

FULLY OCCUPIED OFFICE/ MEDICAL BUILDING FOR SALE



BUILDING 300 | 6 DICKINSON DRIVE | CHADDS FORD, PA

BUILDING: 20,000 ± SF premier atrium building completed in 2000 is now offered for sale as an investment property. With high end finishes, elevator, and fully ADA compliant, this fully tenanted building is perfect for an investor/1031. This building is a stand-alone condo unit with 3.4/1,000 SF parking ratio, updated systems and established tenants.

AVAILABILITY:

- 19,528 Gross Building SF
- Class B Office
- 100% Occupied
- Elevator served, ADA Compliant
- Taxes: \$2.94/SF or \$57,201 2016
- Land: 1.15 Acres or 50,094 SF
- Zoning: POC– Planned Office Center



LOCATION: Centrally located at Routes 202 and 1 and is close to Philadelphia International Airport and the planned Main Line Health Medical Complex.

Contact:

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LIEBERMAN EARLEY & COMPANY

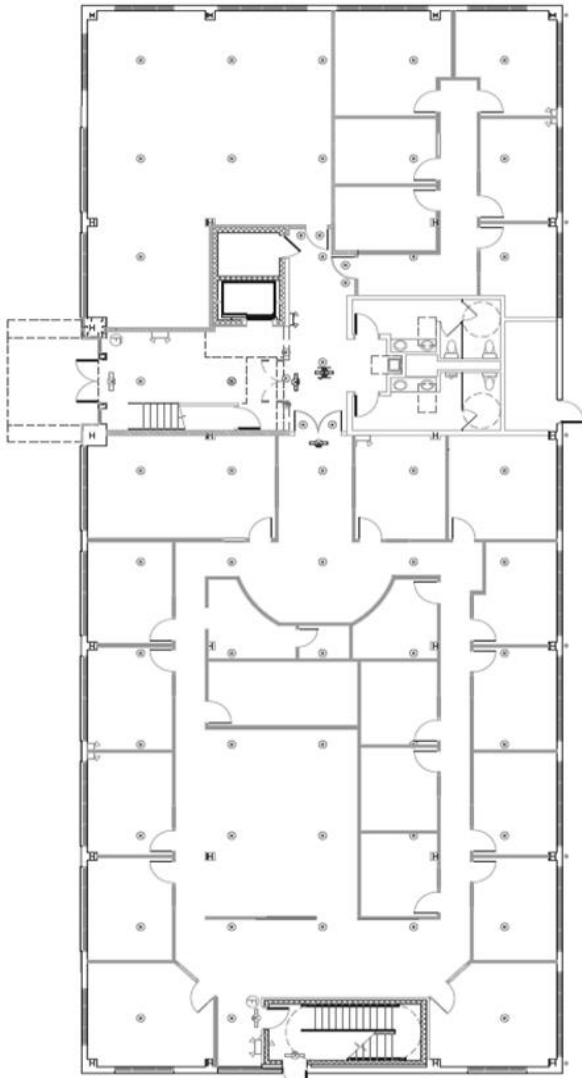
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

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.

Building 300 | 6 Dickinson Drive
20,000 ± SF



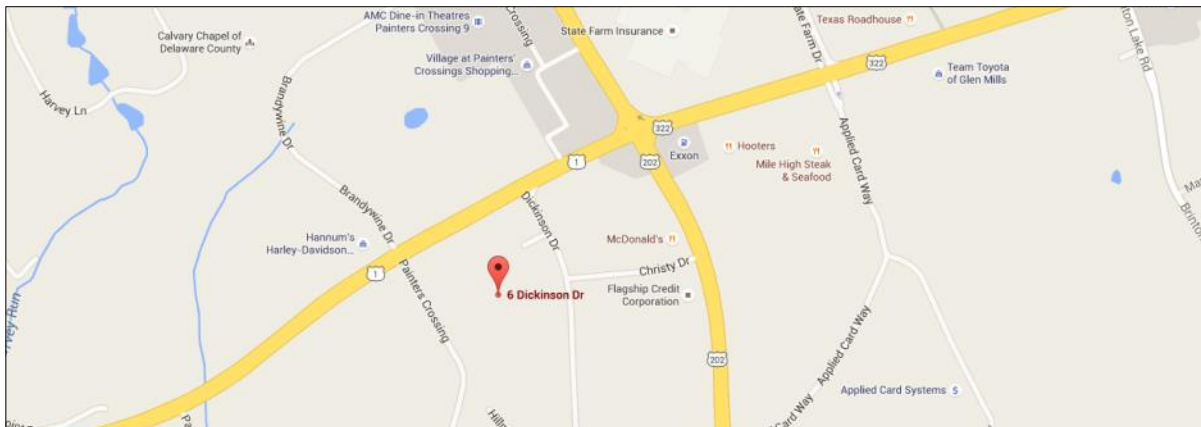
Building 300 | 6 Dickinson Drive 20,000 ± SF



First Floor Plan



Second Floor Plan



ARTICLE XIII

POC District (Planned Office Center)

§ 135-76. Purpose.

The POC Planned Office Center Districts are designed for the following purposes: 135:93 **10 - 01 - 2009**

§ 135-76 CHADDS FORD CODE § 135-78

- A. To provide opportunities for well-designed business uses in the form of a planned office or professional office center;
- B. To create a safe, efficient, convenient, functional and attractive business center wherein buildings, structures and open areas are well integrated to the site and well related to one another;
- C. To provide for large site, low lot coverage development to project a campus-like setting where buildings and landscaping are unified;
- D. To promote the sensitive development of the U.S. Route 1 and Wilmington-West Chester Pike corridors for uses that will be visually compatible with the character of Brandywine Gateway area noted for its historic, topographic, architectural, cultural and artistic heritage;

§ 135-77. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used or occupied for any of the following uses and for no other:

A. Permitted principal uses.

- (1) Professional, business, medical and administrative offices.
- (2) Business, trade, public or private schools.

B. Permitted accessory uses.

- (1) Accessory uses on the same lot with and customarily incidental to any of the above permitted principal uses.
- (2) Parking in accordance with Article XIX.
- (3) Signs in accordance with Article XVIII.

C. Conditional uses.

- (1) Public parking garages.
- (2) Educational, philanthropic or religious uses.

§ 135-79. Area and bulk regulations.

- A. Tract area: four-acre minimum.
- B. Highway frontage: three-hundred-foot minimum for the tract, and one-hundred-fifty-foot minimum for any individual lots therein.
- C. Building coverage: twenty-five-percent maximum.
- D. Impervious surface coverage and green area: Not more than 65% of the total area of any lot shall be covered by impervious surfaces. Not less than 35% of the total area of any lot shall be preserved and/or created as green area.
- E. Setbacks: Refer to § 135-62A(5) and (6) for applicable setbacks for buildings from street lines and from perimeter property lines.

§ 135-80. Special requirements for permitted and conditional uses.

Refer to § 135-63 for special requirements related to ownership; site and building design; buffer areas; landscaping; setbacks for accessory use structures; utilities; mechanical equipment; outdoor storage and display; sewage disposal and water supply; environmental controls; parking, highway access and traffic; crosswalks and sidewalks; curbing and edging; lighting; and signs. All references to "PBC" shall be construed to apply to "POC."