

4,237 SF OFFICE SPACE AVAILABLE FOR LEASE OR SALE



401 GORDON DRIVE, EXTON, PA

Lease Price: \$21.50/SF plus Electric & Janitorial | **Sale Price:** \$783,000
Short Term Leases Available

Operating Expense: \$4.30/SF ± plus Gas, Electric and Janitorial
HVAC: 2 Gas Fired HVAC units
Roof: GE Silicon's Roofing System installed in late 2015, keeping down heating and cooling bills. Warrantee can also be transferred to new owner.
Lighting: New LED lighting through out building
Solar Panels: A 200-amp Electrical Service and 80 Sun-Power Solar Panels on the roof creating up to 25,339 kWh/yr. Has a 25 year parts and labor transferable warranty. In 2018, gas/electric bill was only \$0.62/SF.
Zoning: PIC Planned Industrial-Commercial

BUILDING: 4,237 ± SF commercial condominium. Currently divided into four office suites all with private entrances and access to a shared kitchenette. The township now requires fire separation walls between each tenant. The entire building has a surge protector, 250 SF storage area, and automatic sprinkler system.

LOCATION: The Gordon Park Office Complex is a beautifully landscaped community with 4 paces per 1,000 SF parking and is located 1/2 mile from the intersections of routes 100 & 113 and 1.5 miles from the Downingtown exit of the PA Turnpike. Septa stop, multiple restaurants nearby.



Contact:

Phil Earley, CCIM
610.225.0900
philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

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

Gordon Drive Office

4,237 SF



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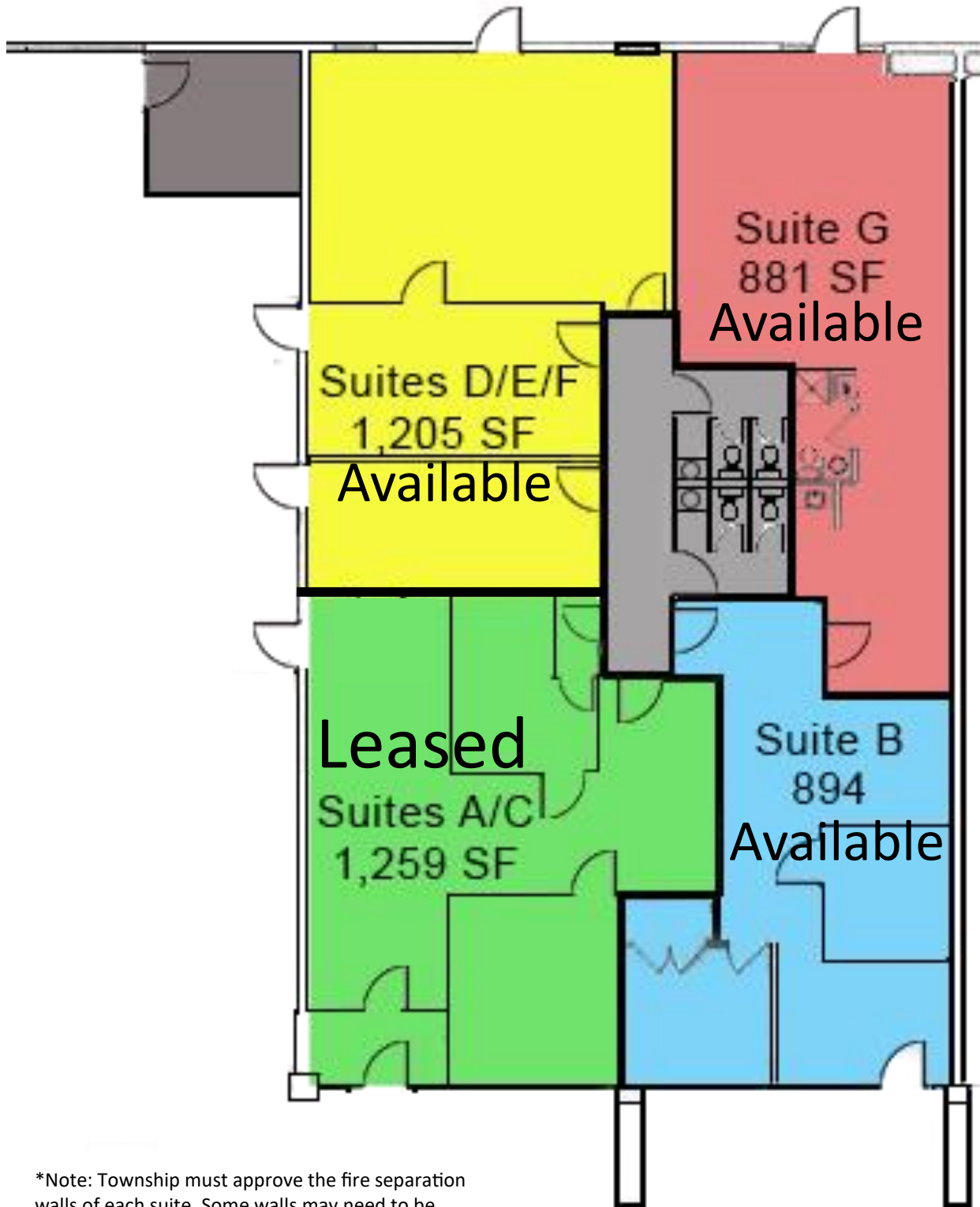
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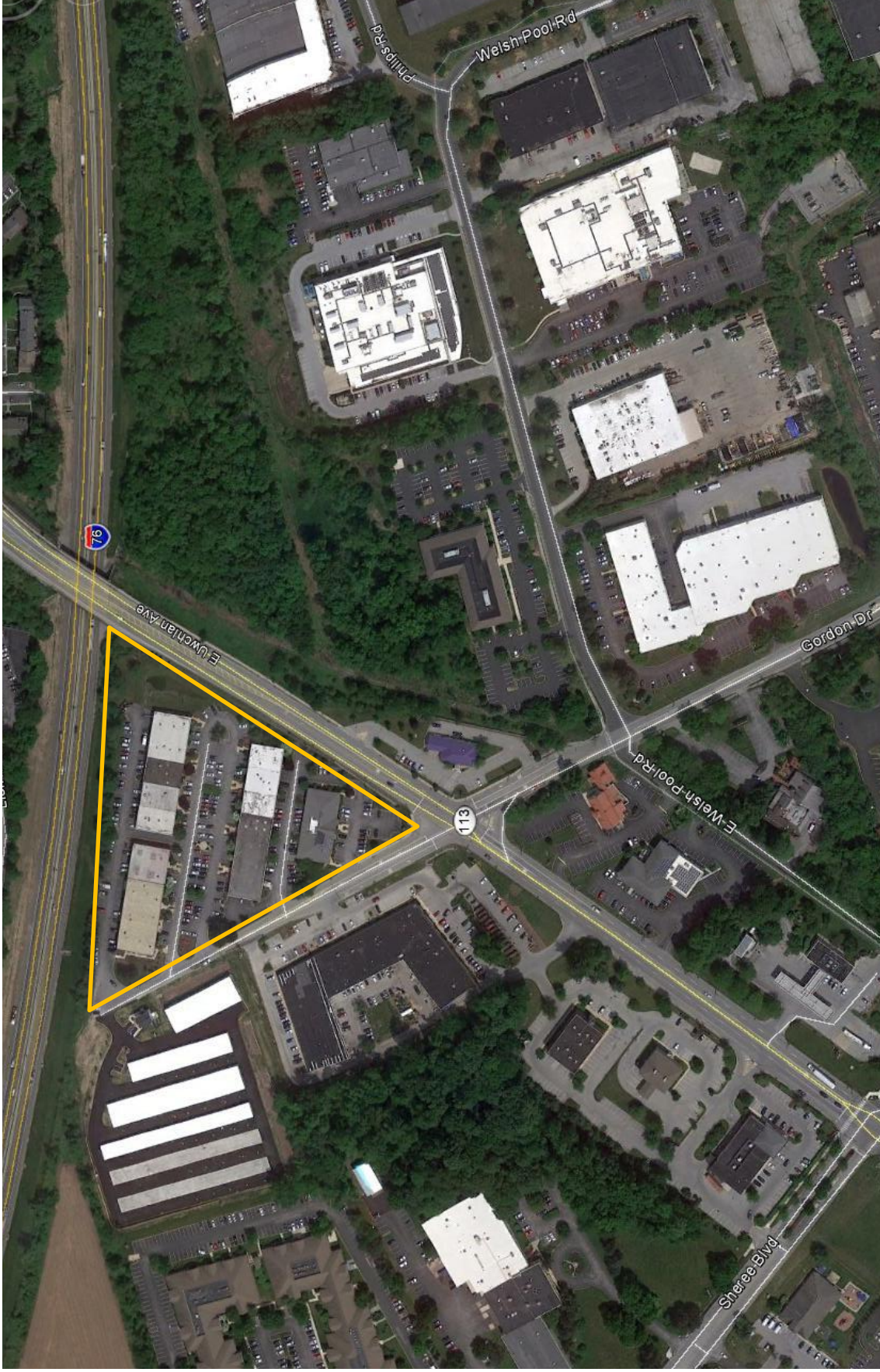
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Gordon Drive Office | Floor Plan



*Note: Township must approve the fire separation walls of each suite. Some walls may need to be built

Gordon Drive Office

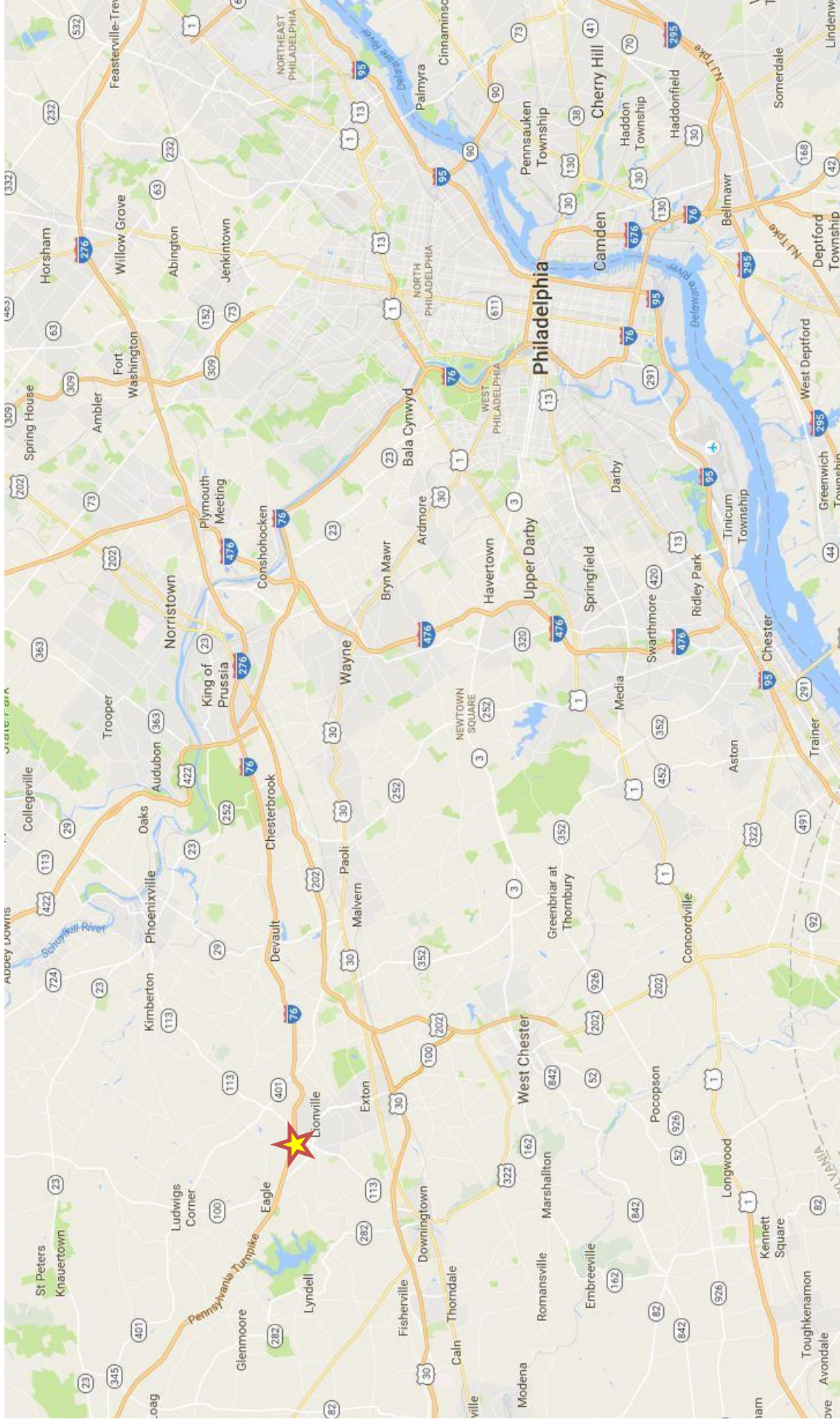


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Gordon Drive Office Condominium



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