

401 Gordon Drive  
Exton, PA

For Lease



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

401 Gordon Drive  
Exton, PA

80 Solar Panels

## Disclaimer

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# EXECUTIVE SUMMARY

401 Gordon Drive  
Exton, PA

Total Available: Suites Available:	4,239 SF 881 SF – 4,239 SF
HVAC:	2 Gas Fired HVAC units
Roof:	GE Silicon's Roofing System installed in late 2015, keeping down heating and cooling bills
Lighting:	New LED lighting through out building
Solar Panels:	80 Sun-Power Solar Panels on the roof lowering energy cost.
Zoning:	PIC Planned Industrial-Commercial



## **BUILDING DESCRIPTION:**

4,239 SF commercial condominium. Currently divided into four office suites all with private entrances and access to a shared kitchenette. The entire building has a surge protector, and fire sprinkler system.

*Short Term Leases Available*





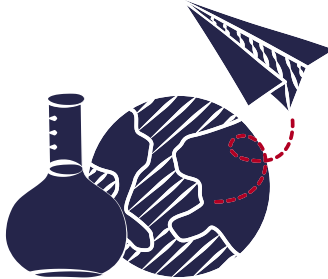

Lease Rate  
**\$21/SF (Includes Electric and Janitorial)**

# LOCATION INSIGHTS

## Key Facts:

## Education:

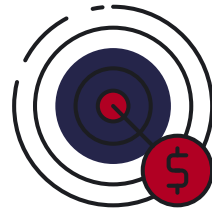
<p>79,350 Population:</p>  <p>29,719 Households:</p>	<p>40.2% Median Age:</p>  <p>\$102,233 Median Disposable Income:</p>
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<p>88% High School Graduates:</p> 	<p>85% Some College or Bachelors:</p> 
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Median Household Income:  
\$131,484



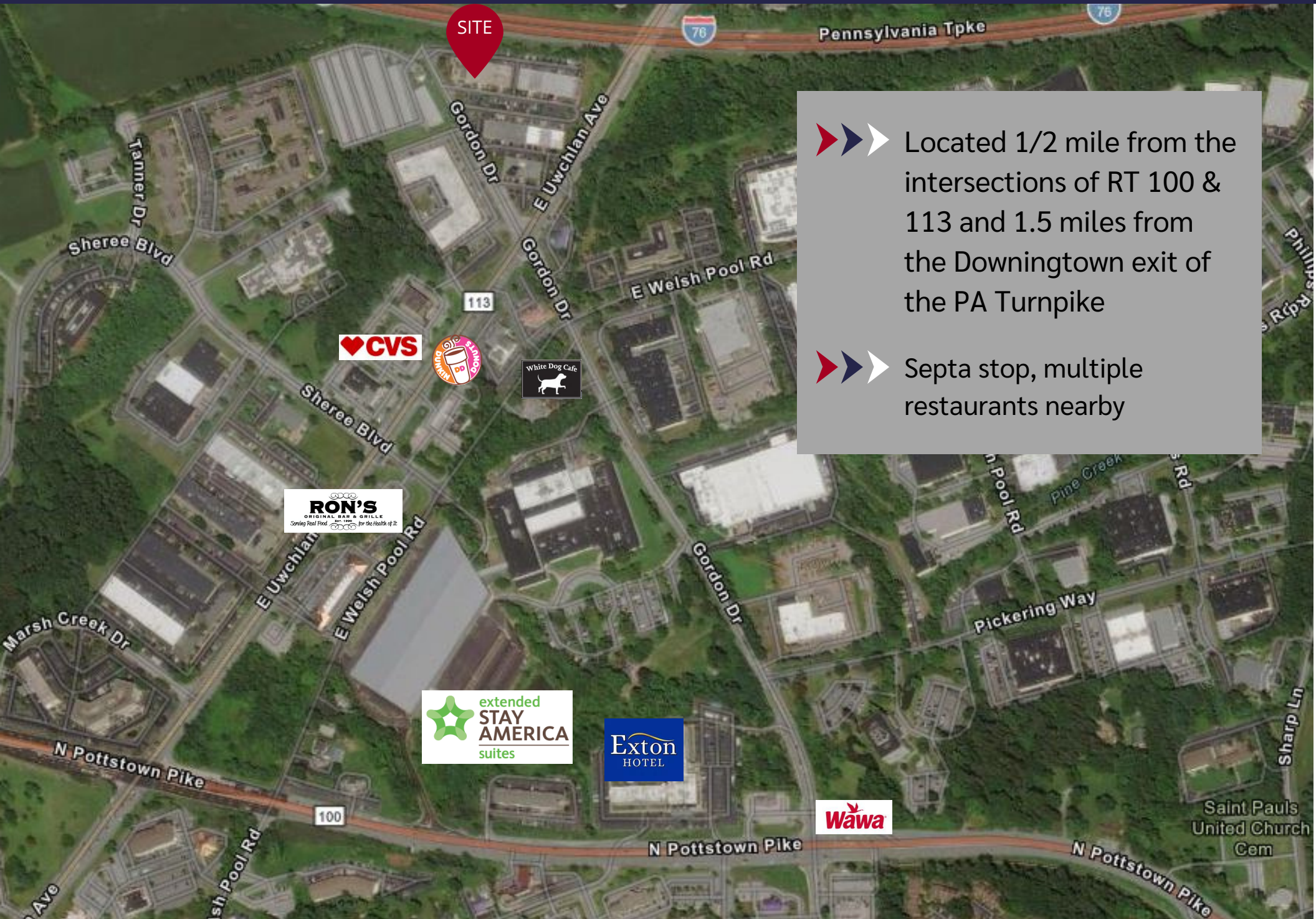
Median Per Capita Income:  
\$62,997



Median Net Worth:  
\$563,025



# LOCATION HIGHLIGHTS / SITE MAP



➤ Located 1/2 mile from the intersections of RT 100 & 113 and 1.5 miles from the Downingtown exit of the PA Turnpike

➤ Septa stop, multiple restaurants nearby

# FLOOR PLANS

