

APPROVED 33,800 ± SF OFFICE BUILDING LOT FOR SALE

THE COMMONS AT OAKLANDS, EXTON PA



800 W. Lincoln Highway, Exton, PA | Lot 14

Sale Price: \$2,535,000

AVAILABLE

- Approvals for a 33,800 SF Building
- Traffic Light at Park Entrance
- Signage on Building and at Park Entrance
- 4/1000 Parking
- Potential for a Parking Garage Below Building
- Completed Site work:
 - Storm water facilities
 - Utilities to the site
 - Parking lot with curbing
- Ready to build (by others)
- Possible Uses: Daycare, Medical Office, Corporate Headquarters, and more

LOCATION

- Site available within The Commons at Oaklands a 13 building office condominium development.
- Lincoln Highway (Route 30) adjacent to the Exton/Downingtown Exit of The Route 30 Bypass – West Whiteland Township, Chester County Minutes to Routes 100, 113, 202 & the Pennsylvania Turnpike.

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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.

The Commons at Oaklands | Building 14



Building 14 – No Parking Garage



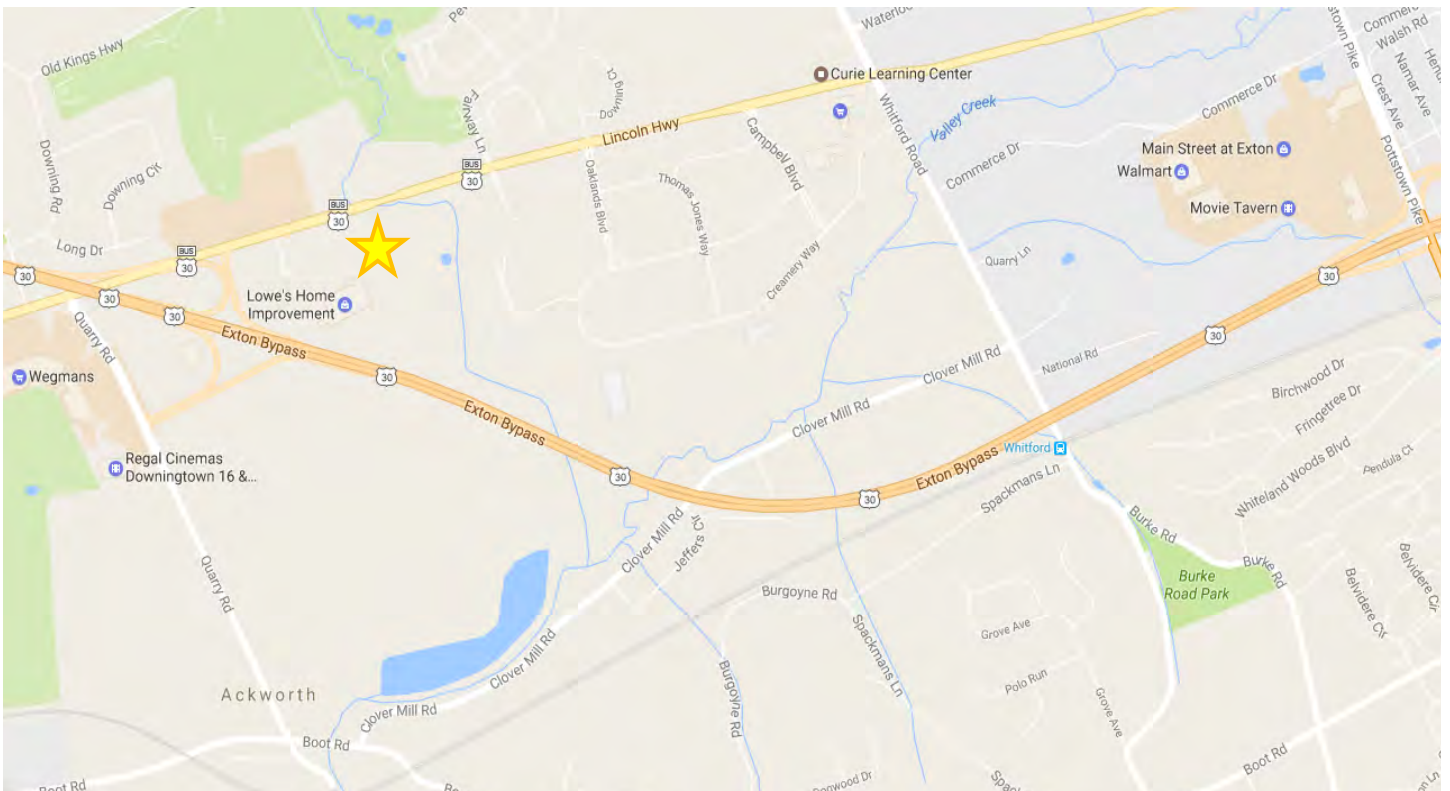
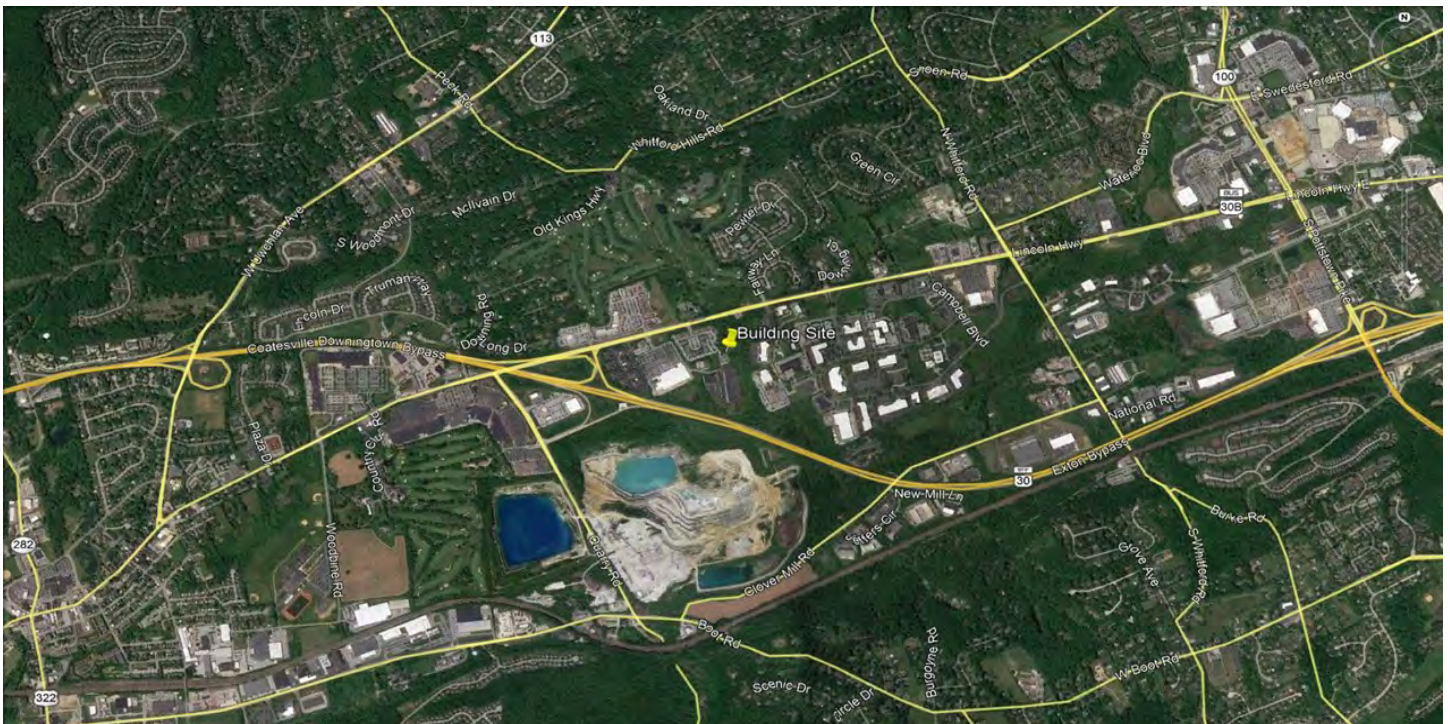
Building 14 – with Underground Parking

The Commons at Oaklands | Site Plan



SITE PLAN

The Commons at Oaklands | Aerial & Map



The Commons at Oaklands | 2020 Budget

Account	Total
Insurance Expense	\$ 12,071
Electric Common Area	\$ 4,825
Water Common Area	\$ 15,000
Trash Removal	\$ 11,820
Window Cleaning	\$ 3,000
R and M—Other	\$ 9,000
R and M Supplies –Other	\$ 1,000
Exterminating/ Pest Control	\$ 1,800
Snow Removal	\$ 52,280
Landscaping Contract	\$ 27,000
Landscaping Other	\$ 1,500
Stormwater Management	\$ 6,000
Fire Extinguishers and Sprinklers-Contact	\$ 11,000
Backflow	\$ 730
Accounting Services	\$ 750
Legal Counsel Fees	\$ 1,200
Management Fee	\$ 22,800
Postage	\$ 160
Total Operating Expenses	\$ 181,936
Major Projects Reserve	\$ 47,100
Note: The Commons at Oaklands is 94,200 SF	\$ 2.43/SF