

TWO OFFICE CONDOMINIUM AVAILABLE FOR LEASE OR FOR SALE



1157 Phoenixville Pike, West Chester, PA

TWO UNITS AVAILABLE

Unit 106 6,326 ± SF Total
 5,326 ± SF Office (1st & 2nd Floor)
 1,000 ± SF Warehouse
 2 Tailgates; 1 with dock leveler

Price: \$854,070

Unit 107 3,764 ± SF Total
 1,184 ± SF Office (1st Floor)
 2,580 ± SF Warehouse
 2 Tailgates; 1 with ramp

Price: \$508,140

Lease Price for Both: \$14.00/SF NNN Office
 \$6.95/SF NNN Warehouse

Sale Price for Both: \$1,315,000

BUILDING: Renovated in 2010, two office/flex condominium suites totaling 10,090 SF. Available for lease or purchase one or both units.

LOCATION: Conveniently located in the Park Valley Corporate Center which is just minutes from the Route 100 Bypass, Routes 202, 322, and the PA Turnpike and the Chester County Airport. Within minutes are many shops and eateries that are in the towns of West Chester.

Contact:

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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.

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Unit 106: 6,326 SF Total | Unit 107 3,764 SF Total

Utilities: Public Water; Public Sewer

HVAC: High-efficiency natural gas heaters in office and warehouse

Features: Ceiling heights is 18' to 20'

2017-2018 Property Taxes: \$1.25/SF ±

Operating Expenses: \$1.40/SF ±

Electric and Gas: \$0.91/SF ±

Zoning: I1—Industrial

Township: West Goshen



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Unit 106: 6,326 SF Total | Unit 107 3,764 SF Total



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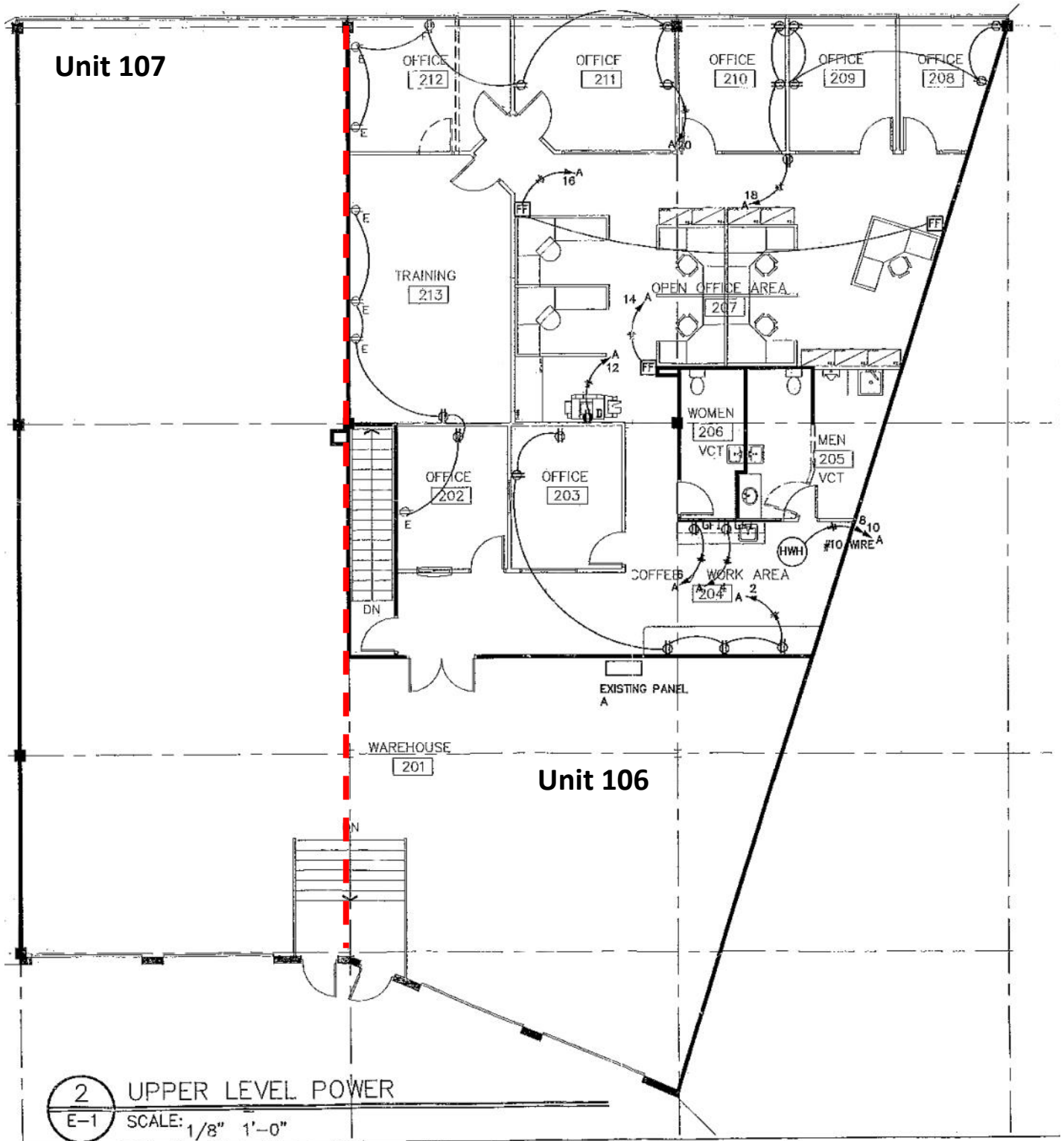
Approximate Square Feet Breakdown			
	Unit 106	Unit 107	Units 106-107
Office Lower Floor SF	2,021	1,184	3,205
Office Upper Floor SF	3,305		3,305
Warehouse Upper Floor SF	1,000	2,580	3,580
Total Office SF	5,326	1,184	6,510
Total Warehouse SF	1,000	2,580	3,580
Unit SF Totals	6,326	3,764	10,090

Current Space Plan	Unit 106	Unit 107	Units 106-107
Offices Lower Level	4	1	5
Cubes Lower Level	4		4
Offices Upper Level	7		7
Cubes Upper Level	5		5
Kitchen Lower Level	1		1
Kitchen Upper Level	1		1
Conference Room - Lower		1	1
Training Room Upper Level	1		1
Bathrooms Upper	2		2
Bathrooms Lower	2	1	3
IT Room - Lower	1		1
Large Storage Closet - Lower		1	1

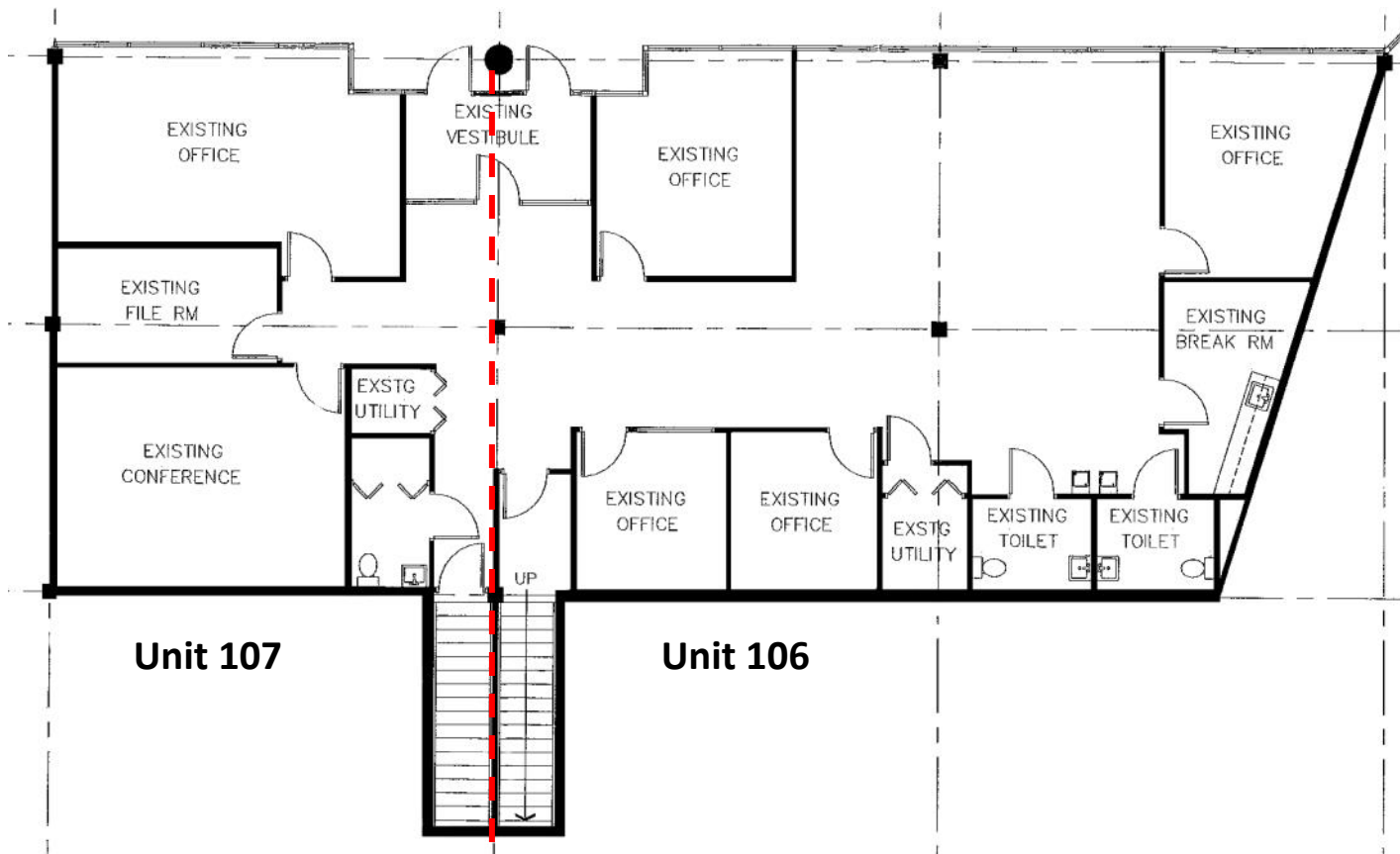
Units are currently combined. Estimated cost to divide is \$41,000.

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1157 Phoenixville Pike, West Chester Upper Level



1157 Phoenixville Pike, West Chester Lower Level



1157 Phoenixville Pike, West Chester

Lower Level

Suite 107: 3,764 SF Total

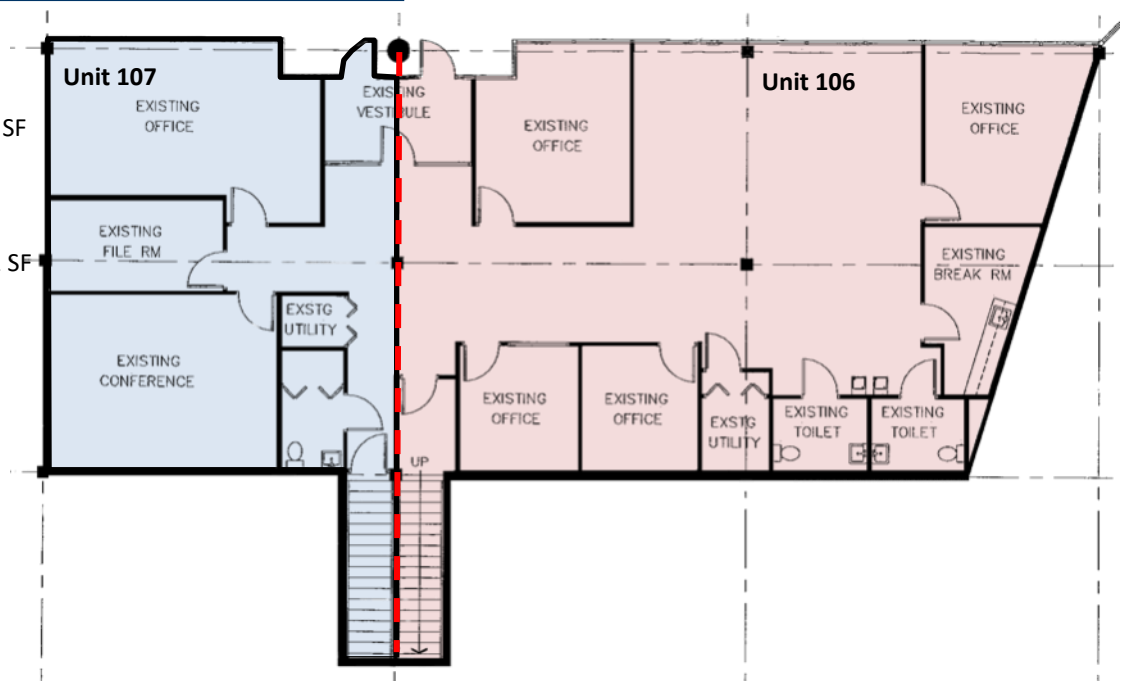
Office Lower Level: 1,184 SF

Lower Level: 1,184 SF

Suite 106: 6,326 SF Total

Office Lower Level: 2,021 SF

Lower Level: 2,021 SF



Upper Level

Suite 107: 3,764 SF Total

Warehouse Upper Level: 2,580 SF

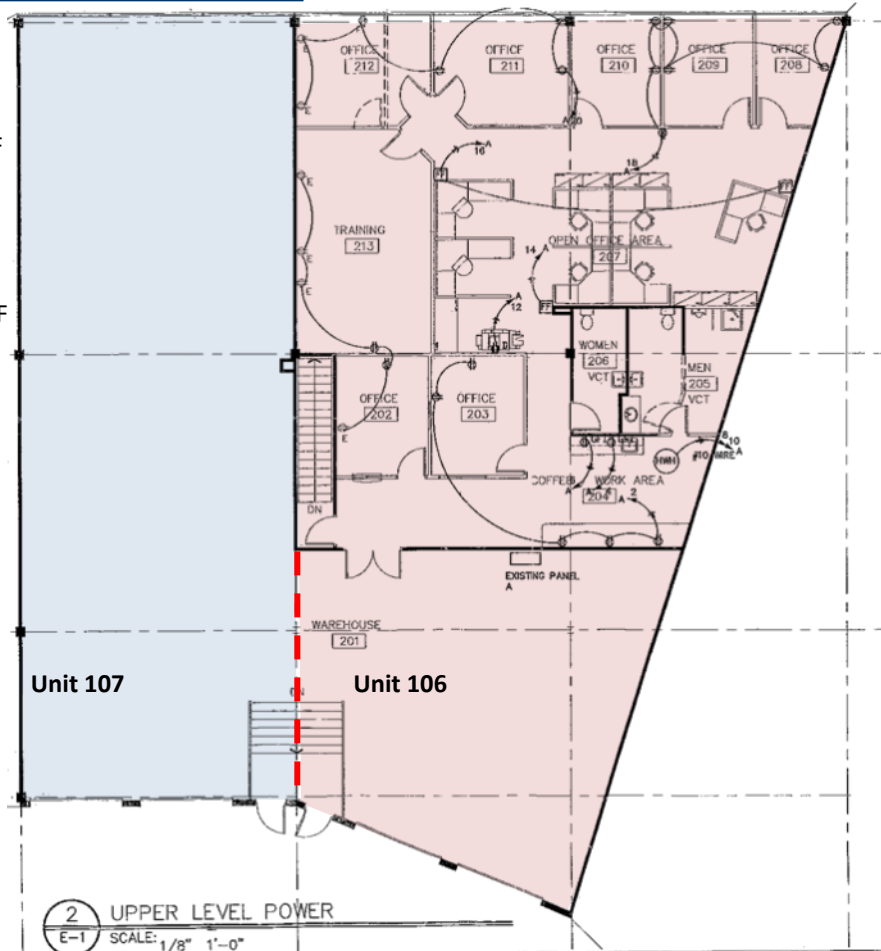
Lower Level: 2,580 SF

Suite 106: 6,326 SF Total

Office Upper Level: 3,305 SF

Warehouse Upper Level: 1,000 SF

Upper Level: 4,305 SF



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