

Available For Sale



The Commons at
Lincoln Center
122 John Robert
Thomas Dr., Exton

MLS# 5835808

OFFICE CONDO – 2820 SF+/-
For Sale: \$375,000.00
End unit office condo on Bus. Rt. 30 in Exton.
* 1st floor: reception area, cathedral ceilings, wood beam construction, storage closet, tile entry, spiral staircase
4 private offices, 1 conference room with fireplace copier room and powder room. 2nd floor: large open area with fireplace. Lower level: large open area with 6 cubic capacity, full kitchen with refrigerator, full bathroom with shower, storage areas and utility room.



1206 W Lincoln Hwy.
Coatesville 19320

MLS# 5847373

OFFICE / MULTI-USE -- 3888 +/- SF, 1.1 acre
For Sale: \$345,000.00
Partially renovated office with 1.1 acres on Bus. Rt. 30
BROKER INCENTIVE and
BUYER INCENTIVE: \$3,000. at settlement
* Recent Renovations: waterproofed basement, cleaned and updated interior
* Building in rear, 1200 SF+/-, large open area suitable for office, recreation, storage, with a rear door loading area.
* Storage shed in rear and 15-22 possible parking spaces.
* On-site systems for water and sewer require upgrading.
* Duct work in place, no HVAC unit installed.
* Final township approvals in place, subject to buyer escrowing fees for final site improvements.
* Zoned for planned development, with many uses.



348 N Pottstown Pike
Exton 19341

MLS# 5881187

PRICE REDUCTION

RETAIL / PROFESSIONAL OFFICE:
4468 SF+/- Building .998 acre
For Sale: \$635,000.00
Highway exposure on Rt. 100 in Exton --
Prime location, just across from the Target.
* Open entry area, 5 offices, workshop (38x38) with 9' ceilings and 9' double door entry, 2 powder rooms, full basement with outside entrance through Bilco door.
* Parking in front and rear of building.
Note: Potential development of site in conjunction with 350 N Pottstown Pike for total of 2 acres.



Available For Sale and For Lease



Ingleside Professional Bldg
3149 Lincoln Highway
Thorndale 19372

MLS# 5913899 (sale)

PRICE REDUCTION

MEDICAL / OFFICE SPACE -- 5416 +/- SF
For Sale: \$599,500.00
2-story medical building with frontage, visibility, and signage, Bus.Rt. 30
* 1st Floor: 2708 SF, Front: 1494 SF, vacant, dental office; Side: 1214 SF, medical space
* Ground Level: 2708 SF, 2500 SF usable.
* 2 tenants in possession (upper level occupied by doctors.)
* Septa R5 Train Station located across the street.
* Ample parking spaces including handicap spaces.



Ingleside Professional Bldg
3149 Lincoln Highway
Thorndale 19372

MLS# 5913907 (lease)

MEDICAL / OFFICE SPACE -- 2500 +/- SF
For Lease: \$2500./mo., plus electric for year 1
2-story medical building located on Bus. Rt. 30.
* Septa R5 Train Station across street.
* Entire 1st floor and 11 parking spaces
* Office space features a reception area, multiple operatories, multiple offices, storage area, lab, and powder rooms. Previously doctor's office.



Chester County
Industrial Condominiums
882 S Matlack Street, 103
West Chester 19380

MLS# 5971607 (sale)
MLS# 5971611 (lease)








OFFICE CONDO – 1334 +/- SF
For Sale: \$249,900.00
For Lease: \$1700./month, plus electric & sewer
2-story office condo with operable windows
* 1st floor, 702 SF, 3 private offices, one with private access, and powder room.
* 2nd floor, 632 SF, large open work area, new powder room. Suite recently renovated with new carpet, paint, lighting.
* Full basement, 580, storage area.,
* Private access to office and parking near front door.
* Directory on Matlack Street and signage at front door.



INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

FOR MORE INFORMATION, contact:

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RE/MAX Action Associates, 403 W. Lincoln Highway, Suite 101, Exton, PA 19341, 610-363-2001













 	<p>Chester County Industrial Condominiums 882 S Matlack St. 104 West Chester 19380</p> <p>MLS# 5866710 (sale) MLS# 5866773 (lease)</p>	<p>OFFICE CONDO – 1552 +/- SF For Sale: \$279,000.00 For Lease: \$1940./month plus utilities Contemporary office condo, parking close to front door. * 1st floor, 1024 +/- SF, front office/reception area with windows, large interior office, rear conference room/office with window, kitchenette, and powder room. * 2nd fl, 528 SF, large open work area, 2 large private office. * NuTone Intercom/Radio System. Note1: Lower Level may be leased for an additional \$500./month. Basement storage area with 876 +/- SF.</p>	
	<p>Chester County Industrial Condominiums 882 S Matlack St. 110 West Chester 19380</p> <p>MLS# 5848033</p> <p>NEW: PRICE REDUCTION INCENTIVES</p>	<p>OFFICE CONDO – 1568+/- SF For Sale: \$240,000.00 For Lease: \$1960./month plus utilities 2-story, end unit, office condominium. BROKER INCENTIVE and TENANT INCENTIVE: one month of free rent. * Operable windows and lots of lights throughout. * 1st floor, 784 SF+/-, front office/reception area with windows, large office area, kitchenette, powder room. * 2nd floor, 784 SF+/-, large open work area, 2 ceiling fans. * Basement, 784 SF+/-, storage area with an entrance.</p>	
 	<p>Chester County Commons 6 Mystic Lane Malvern 19355</p> <p>MLS # 5988881 (sale) MLS # 5988958 (lease)</p> <p>INCENTIVES</p>	<p>OFFICE CONDO: 1635 +/- SF For Sale: \$198,900.00 For Lease: \$1,834.00/month plus utilities Private, professional complex in a great location. BROKER INCENTIVE and TENANT INCENTIVE: 2 month's free rent with a 2 year contract. * Office condominium with 1st floor and loft area. * Reception area, conference room, 1 executive office, 2 offices, copy room, storage closet, kitchenette, and powder room. * Loft area has glass floor-to-ceiling panels, ceiling fan and northern light. * Just minutes from Rt.202 & Rt.30. Hotels and restaurants located across the street.</p>	
	<p>Chester County Commons 10 Mystic Lane Malvern 19355</p> <p>MLS # 5889901 (sale) MLS #</p> <p>PRICE REDUCTION INCENTIVES</p>	<p>OFFICE CONDO: 6000 +/- SF For Sale: \$750,000.00 For Lease: \$7500./month, \$15./SF), plus electric, condo fees, and taxes Free-standing, 2-story, office condo with 17 offices. BROKER INCENTIVE and BUYER INCENTIVE: fit-up credit for bathroom update. * Most offices have glass wall facing the interior core. * Beamed cathedral ceilings, skylights, recessed lighting, 4 separate heat pumps with 4 separate A/C units for maximum cooling. * 1st floor: front entrance, storage area, open staircase with water fountain and rock garden, 8 private and 2 semi-private offices, shipping and storage area with exit, full kitchen with exit, conference room, and 2 powder rooms. 2nd floor: executive office with stone fireplace, 6 offices, conference or computer room, storage areas, powder room, and separate dedicated fire exit.</p>	
	<p>Exton Office Court 300 N Pottstown Pike Suite #210 Exton 19341</p> <p>MLS# 5920583 (sale) MLS# 5966143 (lease)</p> <p>PRICE REDUCTION</p>	<p>OFFICE CONDO – 2000 SF+/- For Sale: \$199,900.00 For Lease: \$1,500./month plus utilities Small, private, professional office complex in Exton. * Visible on Rt. 100; accessible Rt. 100 South. * Office condo with cathedral ceilings & operable windows. * 1st Floor: reception area, 2 large executive offices, small office, open workstation, powder room. <u>Lower Level</u> is a finished basement with work and storage areas. * Signage at exterior office entrance.</p>	

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	<p>Whitford Commons 106 Schubert Drive Downingtown 19335</p> <p>MLS # 5900526 (sale) MLS # 5899706 (lease)</p> <p>PRICE REDUCTION</p>	<p>MEDICAL/OFFICE CONDO: 2900 +/- SF For Sale: 370,000.00 For Lease: \$2,900.00/month plus utilities Previously used as a doctor's office.</p> <p>* 2-story office condo features 4 skylights, blinds on all windows, full basement and two entrances to the suite. * Newly painted, carpets cleaned and new roof. * <u>1st floor:</u> waiting room, business office, office with sink, powder room. Treatment area: 5 offices, 4 with sinks, lobby/waiting area, 2 staircases. * <u>2nd floor:</u> 3 large offices, one an executive office with arched window; kitchenette and powder room. * Lease is \$2900./month(\$12./SF) plus utilities for year 1.</p>	
<p>LEASED</p> 	<p>Swedesford Corp. Center 619A Swedesford Rd Malvern 19355</p> <p>MLS# 5883936 (sale) MLS# 5883945 (lease)</p> <p>PRICE REDUCTION INCENTIVES</p>	<p>OFFICE CONDOMINIUM -- 992 +/- SF For Sale: \$185,000.00 or For Lease: \$1240./month (\$12./SF) plus utilities 1st floor office condominium BROKER INCENTIVE and BUYER INCENTIVE:</p> <p>* Renovations in process. * Separate entrance to office and parking close to door. * Office space features an open reception area, 2 offices, powder room, kitchen - or use space as work area.</p>	
<p>Available For Lease</p>			
	<p>Valley Run Shoppes 63 N Bailey Road Thorndale 19372</p> <p>MLS# 5949645</p>	<p>RETAIL SPACE -- 1440 - 4320 +/- SF For Lease: \$14./SF plus \$1.30/SF CAM Great location for retail, medical or service business.</p> <p>* Neighborhood strip mall with lots of parking and visibility. * 1440 SF available, or may be combined with 2 other contiguous suites for a total of 4320 SF.</p>	
	<p>1691 Horseshoe Pk, #1 Glenmoore</p> <p>MLS# 5831895</p>	<p>OFFICE CONDO – 1490 SF+/- For Lease: \$1640./month plus electric Office with frontage and visibility on Rt.322</p> <p>* Entrance area, reception area, 2 executive offices, open area, large closet/storage area, and powder room.</p>	
	<p>West Brandywine Business Center 1799 Horseshoe Pike Honey Brook 19344</p> <p>MLS# 5823127 (1280 SF) MLS# 5823182 (1800 SF)</p>	<p>OFFICE SPACE – 1280 & 1800 SF+/- For Lease: \$950./month or 1350./month Recently renovated office space</p> <p>* 1280 SF: Reception area, large central area, 2 private offices, large conference room, private powder room and kitchenette. * 1800 SF: Reception area, several large offices, beautiful conference room with leaded French doors, and two powder rooms.</p>	
	<p>18 E. Lancaster Ave. Malvern 19355</p> <p>MLS# 5977802 (5000sf) MLS# 5977766 (2500sf)</p>	<p>OFFICE SPACE – 560 - 5000 SF+/- For Lease: \$14./SF Highly visible building in Malvern at Rt 30 & 29 TENANT INCENTIVE: free month's rent based on term of lease</p> <p>* Superior access via controlled traffic area. * Convenient location: easy access to Rt. 202 and Great Valley area. * Office space in building facing <u>Exton side:</u> main level (1186 SF), loft offices (558), lower level: 756). * Office space in building facing <u>Paoli side:</u> main level :2148, loft offices(2008),lower level: (1812 SF). * Outside area with picnic table. * Ample parking and individual signage on building. * Located on south side of Rt. 30 & Rt. 29, just off Rt. 202.</p>	

<p>NEW LISTING</p> 	<p>1039 Lancaster Ave Berwyn 19312 MLS# 5978073</p>	<p>RESIDENTIAL: 3BR TWIN -- 1516 +/- SF For Lease: \$1,295.00/month, plus utilities 3BR Twin in Berwyn with backyard & off-street parking * New kitchen and carpet to be replaced. * Walking distance of SEPTA Train Station nearby. * Ample parking spaces.</p>	
	<p>1043 Lancaster Ave Berwyn 19312 MLS# 5940680</p>	<p>OFFICE SPACE -- 1500 +/- SF For Lease: \$1,200.mo., & pro-rate share utilities 2nd floor office with frontage on Bus.Rt. 30 in Berwyn * Space consists of 3 offices (10x15, 12x16 and 14x16) all with windows, small copy room and private powder room. * Septa Train Station nearby. * Ample parking spaces.</p>	
	<p>Chester County Industrial Condominiums 882 S Matlack St. #104 West Chester 19380 MLS# 5988447</p>	<p>OFFICE CONDO – 528 +/- SF For Lease: \$1940./month plus utilities & sewer 2nd floor office with easy access to Rt. 202 * Contemporary office condo, parking close to front door. * 2nd fl: 528 +/- SF, large open work area, 2 large private offices.</p>	
	<p>Chester County Industrial Condominiums 882 S Matlack St. #106 West Chester 19380 MLS# 5854856</p>	<p>OFFICE CONDO – 1272 SF+/- For Lease: \$1590./month (\$15./SF) plus utilities 1st floor office, operable windows, private access. * Condo features reception area, 3 executive offices, open work space, storage area, and powder room. * Owner willing to update office based on Tenant's credit. * Easy access to Rt. 202 in West Chester.</p>	
	<p>Chester County Industrial Condominiums 882 S Matlack St. #207 West Chester 19380 MLS# 5888711 <u>INCENTIVES</u></p>	<p>OFFICE CONDO – 1316 SF+/- For Lease: \$1590./month, plus utilities High-end, upgraded, 2nd floor office condo <u>BROKER INCENTIVE</u> * When you think about locating your next office headquarters in the West Chester area, consider: easy access to Rt 202 & parking out front of your suite. Perhaps you would be wise to consider Suite 207. * The space is open, framed in oak trim, offering 2 large executive offices with cathedral ceiling, perimeter track lighting, & windows you can open on a beautiful day. Many other features: a newly renovated conference room with double clear French doors, providing a conference environment within the open area. * Owner is interested in leasing the space & will offer tenant improvements. Designer Berber carpeting throughout, colorful walls, & light within the space create a sustainable environment for business. Impressive furniture will be removed or may be negotiated. * Must see this ideal office space & meet your outstanding new landlord. Flexible rental terms for right situation.</p>	
	<p>Eagleview, Stockwell 562 Wharton Blvd. Exton 19341 MLS# 5968772 <u>INCENTIVES</u></p>	<p>RETAIL / OFFICE – 1396 +/- SF gross For Lease: Year 1: \$12./SF, or \$1,396./month, plus utilities 1st floor, corner suite in Eagleview's Stockwell <u>BROKER INCENTIVE & TENANT INCENTIVE</u> * Front & rear entrance and a full lower level storage area. * Front door parking, street visibility, and exterior signage. * Located just off Rt. 100, minutes from Exit 312, of the PA Turnpike. All the amenities and services of Eagleview's Town Center right at your doorstep.</p>	