

MULTI-TENANT OFFICE BUILDING FOR SALE OR LEASE



WHITFORD LODGE WHITELAND TOWN CENTER 237 WEST LINCOLN HIGHWAY, EXTON, PA 19341

BUILDING: Two story, freestanding historic building, consisting of a total of 4,129 SF.
This property was originally built in the 1900's and fully renovated in the mid 1980's.

First Floor – Fully Leased Second Floor: Four Suites from 150 SF to 1,500 SF

AMENITIES: The building includes fully operable windows, fireplaces, custom built-ins, 3 zoned HVAC, fully sprinklered, and 2 large monument signs one fronting on Route 30 and one in front of building along with 2 porches in the front and rear of the building.
Abundant parking and available immediately.

SALE PRICE: \$867,090 or \$210.00/SF

LEASE PRICE: Price will vary on Suite. \$500 and up

LOCATION: This building is located at the entrance to the Whiteland Town Center in Exton which is just a short distance from the intersection of Lincoln Highway (Route 30) and Pottstown Pike (Route 100). Less than one mile from the Route 30 Bypass and Route 202.

**For additional information, please call:
Philip R. Earley, CCIM at 610-225-0900**





**SPACE PLAN OF THE WHITFORD LODGE
WHITELAND TOWN CENTER
237 West Lincoln Highway, Exton, PA 19341**



LEASE AREA CALCULATIONS

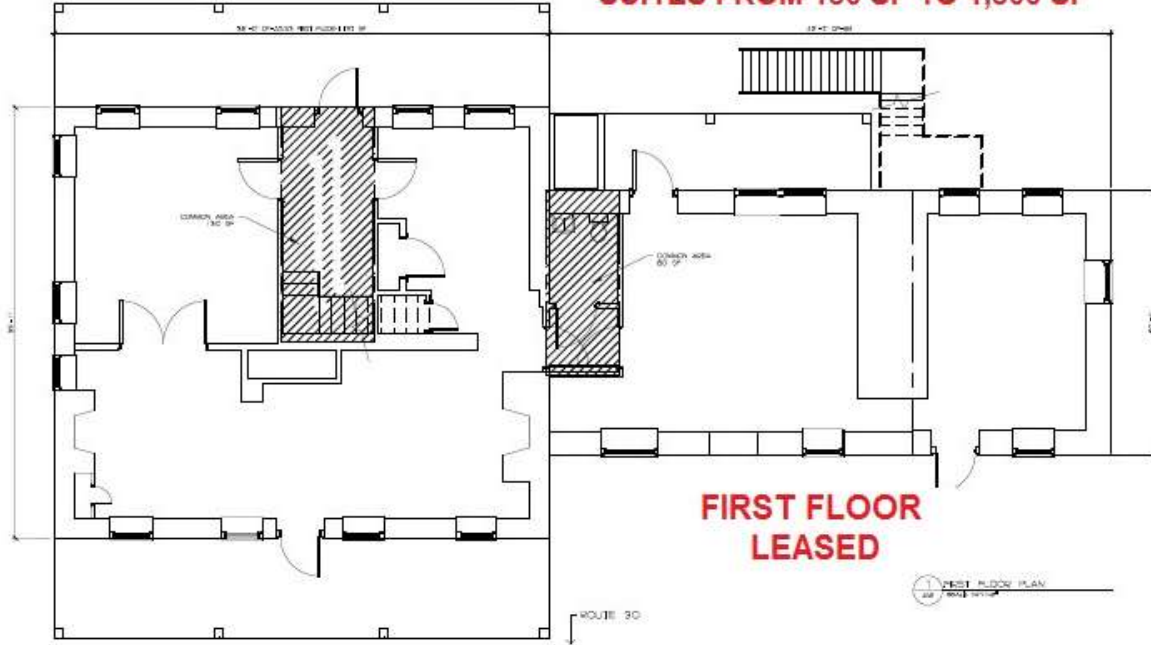
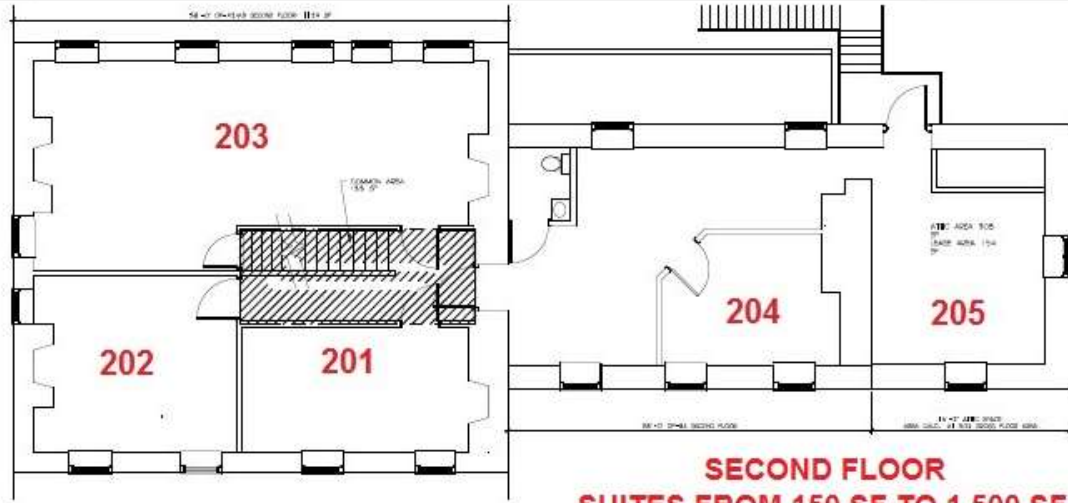
OP-47A/B
 FIRST FLOOR: 1,199 SF
 SECOND FLOOR: 1,229 SF
 TOTAL AREA: 2,428 SF

OP-80
 FIRST FLOOR: 802 SF
 SECOND FLOOR: 869 SF
 ATTIC AREA: 154 SF
 TOTAL AREA: 1,825 SF

COMMON SPACES NOT INCLUDED IN CALCULATED AREAS:
 FRONT VERANDA: 150 SF
 SECOND FLOOR STAIRWELLWAY: 133 SF
 FIRST FLOOR COLLECTIBLES: 80 SF

AREA CALCULATIONS DO NOT INCLUDE THE PORCHES, ATTIC, OR BASEMENT.

CALCULATIONS WERE TAKEN FROM THE EXTERIOR FACE OF THE STRUCTURE.



DATE	PROPOSED	NO.	DATE	REVISION
PROJECT:		WHITELAND TOWNE CENTER SUITE 00-ADJACENT OF SA HISTORIC STRUCTURE.		
DRAWING NAME:		FLOOR PLANS		
DRAWN BY:		JEROME H. TAYLOR A.I.A. ARCHITECT		
PROJECT NO.:		35 LOCKMEYER LANE, YARDELEY, PA 19647 (610) 483-6663 jerry.taylor@jmta.net		
DATE:		12-14-11		
DRAWING NO.:		A - 1		