow Removal	\$ 5,595
Utilities-Common Area	\$ 4,237
Trash Removal	\$ 4,992
Total	\$ 85,370
SF	11,610
\$/SF	\$ 7.35

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112 Moores Road | First Floor



FIRST FLOOR PLAN

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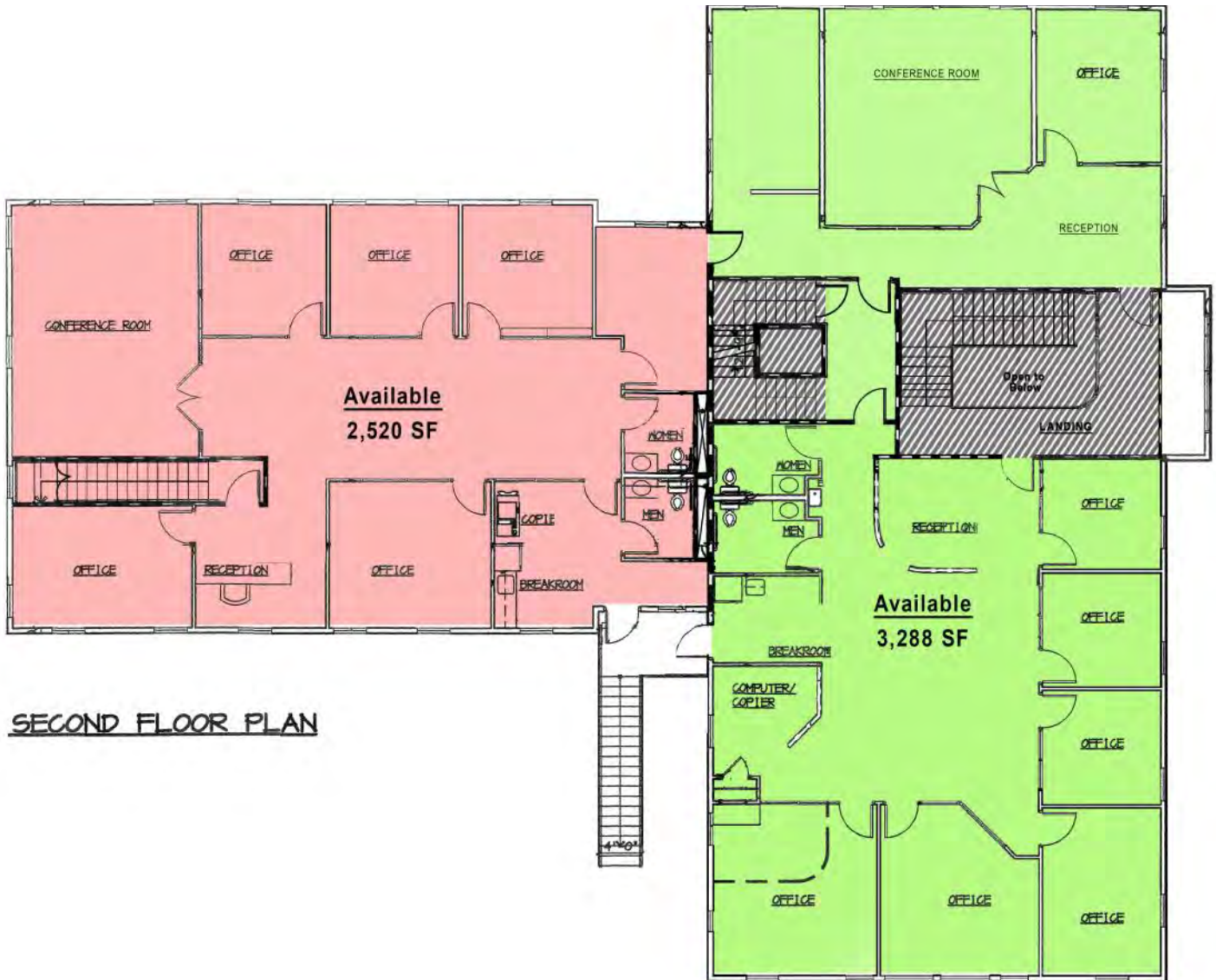
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112 Moores Road | Second Floor



SECOND FLOOR PLAN

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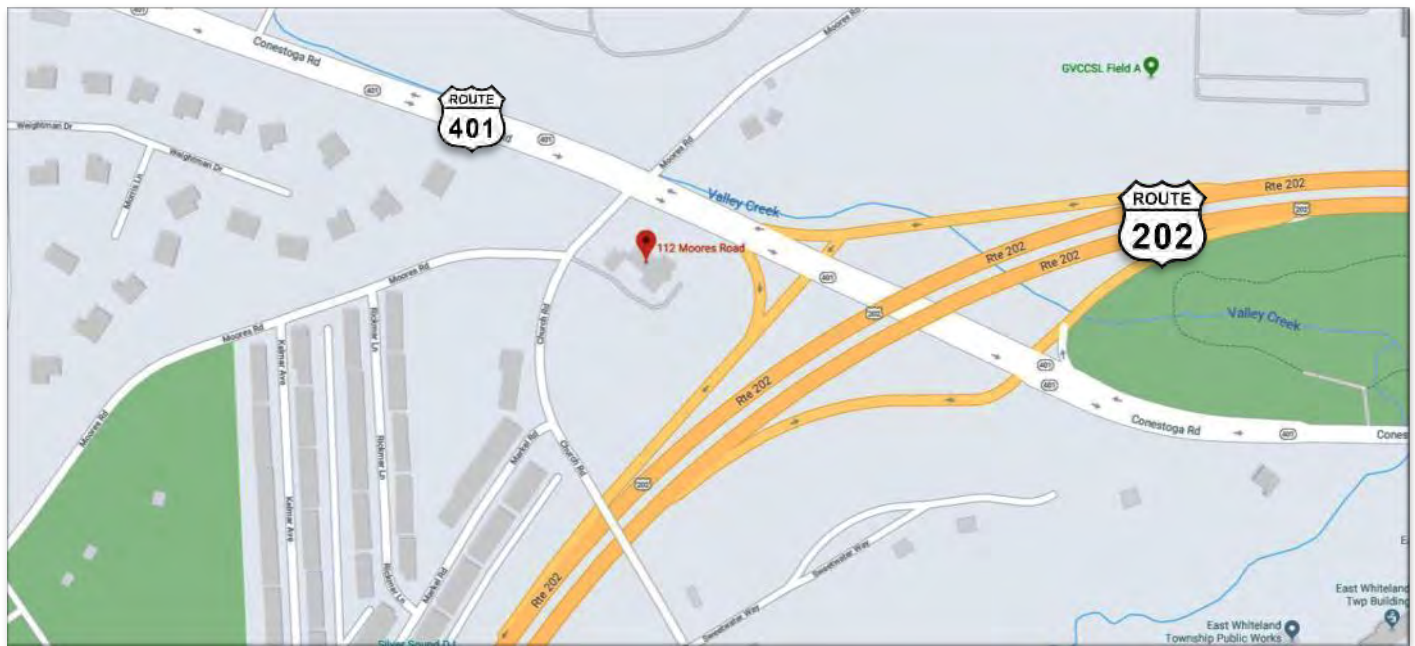
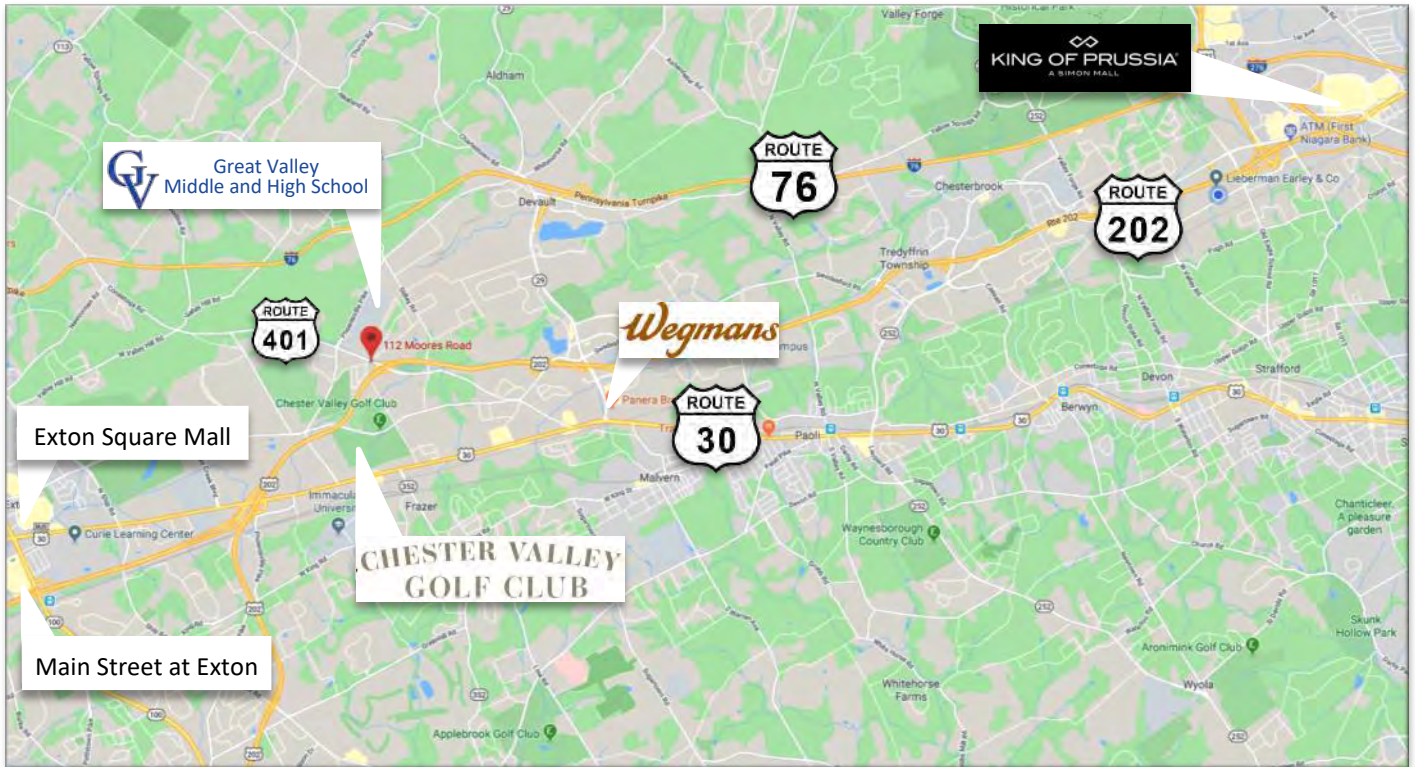
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