

# 3,165 SF Office/Medical Space for Lease



**596 Lancaster Ave., Malvern, PA**

**Lease Price: \$18.00 SF NNN**

## Suite Description:

- Join Children's Dental Surgery
- End-cap unit
- Along Lancaster Avenue
- No common areas
- 2 private entrances
- Lobby with reception area
- 6 private offices
- Large bull pen area
- Conference rooms with generous window lines and updated finishes



## Location:

Close to Routes 202, 29, 401 and 100  
Approximately 18,000 trips per day.  
6/1000 SF parking ratio.

**Contact:**  
Jessi Ayoub | 484.459.0557  
jayoub@liebermanearley.com

**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.

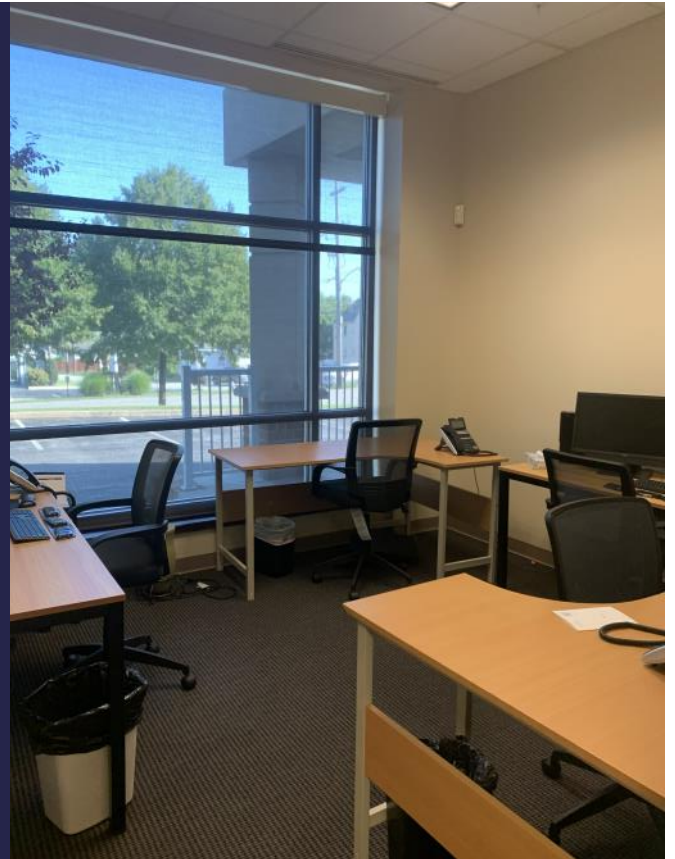


# 596 Lancaster Ave., Malvern, PA

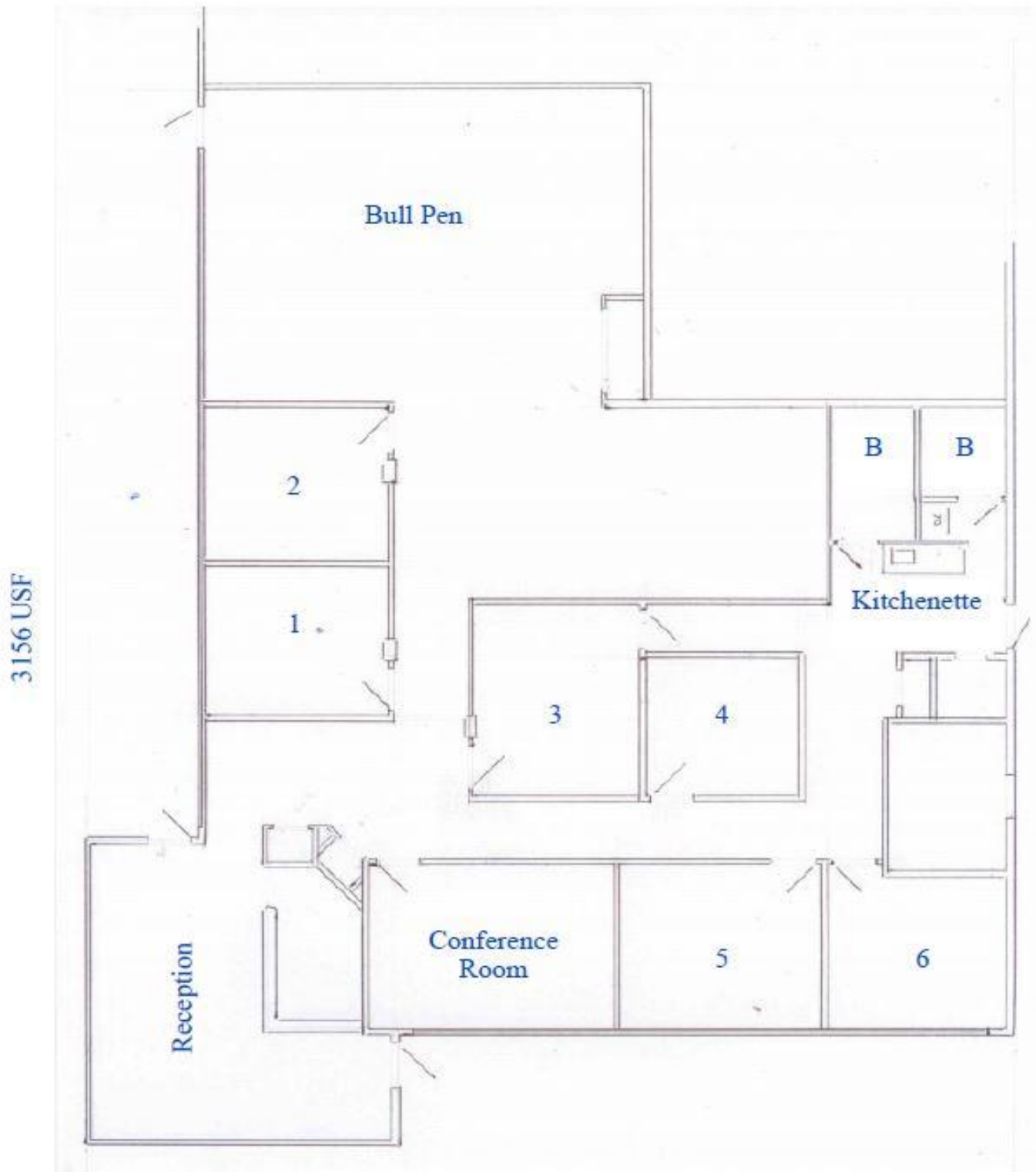




# 596 Lancaster Ave., Malvern, PA



# 596 Lancaster Ave., Malvern, PA | Floor Plan



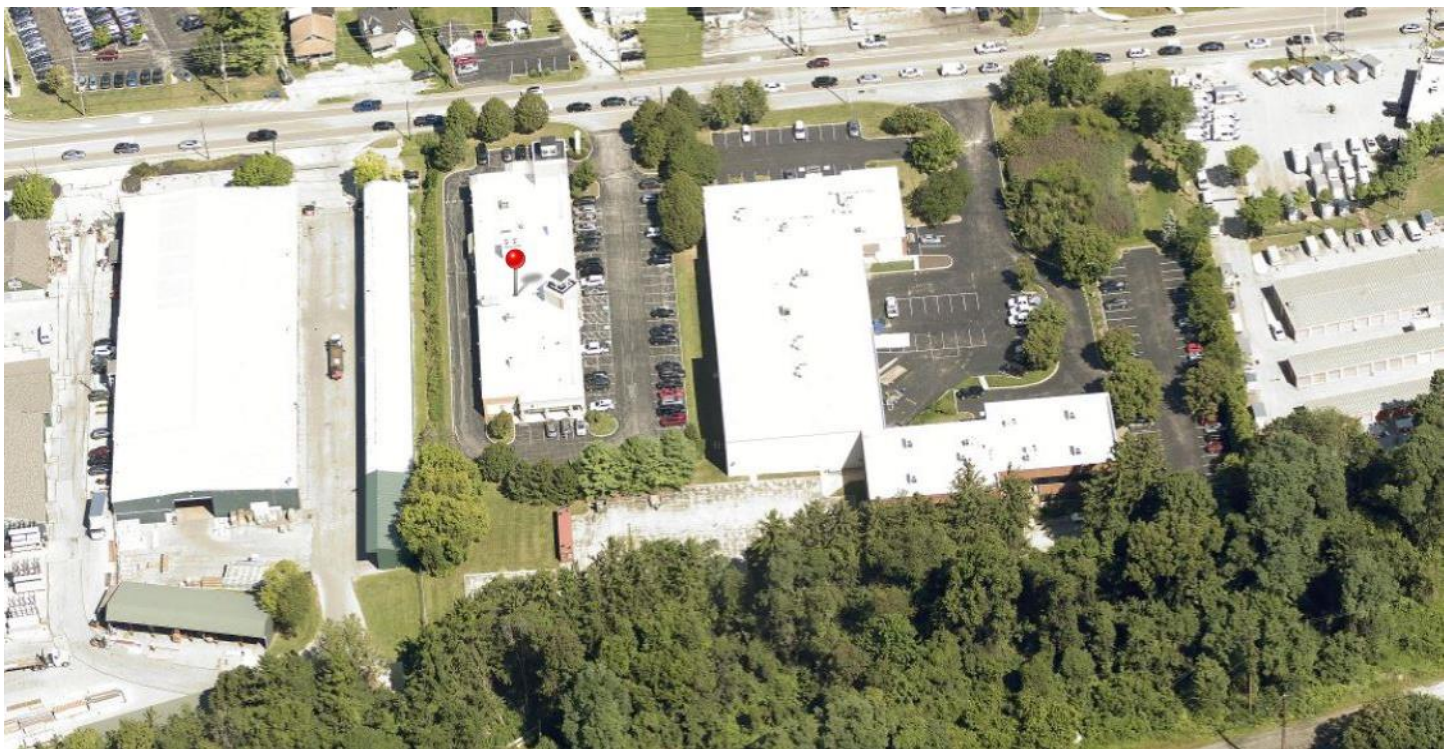
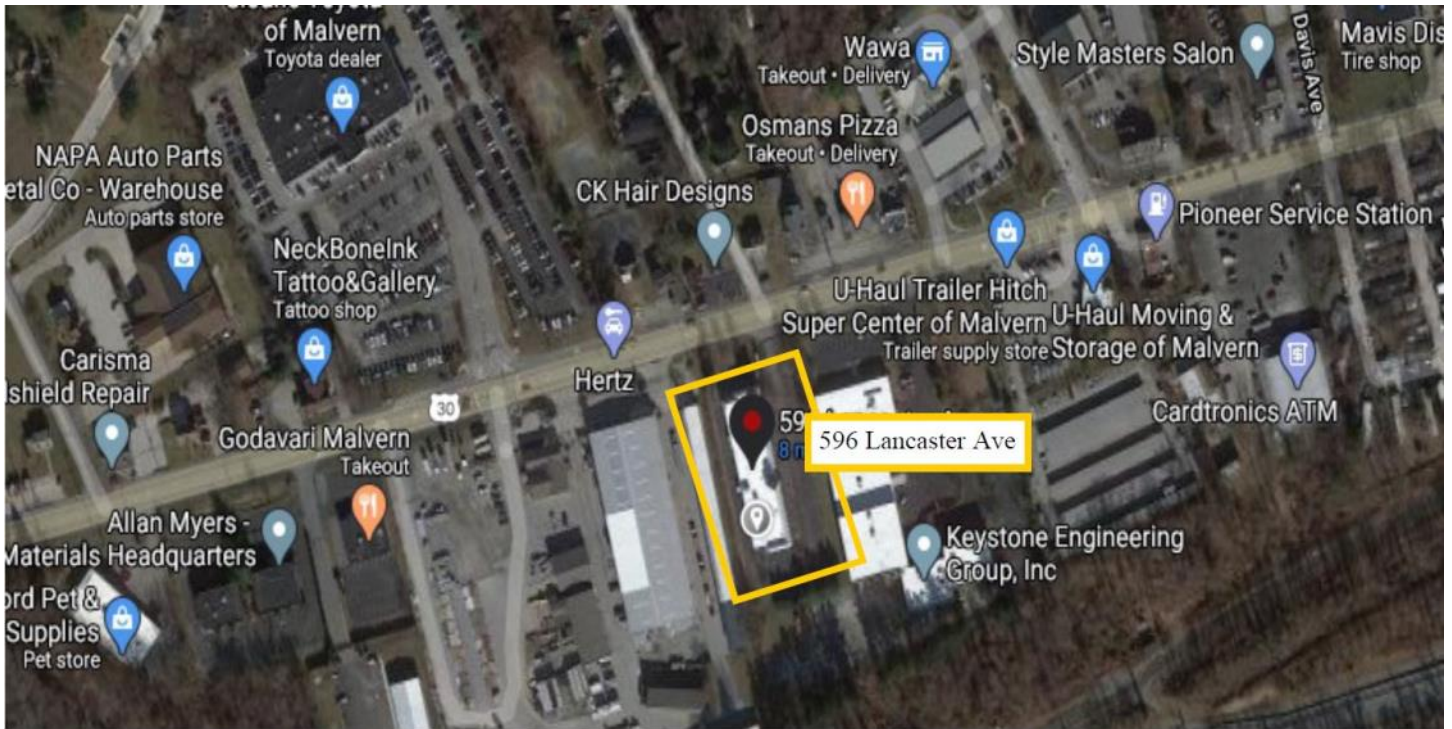
**LIEBERMAN EARLEY & COMPANY**

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.



# 596 Lancaster Ave., Malvern, PA | Map



**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.