

**LIEBERMAN EARLEY & COMPANY APPOINTED EXCLUSIVE AGENT  
FOR THE LEASE OR SALE OF A 12,000 SF OFFICE BUILDING AT  
860 E. SWEDSFORD ROAD IN WAYNE, PA**

**WAYNE, PA** ... Lieberman Earley & Company in Wayne, PA, has been named the exclusive agent for the lease or sale of a 12,000 square foot office building situated adjacent to the Swedesford Road exit of Route 202 South.

John Lieberman, a principal of Lieberman Earley & Company, is representing the owner of the Property, Siepser Properties, LLC, in marketing the building to prospective tenants/users/investors in the Montgomery and Chester County areas.

It is being offered for lease at \$20.50/SF plus tenant electric and also for sale with an asking price of \$3,000,000.

According to Lieberman, “this building represents an excellent opportunity for a company to be situated in a beautiful office building in one of the most visible locations from Route 202 with close proximity to the King of Prussia Mall, Routes 202, 476 and 422 and the Valley Forge Interchange of the PA Turnpike”. It is adjacent to the soon to be built Village of Valley Forge, a new complex of high-end speciality shops, restaurants, entertainment, office and residential.

860 Swedesford Road is a two story, glass, brick and stucco office building with a formal front entrance of glass, electric heat pumps split units with rooftop condensers, 400 amps, 3 Phase 120/208 Volt and shared parking for 78 cars. 6,000 square feet of the building is currently being occupied by the owner, Siepser Laser Eyecare, and the remaining 6,000 square feet is available for lease to single or multiple tenants.

For more information, please contact:

John Lieberman at 610-225-0901

