

Office Space Available For Lease



1220 VALLEY FORGE ROAD, SUITE 46, PHOENIXVILLE, PA

Lease Price: \$19.50/ SF Gross

OVERVIEW:

Available: 1,880 ± SF
Zoning: NC (Neighborhood Commercial)
Parking: 2 reserved spaces plus ample general parking
Year Built: 1984
Traffic Count: 19,675 VPD
Township: Schuylkill (Chester County)

SUMMARY: Part of The Commons at Valley Forge, this multi-story corner suite has a private entrance and ample parking. Working fireplace in the main office, conference room, and great natural light throughout. Full basement with storage available. Existing furniture is included.

LOCATION: Situated on Route 23, proximate to major roadways such as Routes 202, 422, I- 76 and the slip ramp to the Pennsylvania Turnpike. Close proximity to King of Prussia and Great Valley. The Borough of Phoenixville with its many restaurants, shops and amenities is within a 5 minute drive.

LIEBERMAN EARLEY & COMPANY

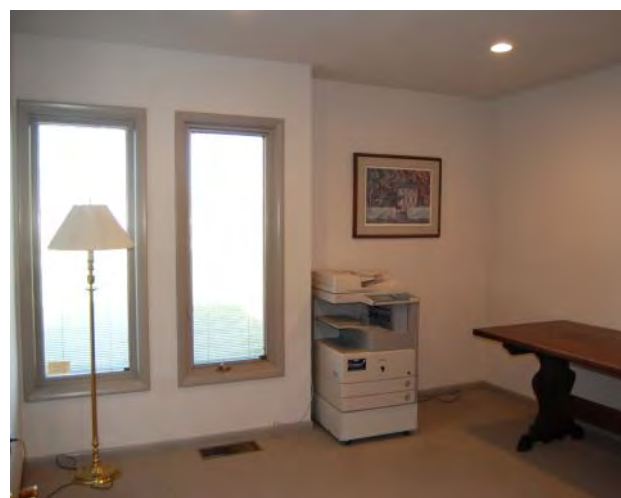
485 Devon Park Drive, Suite 110, Wayne, PA 19087 · 610.688.4300

Contact:

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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.

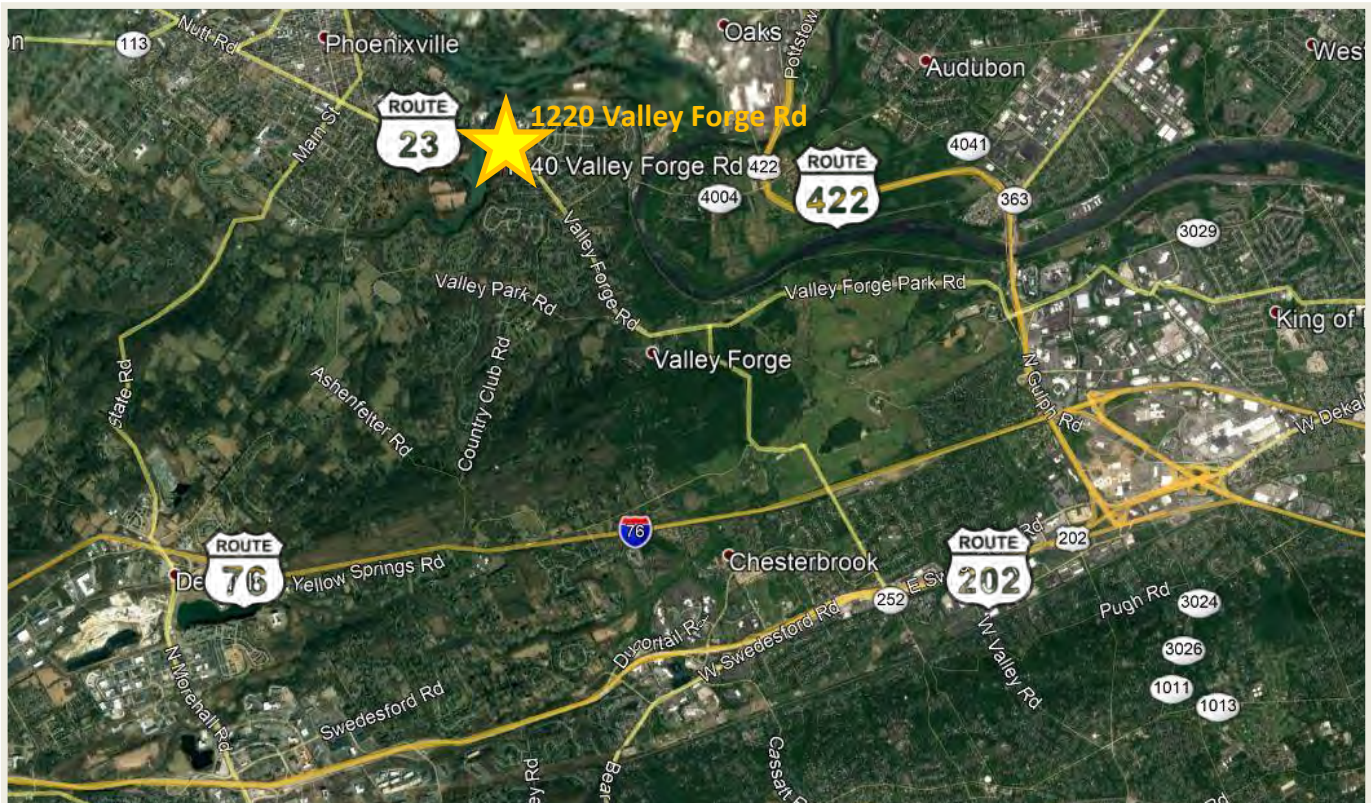
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