

OFFICE SPACE AVAILABLE

347 North Pottstown Pike | Exton, PA | 19341

FOR LEASE

PROPERTY OVERVIEW

This well maintained building is located on Pottstown Pike (Route 100) convenient to PA turnpike and route 202 and route 30 bypass in the heart of Exton. Currently available is a first floor professional office suite consisting of 1,300 SF suite. It is adjacent to the entrance lobby with two Private offices, a conference room, kitchenette, and reception area. The asking rent is \$1,800/Month (2nd unit Suite 102 - \$1,600/Month) and includes electric. Common restrooms are just down the hall. This building is owned by local ownership who is very responsive to tenants needs.

PROPERTY SUMMARY

Total SF:	12,375 SF
Available SF:	1,250 SF & 1,300 SF
Lease Rate:	\$1,800/Month
	2nd Unit \$1,600/Month
Date Avail.:	Immediate
Sewer:	Public
Water:	Public
Gas:	Yes
Land Size:	1.4 AC

CO-TENANTS

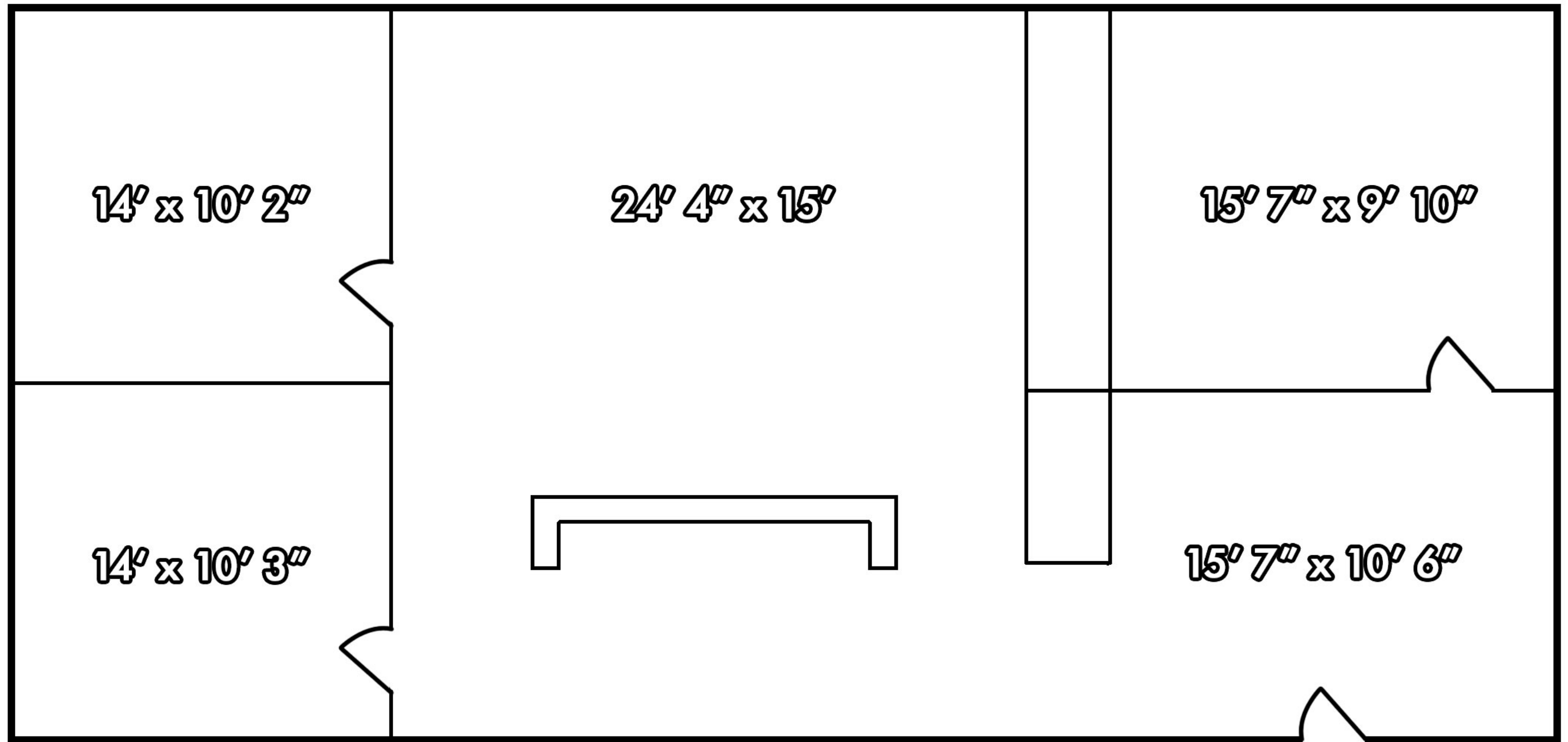


York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

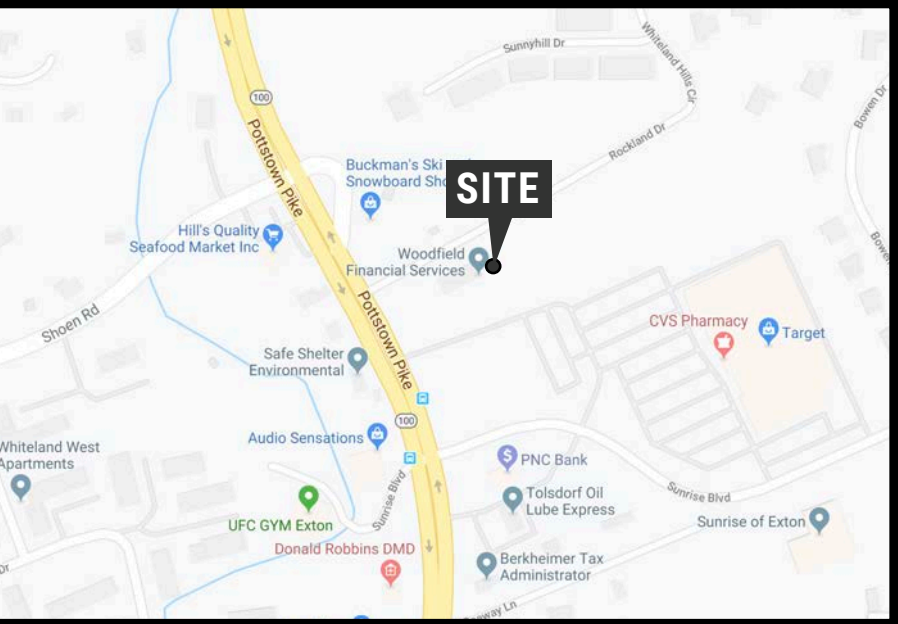
BILL HESS
 610.321.1111
 www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



1ST FLOOR - SUITE 101



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,455	36,726	91,898
TOTAL EMPLOYEES	5,265	29,354	73,533
AVERAGE HHI	\$118,063	\$139,816	\$148,927
TOTAL HOUSEHOLDS	2,829	14,561	35,444

TRAFFIC COUNTS
 NORTH POTTSTOWN PIKE: 44,000 VPD

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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