

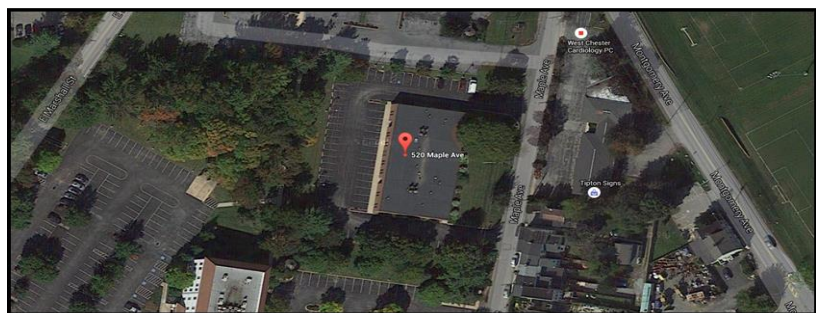
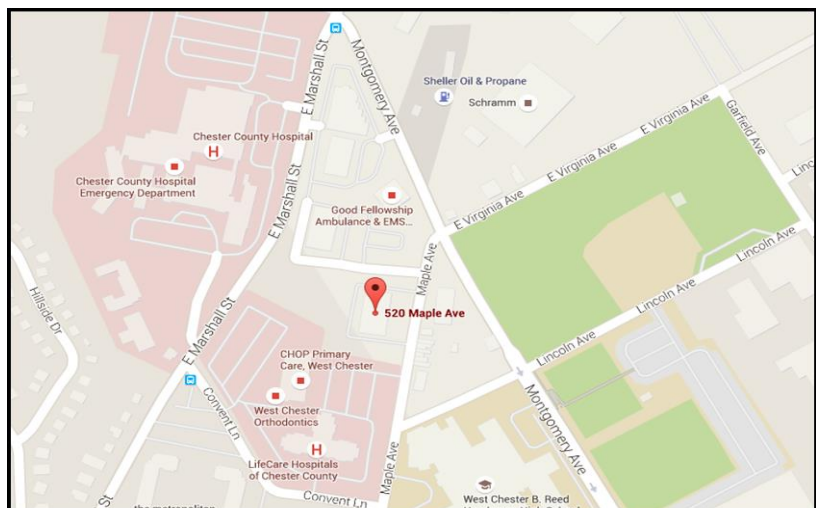
FOR LEASE: WEST CHESTER MEDICAL OFFICE
Two 1,300± SF Medical Suites
520 Maple Avenue, in West Chester, PA



Join Gateway Medical and Labcorp adjacent to Chester County Hospital/Main Line Health Medical Campus. Two 1,300± SF suites; one is “plug and play” while the other is in shell condition. Both are ready to go for a Medical/Dental and/or Professional user who needs medical space adjacent to Chester County Hospital. Also available for records storage with 24/7 access.

Both suites are separately metered. Suite 3 is currently fit-out as a Pulmonology office. Suite 5 is shell condition with existing medical and bathroom plumbing stubbed-in and ready to go. Extensive parking is available in both the side and rear lots. Both suites are offered for Lease and are ready for occupancy by 1QTR 2016.

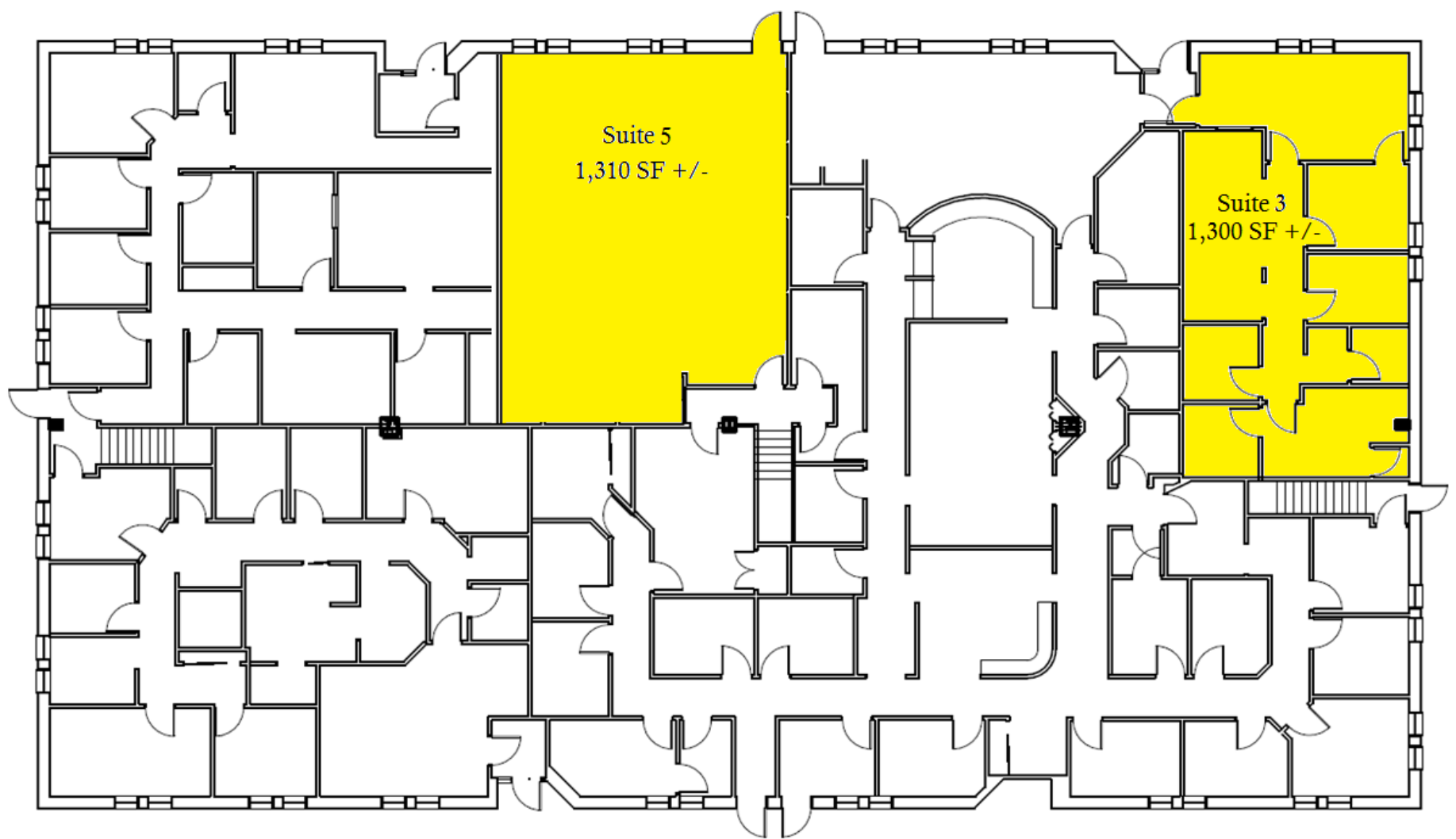
Township:	West Goshen
Zoning:	MSP/Medical Use
Water/Sewer/Gas:	Public
Year Built:	1984
Total Building:	11,485 SF
Lease Rate:	\$15.25/SF NNN. Gross rate pricing is available.
Lease Term:	3, 5, 7 10 Years
Parking:	5/1,000 SF
Build-out:	TBD based on plan design
Occupancy:	1QTR 2016



For more information, please contact:

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Suite 3

“Plug and Play”

Suite 5

Modified Shell with plumbing, HVAC and sprinklers in place



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