



FOR LEASE - 7,000 SF Office Building

841 Springdale Drive, Exton, PA

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



PROPERTY FEATURES

- Free-standing 7,000 SF office building located in Whiteland Business Park
- Flexible floor plan with loading platform and outdoor patio area
- Ample on-site parking
- Zoning: O/R—Office/Residential
- Generous on-site parking
- Professionally managed office park

LEASE RATE - Negotiable

CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

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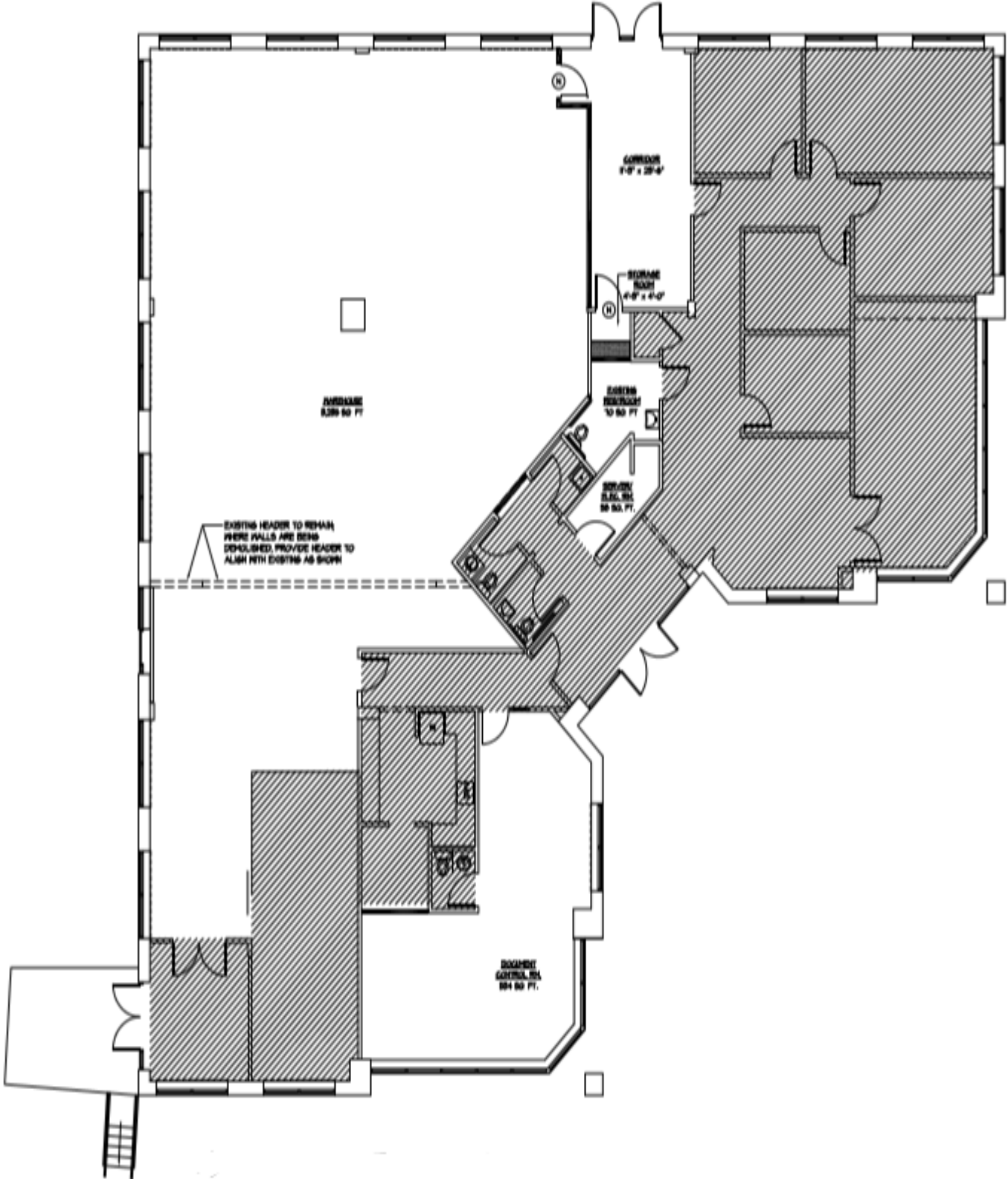


www.briterealty.com

610.524.8285

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 representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

841 Springdale Drive



ZONING—West Whiteland Township
O/R Office/Residential District

A. Purpose.

- (1) To accommodate the development of projects that integrate residential and nonresidential uses to create live-work communities providing high aesthetic quality and facilitating transit by means other than private automobiles for daily needs.
- (2) To provide suitable accommodation for uses that require the ease of access afforded by Lincoln Highway and nearby mass transit.
- (3) To accommodate development that will serve as a transition between the higher density permitted in the Town Center district and the lower densities elsewhere in the Township, as well as between the highway-oriented uses along Lincoln Highway and residential uses.

B. Use regulations. A lot may be used for any one or more of the following purposes. Conditional use review shall be required only when a project exceeds one or more of the thresholds specified in § 325-124A of this chapter.

- (1) Office building.
- (2) Research and development facility, including laboratories and similar facilities for engineering and/or testing of materials, processes, or products.
- (3) Continuing education facility.
- (4) Fitness facility.
- (5) Day-care facility for adults or children, subject to compliance with the applicable provisions of § 325-27 of this chapter.
- (6) Medical services.
- (7) Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that article.
- (8) Accessory uses incidental to those permitted above.
- (9) Residential uses, subject to the provisions of § 325-15.1D of this chapter.
[Amended 11-24-2015 by Ord. No. 428]
- (10) Retail store/trade, provided that no part of any structure related to such use shall be farther than 750 feet from the intersection of the center lines of Lincoln Highway and Ship Road. Vehicle fueling stations are permitted only as a component of a convenience store. [Added 5-22-2019 by Ord. No. 447]

ZONING

O/R 6 Office/Residential District

C. Regulations for nonresidential uses. Where units within a structure or upon a tract are to be owned under a condominium arrangement, the following regulations shall be applied to the entire area over which the pertinent condominium association has interest (i.e., all of the condominium units in the aggregate as well as all common property directly owned by the association) and not to the individual condominium units. The dimensions of the individual condominium units shall be at the discretion of the developer and need not comply with this section. The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, Bonus Menu, of this chapter. [1] Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review—in the event conditional use review is not required, such determination shall be made during the land development review.

- (1) Minimum gross lot area: 2.00 acres.
- (2) Maximum building coverage: 25% of net lot area.
- (3) Maximum impervious coverage: 65% of net lot area.
- (4) Minimum lot width at street line: 100 feet.
- (5) Minimum lot width at building line: 150 feet.
- (6) Minimum front yard:
 - (a) Seventy-five feet from Lincoln Highway, Ship Road, and Whitford Road.
 - (b) Twenty-five feet from all other streets.
- (7) Minimum rear yard: 50 feet.
- (8) Minimum side yard: 35 feet.
- (9) Maximum structure height: 40 feet, except that this may be increased to 50 feet provided that: [Amended 10-11-2017 by Ord. No. 439]
 - (a) For each additional one foot over 40 feet, all other yard requirements shall be increased by one foot—or
 - (b) Due to topographic or other site conditions, the Board as advised by the Planning Commission determines the effect of the increased height to be in consequential with regard to internal site design and off-site visibility.