

300 N Pottstown Pike
Exton, PA

Office For Sale or Lease



Phil Earley, CCIM

610.225.0900

Philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

LIEBERMAN EARLEY & COMPANY

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

BUILDING DESCRIPTION:

A 2,350 SF office condominium in the Exton Office Court that has highly coveted Town Center Mixed Use (TC) zoning, this office can be suited for a range of office or medical uses. Located in the flourishing Exton area, the property offers exceptional visibility and accessibility with long term prosperity.

SITE BENEFITS:

- New Maintenance Free Siding
- Abundant Parking
- Open, Spacious Environment
- Recent Interior Renovations



Lease Price: 17.00/SF + Electric + Janitorial

Sale Price: \$325,000



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LOCATION HIGHLIGHTS

300 N Pottstown Pike Suite 120 | Exton, PA



▶ Near US Business 30 and Route 202.

▶ Restaurants, banks, hotels, and shopping nearby.

300 N Pottstown Pike

Sunrise Blvd

Shoen Rd



Swedesford Rd

Swedesford Rd

Exton Square Pkwy



Exton



Waterloo Blvd

Miller Park



US-322 Alternate Truck

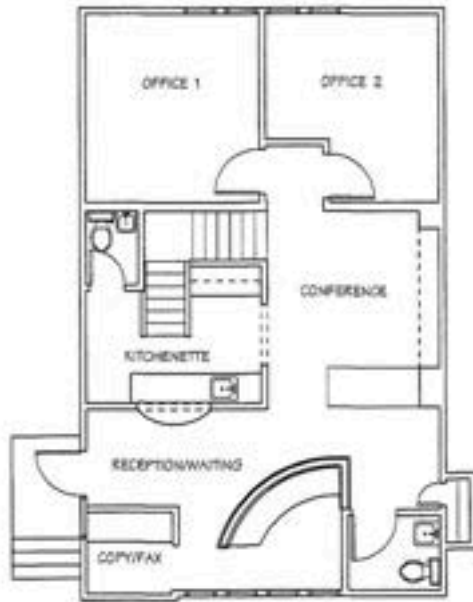


Commerce Dr

INTERIOR PHOTOS



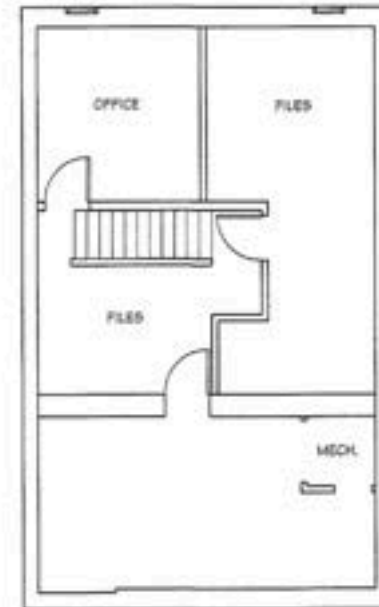
FLOOR PLAN



FIRST FLOOR



LOFT



LOWER LEVEL

1 EXISTING FLOOR PLAN
SK-1 NOT TO SCALE

GLENMOORE GREENE, LLC.
23301 SHANNONDELL DR.
AUDUBON, PA 19403

FRÖMMEYER CONSTRUCTION SVCS
300 N. POTTSTOWN PK, STE 120
EXTON, PA 19341

SK-1
09/01/2025

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