

45,794 SF MEDICAL SPACE AVAILABLE FOR LEASE



400 E Marshall Street, West Chester, PA

Lease Price: \$30.00/SF NNN

FEATURES:

Total Available:	45,794 SF
1st Floor:	12,708 SF
2nd Floor:	16,506 SF
3rd Floor:	16,490 SF
Parking:	97 spaces
Township:	West Chester Borough
Permitted Uses:	Assisted Living, Skilled Nursing, or Medical Use

BUILDING: A three-story healthcare facility that was accredited by the Joint Commission in 2018, it was formerly occupied by a 22-bed hospice and a 39-bed long term acute care hospital. Building improvements include operable windows throughout, a full-service kitchen, loading dock, 2 generators, and medical air, vacuum, and oxygen piping throughout the building.

The first floor has reception, offices, service areas, and separate 3,708 SF medical office suite complete with independent exterior entrance, reception, exam rooms and bathrooms.

The second floor has 16 private rooms, 12 semi-private rooms (12 beds), dining room, 2 bathing rooms, and physical/occupational therapy room.

The third floor 2 isolation rooms, 5 private rooms, 20 semi-private rooms (32 beds), 2 bathing rooms, and respiratory therapy room.

Contact:

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LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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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MEDICAL EQUIPMENT

Plumbing

Domestic Hot Water Supply	1 HW Boiler
Storage Tanks	2 HW storage tanks

HVAC

Common Areas	5 natural-gas boilers for heating and roof-mounted chiller for A/C
Patient Rooms	5 natural-gas boilers for heating and roof-mounted chiller for A/C

Electrical

Amperes	2000
Volts	120/208
Wire Type	3-phase, 4 wire

Generator 1

Kilowatts	135
Fuel Type	Diesel

Generator 2

Kilowatts	275
Fuel Type	Diesel

OTHER FEATURES

Fire Protection	Wet sprinkler fire protection; fire alarms; smoke detectors
Nurses Call System	Yes
Medical Gases	2 vacuums, medical air, piped in oxygen
Elevators	2 4,500-lbs, 3 stops each

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ESTIMATED 2021 OPERATING EXPENSES

Utility Expenses		
Electric (Paid Directly By Tenant)	\$	-
Water/Sewer (Paid Directly By Tenant)	\$	-
Stormwater Utility Fee	\$	0.11
Fire Alarm Monitoring & Repair	\$	0.18
Security & Fire Monitoring Phone Lines	\$	0.03
Subtotal	\$	0.32
Contracts		
Cleaning (Paid Directly By Tenant)	\$	-
Elevator	\$	0.18
Generator	\$	0.25
HVAC	\$	0.43
Landscaping	\$	0.17
Other	\$	0.14
Subtotal	\$	1.17
Repairs & Maintenance		
Roof Repairs	\$	0.05
Door Repairs	\$	0.05
HVAC Repairs	\$	0.28
Generator Repairs	\$	0.05
Parking Lot Repairs	\$	0.10
Subtotal	\$	0.53
Plants & Flowers	\$	0.06
Painting	\$	0.03
Pest Control	\$	0.01
Water Treatment	\$	0.05
Plumbing	\$	0.08
Snow Removal	\$	0.50
Windows & Screens	\$	0.04
Insurance	\$	0.42
Management	\$	0.82
Admin	\$	0.01
Real Estate Taxes	\$	4.13
Total/SF	\$	8.17

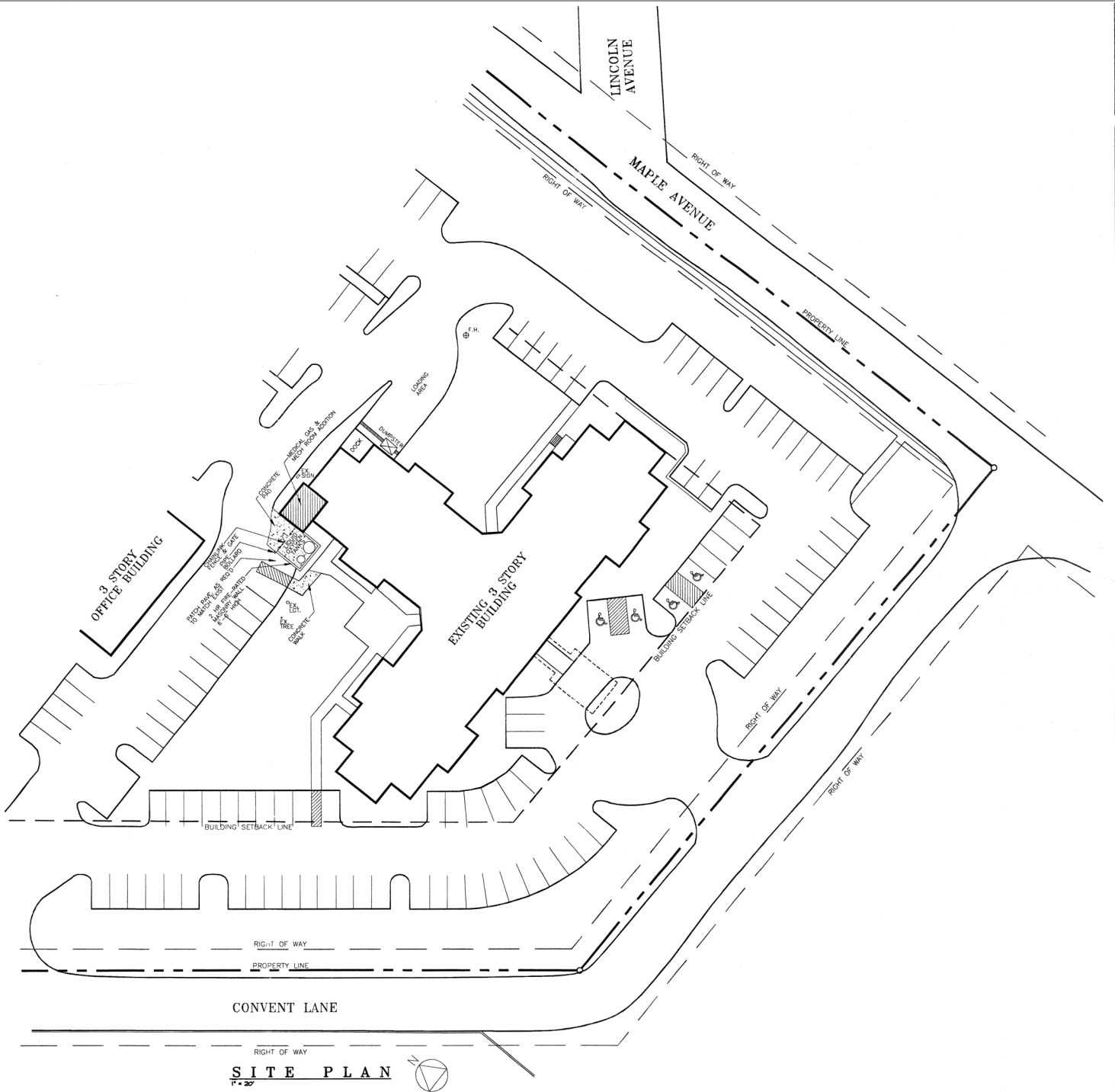
Taxes appealed and reduced to \$3.22/ SF for 2022

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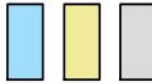
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1st Floor: 12,708 SF

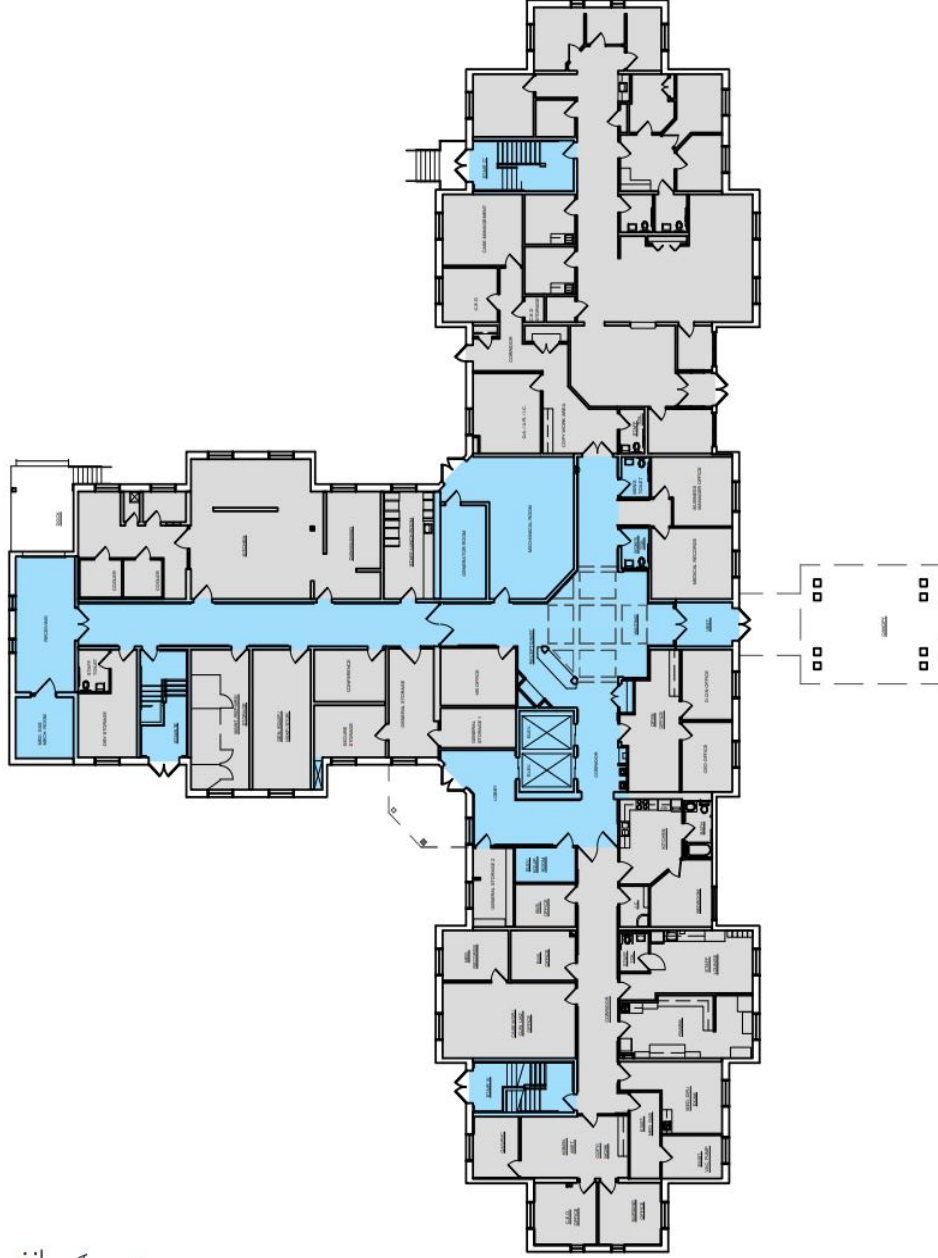
BOMA PLAN LEGEND:



BUILDING SERVICE AREA

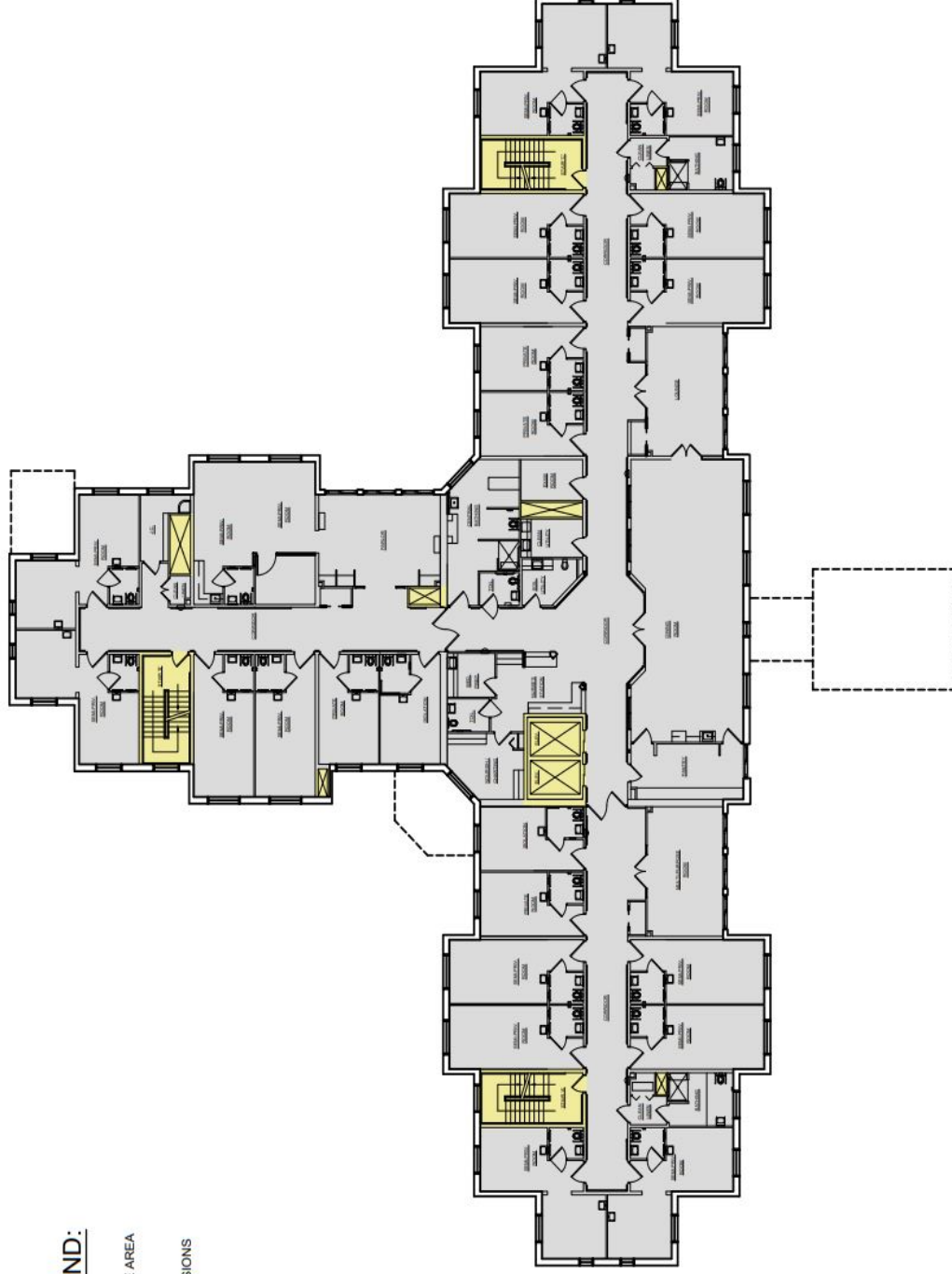
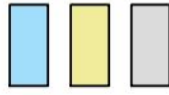
RENTABLE EXCLUSIONS

TENANT AREA



2nd Floor: 16,506 SF

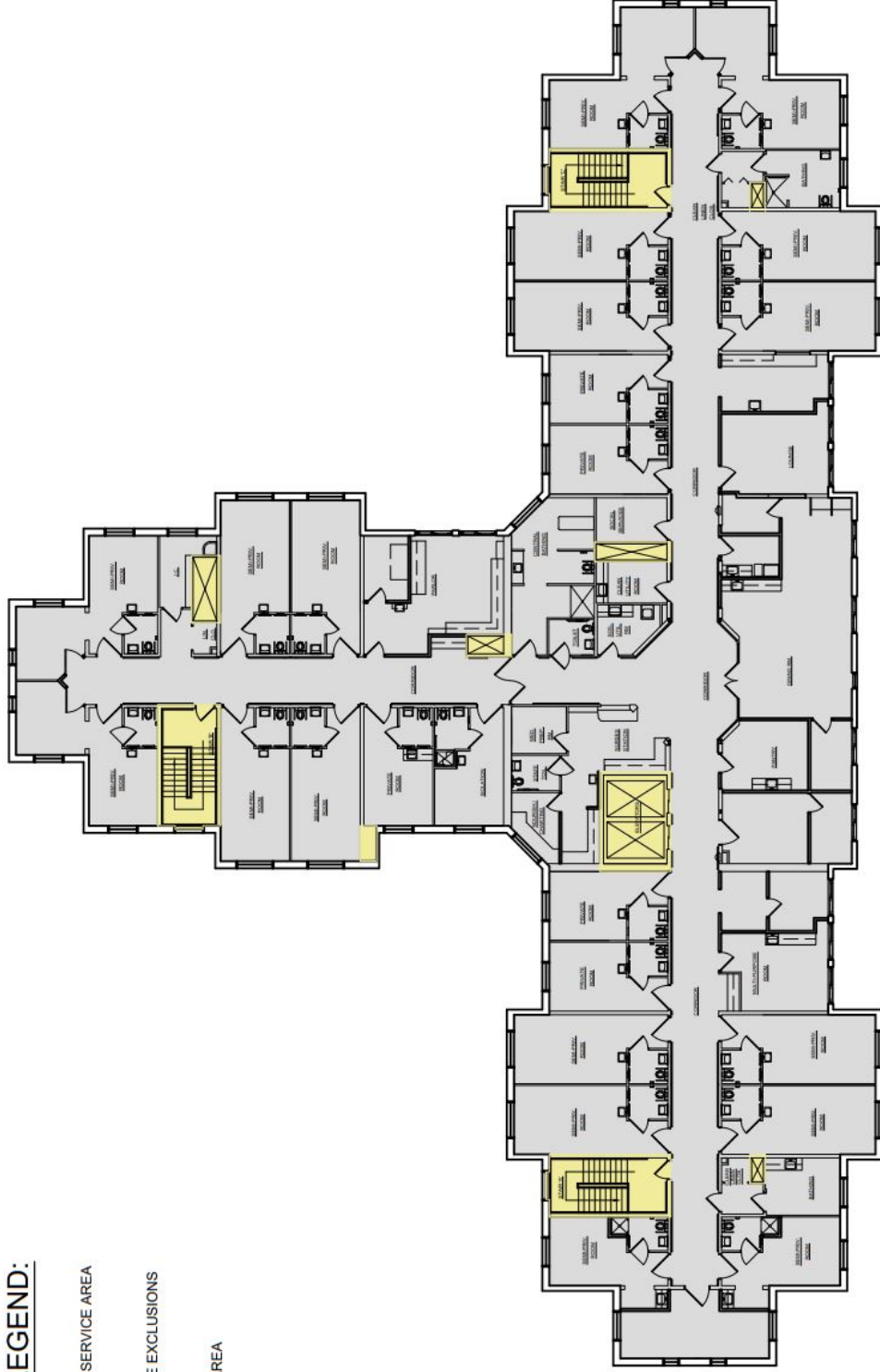
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3rd Floor: 16,490 SF

BOMA PLAN LEGEND:

-  BUILDING SERVICE AREA
-  RENTABLE EXCLUSIONS
-  TENANT AREA



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