

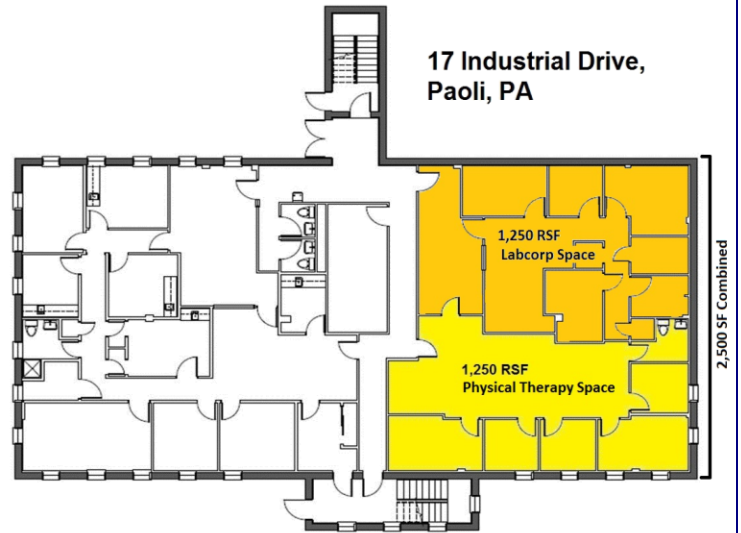
FOR LEASE: MEDICAL OFFICE SPACES ADJACENT TO PAOLI HOSPITAL CAMPUS

Paoli, Willistown Twp., Chester County, PA



15 Industrial Boulevard

Available: 1,253 SF Total
Cardiology Suite: 1,253 SF



17 Industrial Boulevard

Available: 2,500 SF Total
Lab Suite: 1,250 SF
Physical Therapy Suite: 1,250 SF

LEASE PRICE: Asking \$15.25/SF NNN

BUILDING: 2 Two Story Medical Office Buildings each containing 9,600 SF

LOCATION: Exceptionally well-located adjacent to the Paoli Hospital Campus

UTILITIES: Each unit has its own HVAC Panel & Electric Unit
Water – Aqua of PA
Electric – PECO Energy

HEATING: Both buildings contain 9 forced air, electric heat pumps. Air handling units are Located in the ceiling cavities and are mounted to ceiling joists.

ZONING: I – Restricted Industrial District - Willistown Township
Medical Office is permitted as a non-nuisance commercial use

PARKING: 4.2/1000

AMENITIES: Easy access to Paoli Hospital Campus and ancillary buildings by a pathway.

The town of Paoli is within seconds of this location and surrounding area offers many fine restaurants from fast food to fine dining with an abundance of major shopping centers, including the new Wegman's 160,000 sf grocery store and Targets located within 1-1/2 miles of the site.

REMARKS: Building is located less than a ¼ mile from U.S. Route 30 (Lancaster Ave); 1 mile to Route 29 that intersects with Route 202 providing quick access to U.S. Route 30 bypass, the PA Turnpike (I-276), & the Schuylkill Expressway

Multiple SEPTA Bus routes service Paoli Hospital connecting to Paoli Train Station. Building is connected by a short sidewalk to the entrance to Paoli Hospital

Demographics: Within a 5 mile radius, population surpasses 78,000 median household income tops \$100,000 in 2010 Census

For more information or to arrange an inspection, please contact:

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