

# Medical Suites Available for Lease

## Suite 1: 2,010 ± SF | Suite 4: 1,310 ± SF



## 520 MAPLE AVE, WEST CHESTER, PA

**Lease Price:** \$21.00/SF Gross

### OVERVIEW:

Total Building:	11,485 SF
Available:	1,300– 2,010 ± SF
Zoning:	MSP/Medical Use
Water/Sewer/ Gas:	Public
Year Built:	1984
Township:	West Goshen
Parking:	5/1,000 SF
Lease Term:	3,5,7,10 years
Lease Rate:	\$15.25/SF NNN. Gross rate pricing is available
Build-out:	TBD based on plan design

**BUILDING SUMMARY:** Join Gateway Medical and Labcorp adjacent to Penn Medicine/Chester County Hospital Medical Campus. All suites are separately metered.

### Two suites available:

**Suite 1** is 2,010 SF and fully fit-out as a medical suite. There is also available space for records storage with 24/7 access.

**Suite 4** is 1,310 ± SF in modified shell condition and is ready for a Medical/Dental or Professional user. Suite 4 has existing medical and bathroom plumbing stubbed-in and ready for fit-out. Extensive parking is available in both the side and rear lots.

**LIEBERMAN EARLEY & COMPANY**

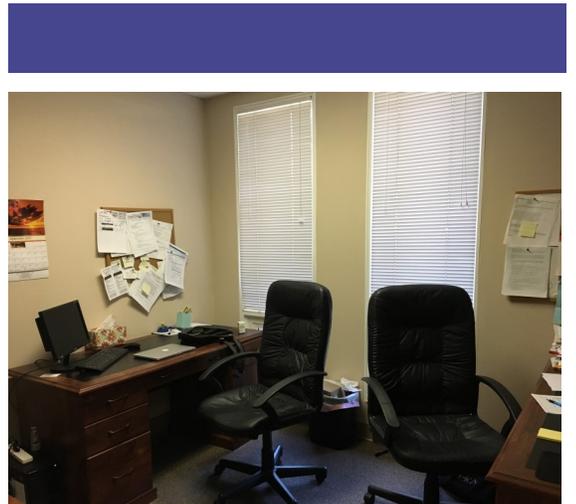
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

### Contact:

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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.

# 520 Maple Ave, West Chester Suite 1



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520 Maple Ave, West Chester  
Suite 4

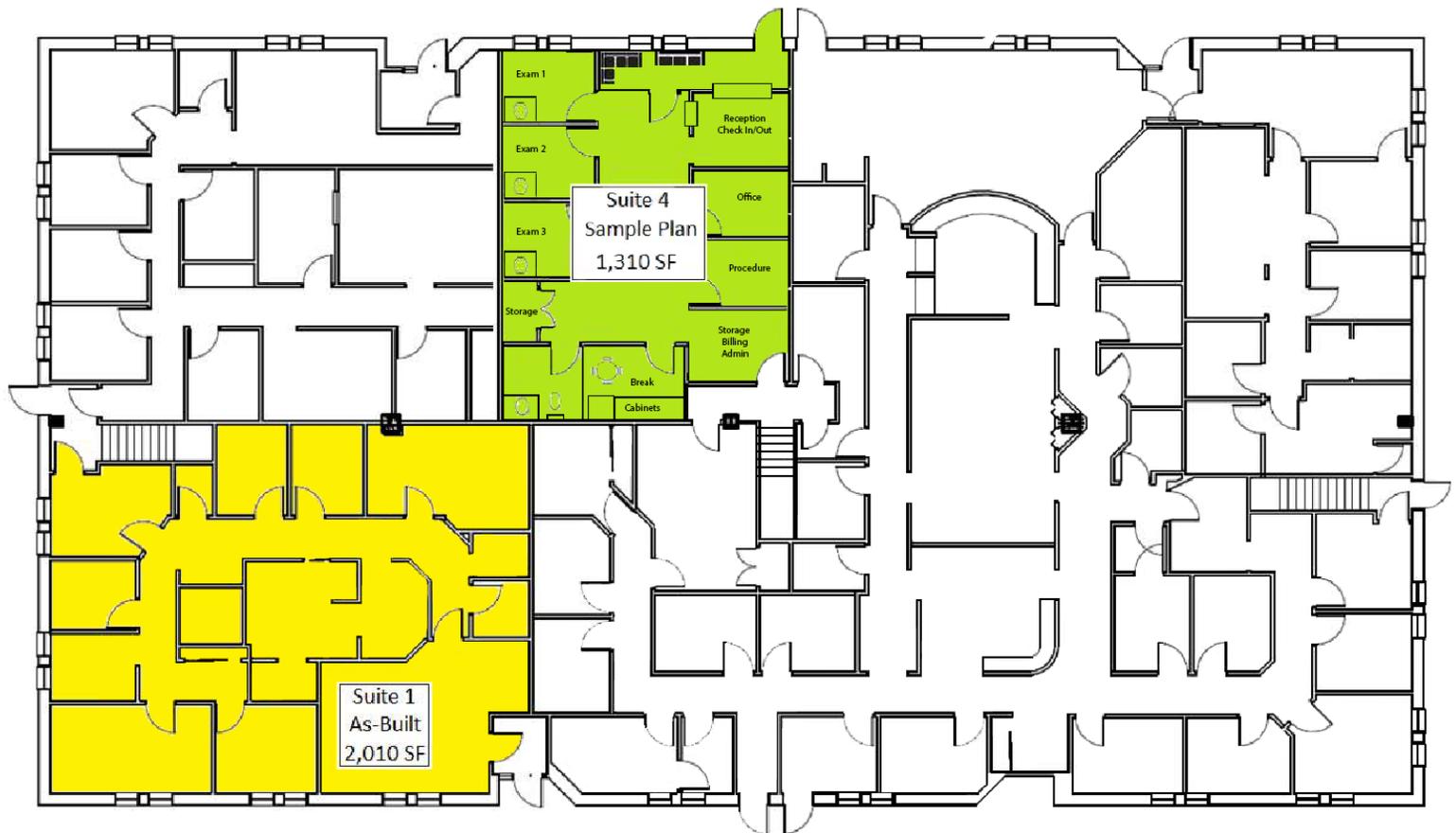


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# Floor Plan: Suite 1 & 4

520 Maple Ave, West Chester



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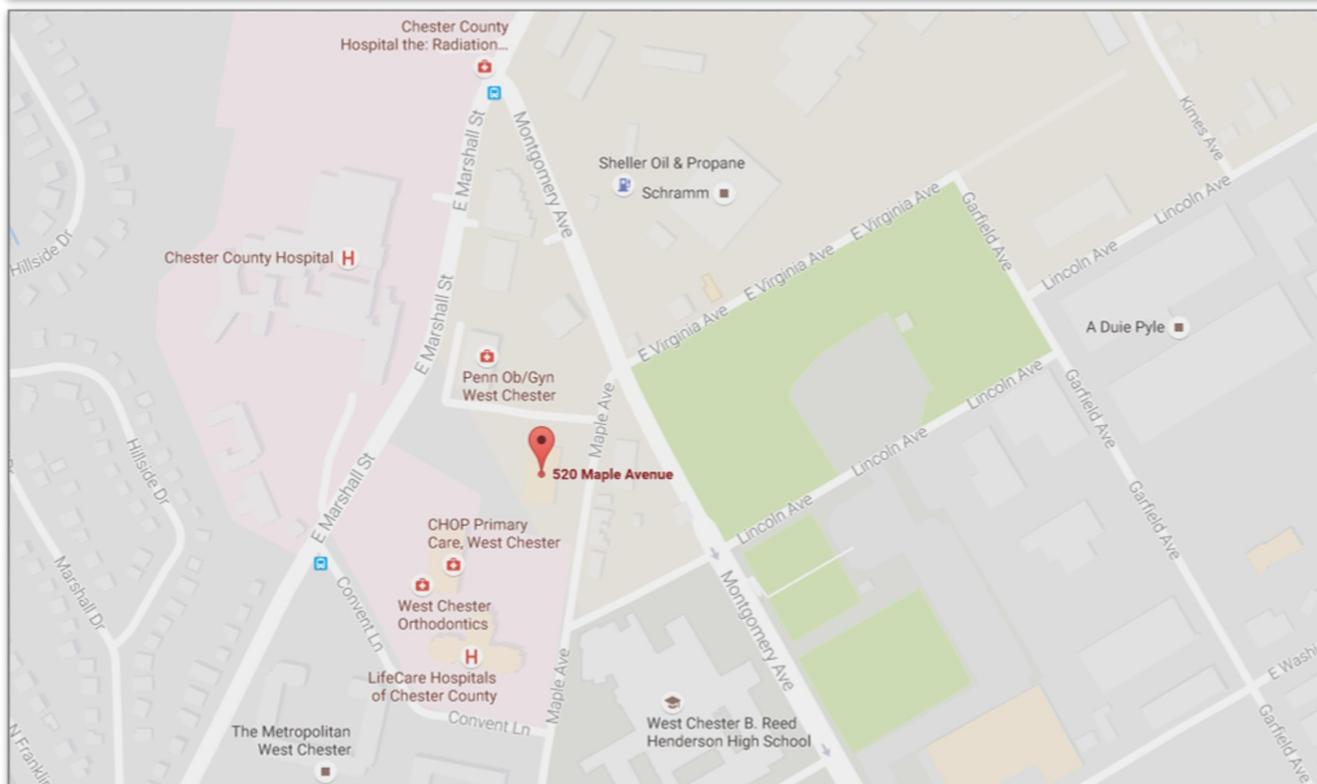
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