OFFICES FOR SALE or LEASE

1507-1509 McDANIEL DRIVE, WEST CHESTER

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC

Two office condominiums in the Westtown Business Park conveniently located at the intersection of Routes 3 & 352

Formerly a dental office, these two units have lease-hold improvements that work well for a dental office, but could easily be modified to traditional office space. Total 4,350 sf (2,350 and 2,000 sf)

Unit 1507 has an ADA ramp to entrance with a vestibule, reception area with large, countered work-space for 2-3 people. There are 2 offices, a restroom, a storage/file room and an enclosed stairway to the loft which can be used as a conference room with coffee area. There is a sink, counter cabinets. Also 4 built-in work stations.

Unit 1509 has large an open area entrance, 2 offices with sinks, restroom and a stairway to the basement/ storage.

An archway connects the two units but they could eas-ily be converted to two separate unit.

Beautifully maintained grounds with ample parking,

At the intersection of Route 3 & 352 and minutes to Route 202 and downtown West Chester. Many area amenities.

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

Joanne Cuddahy
Vice President

Direct: 610.561.6051

jcuddahy@briterealty.com

ASKING RATE

$22.00/sf + utilities

$574,200.00 (for both units)

Can be leased or purchased as one unit or separately

BRITE
REALTY SERVICES, INC.

677 Exton Commons
Exton, PA 19341
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.

Westtown Business Center, at the intersection of Routes 3 & 352, is close to the Market at Westtown Shopping Center and the Super Wawa, Rite Aid and PNC Bank. Minutes to Route 202 and downtown West Chester