

85 Old Eagle School Rd.  
Wayne, PA

For Lease



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**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

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## Disclaimer

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# EXECUTIVE SUMMARY

Suite 202:	2,299 SF
Suite 204:	3,116 SF
Zoning:	C1- Commercial
Parking:	4/1,000
Township:	Tredyffrin

- 2'x2' ceiling tiles with recessed grids
- HVAC thermostats located inside each suite
- Full Bathroom renovation in 2021
- Basement Storage areas
- Elevator
- 84 Parking Spaces
- LED Lighting

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## BUILDING DESCRIPTION:

85 Old Eagle School Rd. is a two-story office building located in Tredyffrin township. The office building was recently renovated in 2019.



## SITE FEATURES:

Available suites are in an improved shell condition ready for fit-up.

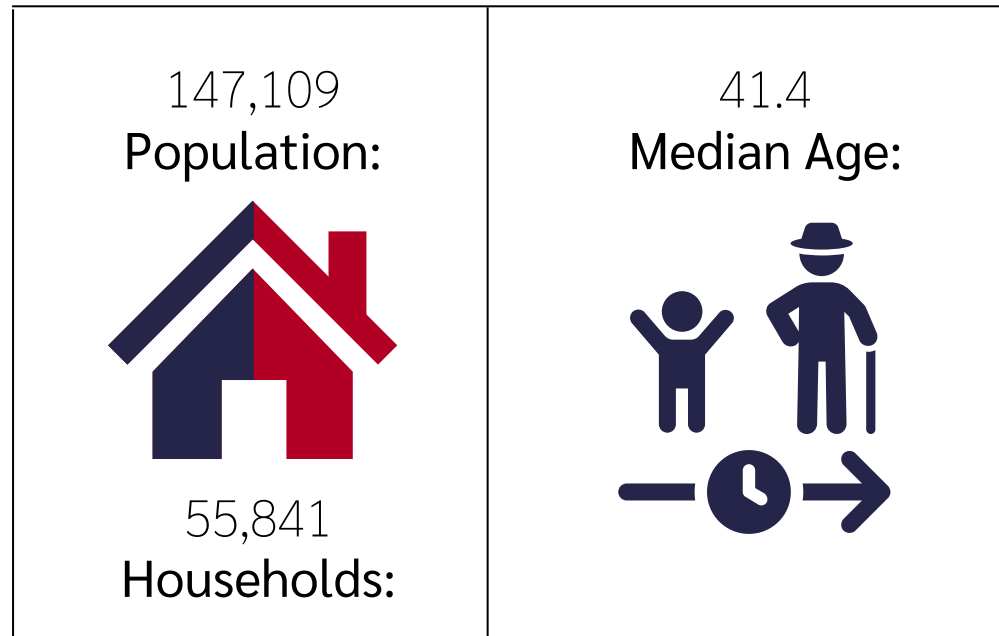


Lease Rate:  
**\$25.50 SF + Electric**

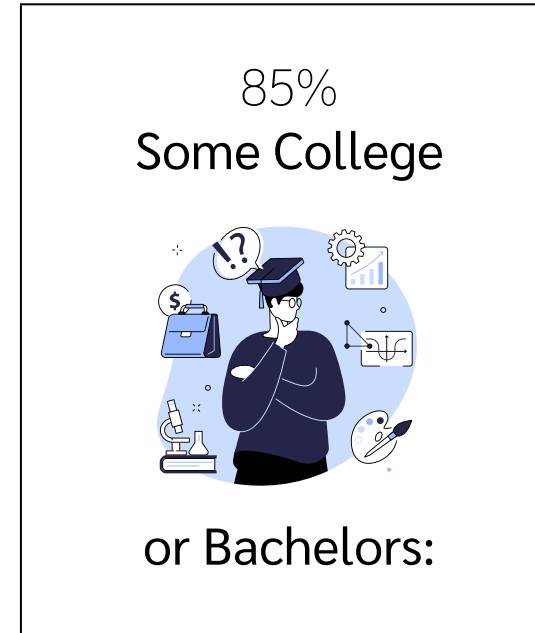
# LOCATION INSIGHTS

85 Old Eagle School Rd.  
Wayne, PA

Key Facts: 5 mile radius



Education:



Median  
Household Income:  
\$128,266



Lease Rate:  
**\$25.50 SF + Electric**

# LOCATION HIGHLIGHTS / SITE MAP



Excellent location off of Route 30 and close proximity to I-476.



Surrounded by abundant amenities and shops

# LOCATION HIGHLIGHTS



SITE

Endodontic Specialists  
PC/ Dr. Bruce R. Terry...

**Strafford Train Station  
R3 Paoli/Thorndale Line**



# FLOOR PLAN



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