

**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.**  
 \* **1<sup>st</sup> 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.  
 \* **2<sup>nd</sup> floor:** large open area with fireplace.  
 \* **Lower level:** large open area with 6 cubicle capacity, full kitchen with refrigerator, full bathroom with shower, storage areas and utility room.



**PENDING**

**1206 W Lincoln Hwy. Coatesville 19320**  
**MLS# 5847373**

**PRICE REDUCTION INCENTIVES**

**OFFICE / MULTI-USE -- 3888 +/- SF, 1.1 acre**  
**For Sale: \$345,000.00**  
**Partially renovated office, 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 & 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.



**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**  
 \* **1<sup>st</sup> 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.



**Also Available For Lease – MLS# 5913907**  
**MEDICAL / OFFICE SPACE -- 2500 +/- SF**  
**For Lease: \$2500./mo., plus electric for year 1**



**Chester County Industrial Condominiums**  
**882 S Matlack Street, 103 West Chester 19380**  
**MLS# 5971607 (sale)**

**OFFICE CONDO – 1334 +/- SF**  
**For Sale: \$249,900.00**  
**2-story office condo with operable windows**  
 \* **1<sup>st</sup> floor,** 702 SF, 3 private offices, one with private access, and powder room.  
 \* **2<sup>nd</sup> 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.



**Also Available For Lease, MLS#5971611**  
**OFFICE CONDO - 1334 +/- SF**  
**For Lease: \$1700./month, plus electric & sewer**



Chester County Industrial Condominiums  
 882 S Matlack St. 110  
 West Chester 19380  
 MLS# 5848033

**NEW: PRICE REDUCTION INCENTIVES**

**OFFICE CONDO – 1568+/- SF**  
**For Sale: \$240,000.00**  
 2-story, end unit, office condominium.  
BROKER INCENTIVE and TENANT INCENTIVE: one month of free rent.  
 \* Operable windows and lots of lights throughout.  
 \* 1<sup>st</sup> floor, 784 SF+/-, front office/reception area with windows, large office area, kitchenette, powder room.  
 \* 2<sup>nd</sup> floor, 784 SF+/-, large open work area, 2 ceiling fans.  
 \* Basement, 784 SF+/-, storage area with an entrance.

**Also Available For Lease – MLS# 5971611**  
 OFFICE CONDO: 1568+/-SF  
 For Lease: \$1960./month plus utilities



**NEW LISTING**

Chester County Commons  
 6 Mystic Lane  
 Malvern 19355  
 MLS # 5988881 (sale)

**INCENTIVES**

**OFFICE CONDO: 1635 +/- SF**  
**For Sale: \$198,900.00**  
 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 1<sup>st</sup> 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.

**Also Available For Lease: MLS#5988958**  
 OFFICE CONDO: 1635 +/-SF  
 For Lease: \$1,834./month plus utilities



Chester County Commons  
 10 Mystic Lane  
 Malvern 19355  
 MLS # 5991356 (sale)

**PRICE REDUCTION INCENTIVES**

**OFFICE CONDO: 6000 +/- SF**  
**For Sale: \$750,000.00**  
 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.  
 \* 1<sup>st</sup> 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. 2<sup>nd</sup> floor: executive office with stone fireplace, 6 offices, conference or computer room, storage areas, powder room, and separate dedicated fire exit.

**Also Available for Lease, MLS #5991330**  
 OFFICE CONDO: 6000 +/-SF  
 For Lease: \$7500./month plus electric, condo fees, and taxes





Exton Office Court  
 300 N Pottstown Pike  
 Suite #210  
 Exton 19341

MLS# 5920583 (sale)

**PRICE REDUCTION**

**OFFICE CONDO – 2000 SF+/-**

**For Sale: \$199,900.00**

**Small, private, professional office complex in Exton.**

- \* Visible on Rt. 100; accessible Rt. 100 South.
- \* Office condo with cathedral ceilings & operable windows.
- \* 1<sup>st</sup> Floor: reception area, 2 large executive offices, small office, open workstation, powder room
- \* Lower Level is a finished basement with work and storage areas.
- \* Signage at exterior office entrance.

**Also Available For Lease - MLS# 5966143**

OFFICE CONDO: 2000 +/-SF

For Lease: \$1500./month plus utilities



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.



Whitford Commons  
 106 Schubert Drive  
 Downingtown 19335

MLS # 5900526 (sale)

**PRICE REDUCTION**

**MEDICAL/OFFICE CONDO: 2900 +/- SF**

**For Sale: 370,000.00**

**Previously used as a doctor's office.**

- \* 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.
- \* 1<sup>st</sup> floor: waiting room, business office, office with sink, powder room. Treatment area: 5 offices, 4 with sinks, lobby/waiting area, 2 staircases.
- \* 2<sup>nd</sup> floor : 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.

**Also Available For Lease - , MLS# 5899706**

MEDICAL/OFFICE CONDO: 2900 +/-SF

For Lease: \$2900./month plus utilities



Swedesford Corp. Center  
 619A Swedesford Rd  
 Malvern 19355

MLS# 5883936 (sale)

MLS# 5883945 (lease)

**PRICE REDUCTION  
 INCENTIVES**

**OFFICE CONDOMINIUM -- 992 +/- SF**

**For Sale: \$185,000.00 or**

**For Lease: \$1240./month (\$12./SF) plus utilities**

**1<sup>st</sup> floor office condominium**

**BROKER INCENTIVE and BUYER INCENTIVE**

- \* 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.

