

1500 E Lancaster Ave,  
Paoli, PA

FOR LEASE



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**LIEBERMAN EARLEY & COMPANY**

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



# LOCATION HIGHLIGHTS



- ➤ On Route 30 and offers easy access to Routes 252, 202 and the 76/276/476 corridor.
- ➤ Close proximity to Paoli Town Center, and Paoli Shopping Center.
- ➤ Walking distance to Daylesford train station.

# EXECUTIVE SUMMARY

<b>Available:</b>	Suite 105 - 917 SF Suite 200- 980 SF Suite 205 - 1,875 SF
<b>Zoning:</b>	C-1 (Commercial)
<b>Water/Sewer/ Gas:</b>	Public
<b>Year Built:</b>	1985
<b>Frontage:</b>	450' on Lancaster Ave
<b>Traffic Count:</b>	16,000 VPD
<b>Township:</b>	Tredyffrin (Chester County)
<b>Acreage:</b>	1.9 Acres

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## BUILDING DESCRIPTION:

Class A office space in a remarkable cornerstone building with high visibility and beautiful finishes.



## OFFICE BENEFITS:

RT 30 Location near retail shops, restaurants, and walking distance to Daylesford train station.

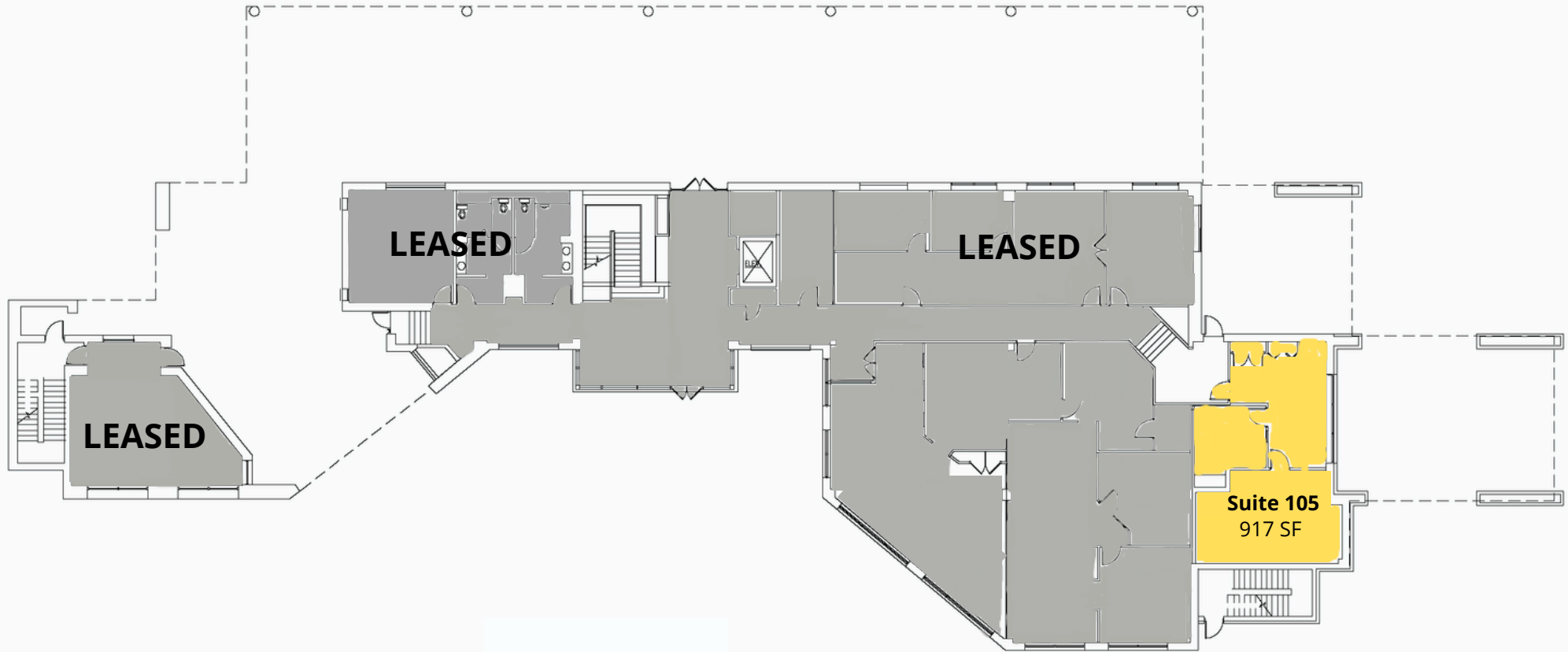


LEASE RATE  
**\$24.25/ SF Gross plus electric**

## Disclaimer

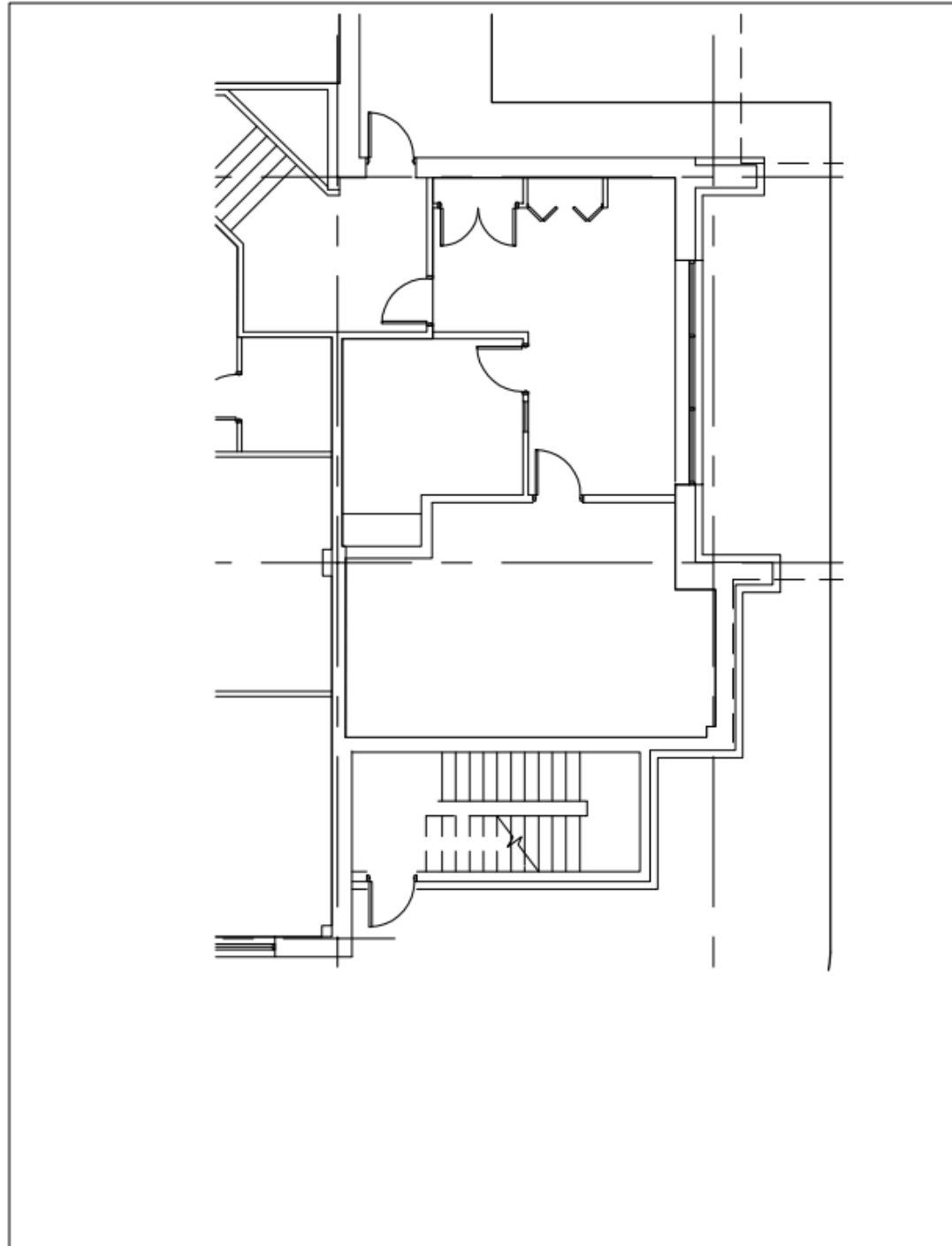
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# FIRST FLOOR

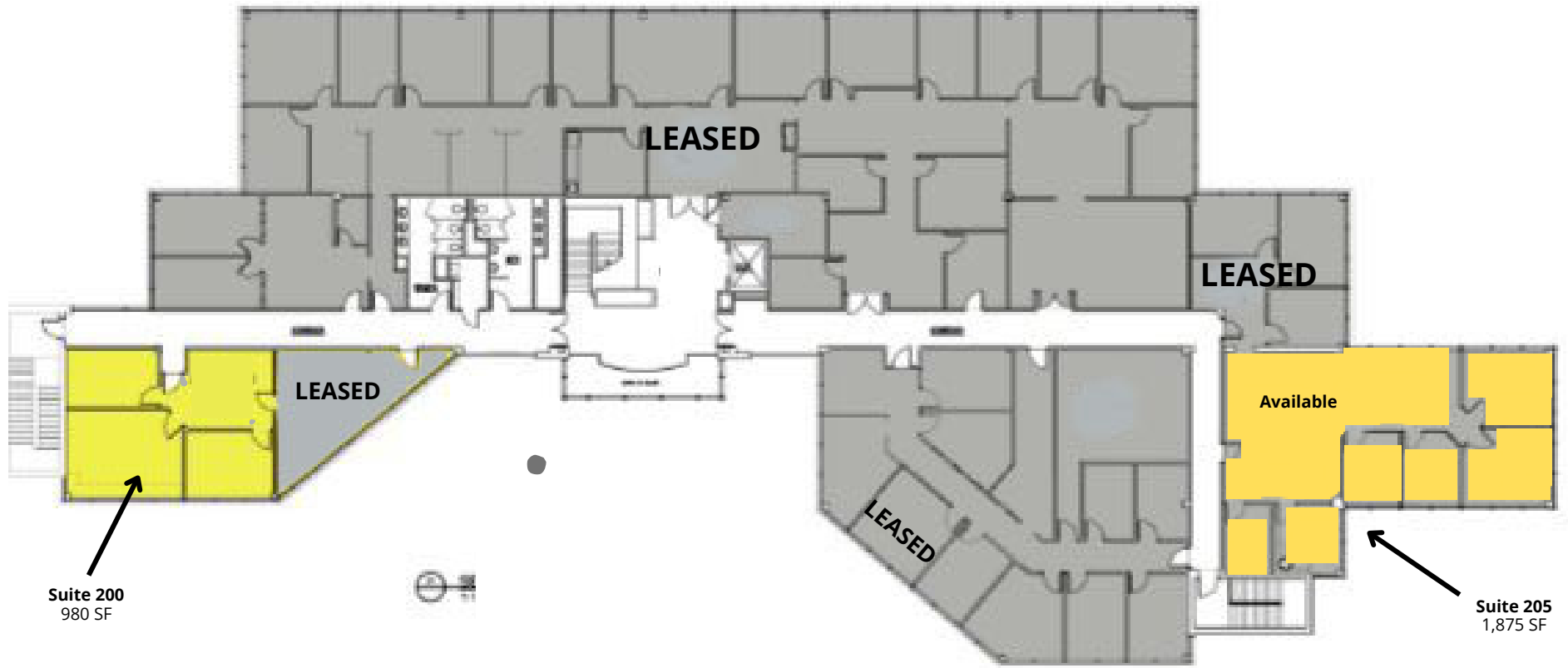


# SUITE 105

**917 SF**



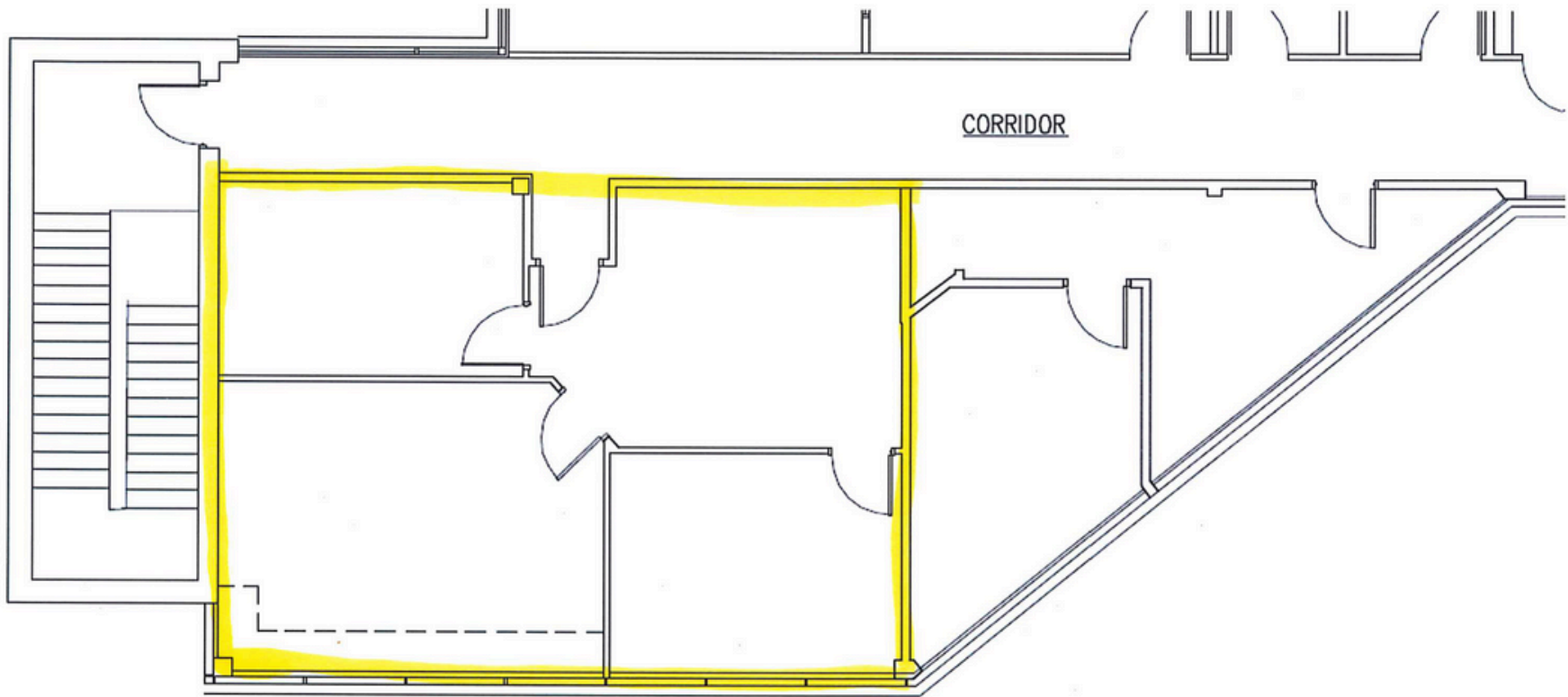
# SECOND FLOOR



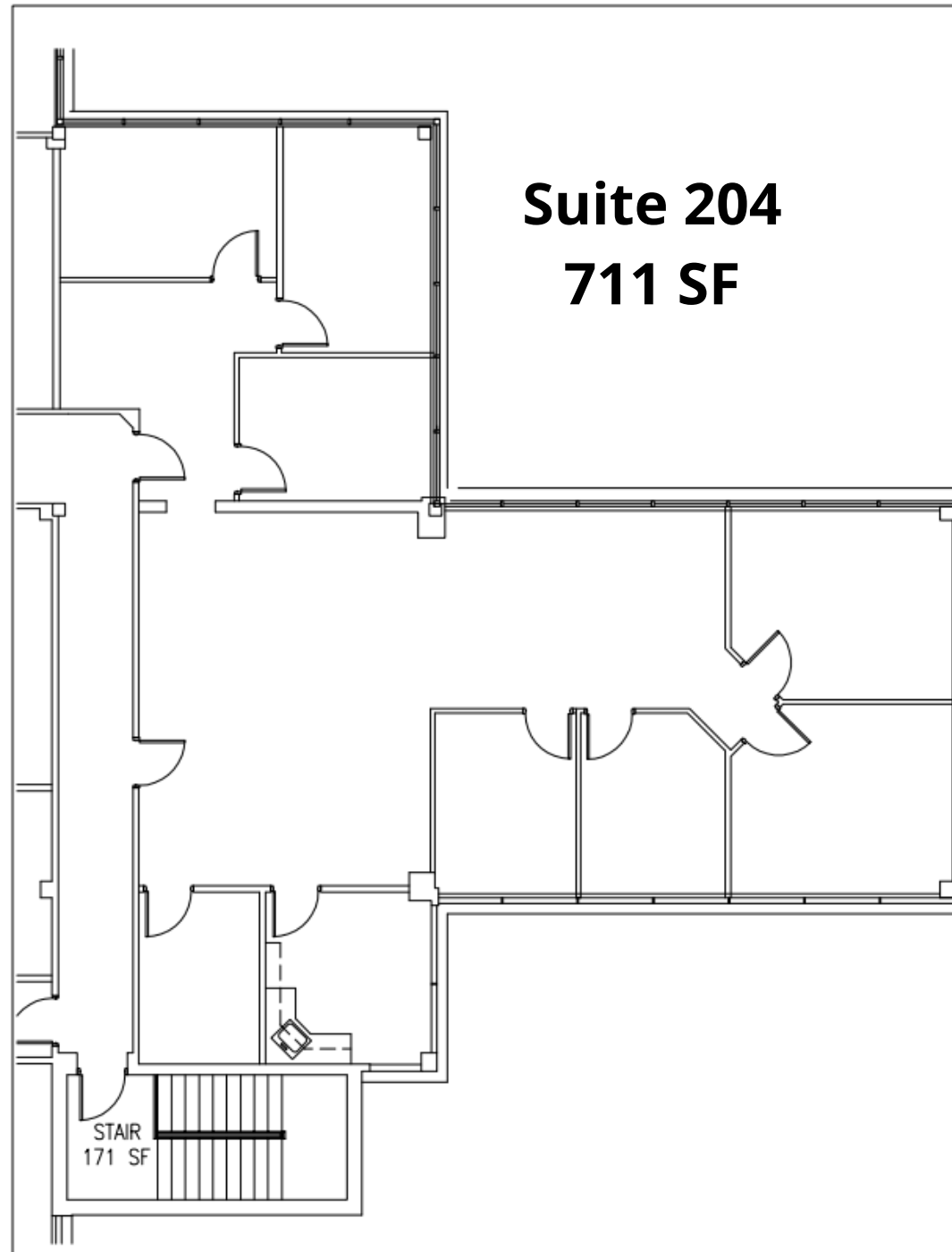


# SUITE 200

**980 SF**



# SUITE 205



**Suite 204**  
**711 SF**

**Suite 205**  
**1,875 SF**

STAIR  
171 SF



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