



PROFESSIONAL/MEDICAL OFFICE CONDOS FOR LEASE IN PAOLI, PA



250 W LANCASTER AVE | PAOLI, PA 19301



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



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PROPERTY HIGHLIGHTS

Three (3) Individual Professional Office Condos For Lease:

- +/- 550 SF—Suite 265
- +/- 560 SF—Suite 275
- +/- 1,040 SF—Suite 220
- Condo Units 265 & 275 can be combined for (1) larger 1,100 SF Suite
- Highly Desirable Multi-Tenanted Professional / Medical Office Building
- Ample On-Site Parking, both covered and uncovered
- Large Offices with Storage and Abundant Natural Light
- Elevator Accessible Building
- Well-located on Business Rt. 30 across the street from Paoli Hospital
- Easy access to major thoroughfares Business Rt. 30, US 202, Rt. 252, and PA Turnpike



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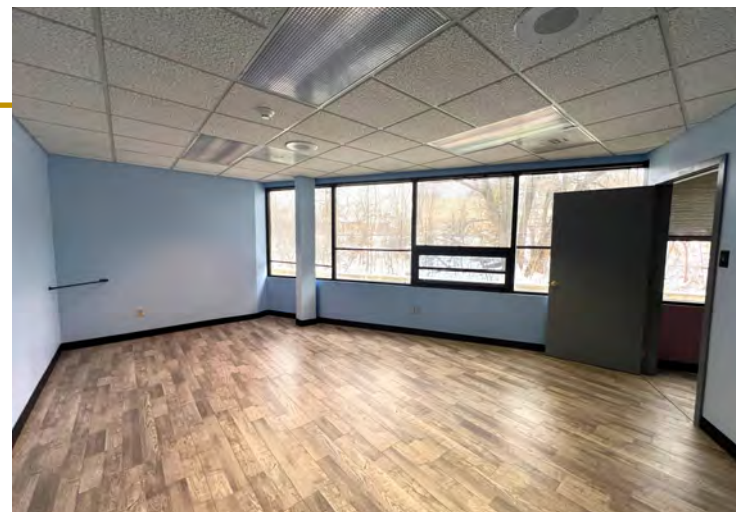
AVAILABLE SUITES:

Suite 265:

+/- 550 SF

- (2) Offices
- Powder Room
- Storage Closet
- Abundant Natural Light

ASKING RENT: \$1,350 PER MONTH + UTL.



Suite 275:

+/- 560 SF

- (2) Offices
- Waiting Area / Reception
- Powder Room
- Storage Closet
- Abundant Natural Light

ASKING RENT: \$1,375 PER MONTH + UTL.



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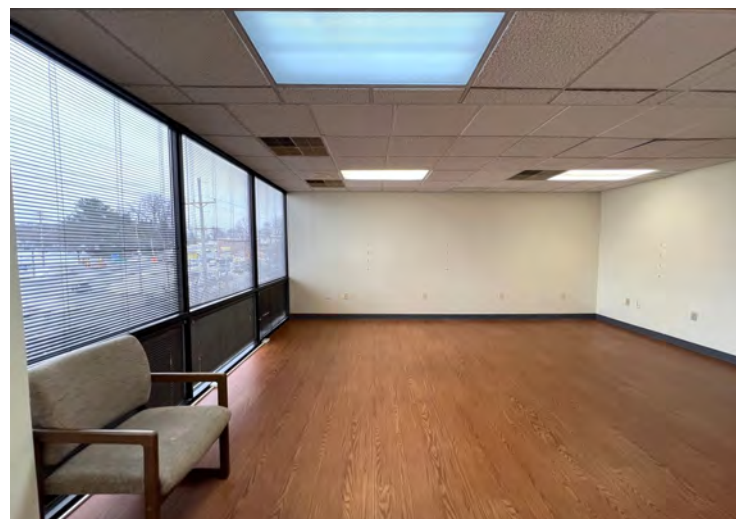
Suite 220:

+/- 1040 SF

- (3) Offices
- Waiting Area / Reception Desk
- Kitchenette
- Powder Room
- Storage Closet
- Large Mechanical Room with Abundant Storage
- Abundant Natural Light

ASKING RENT:

\$2,167 PER MONTH + UTL.



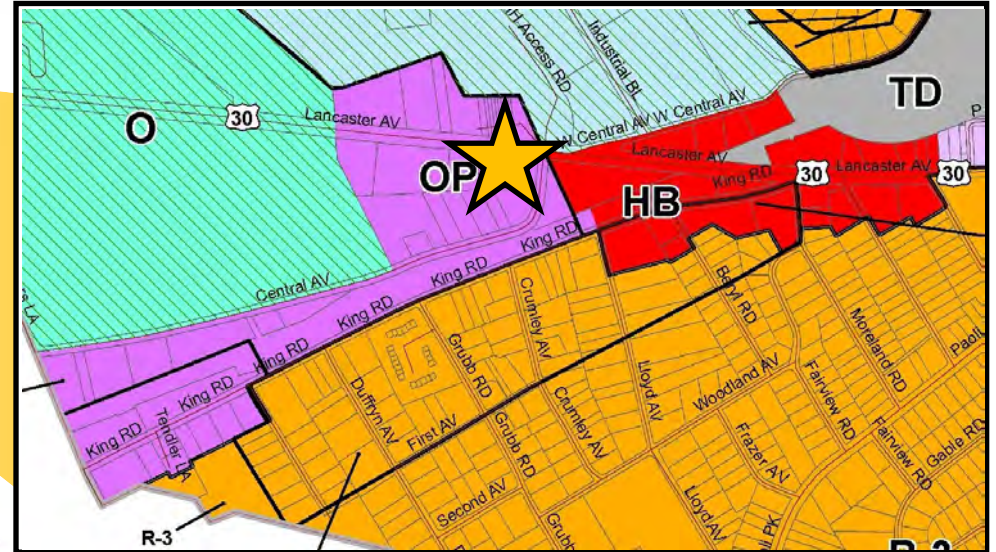
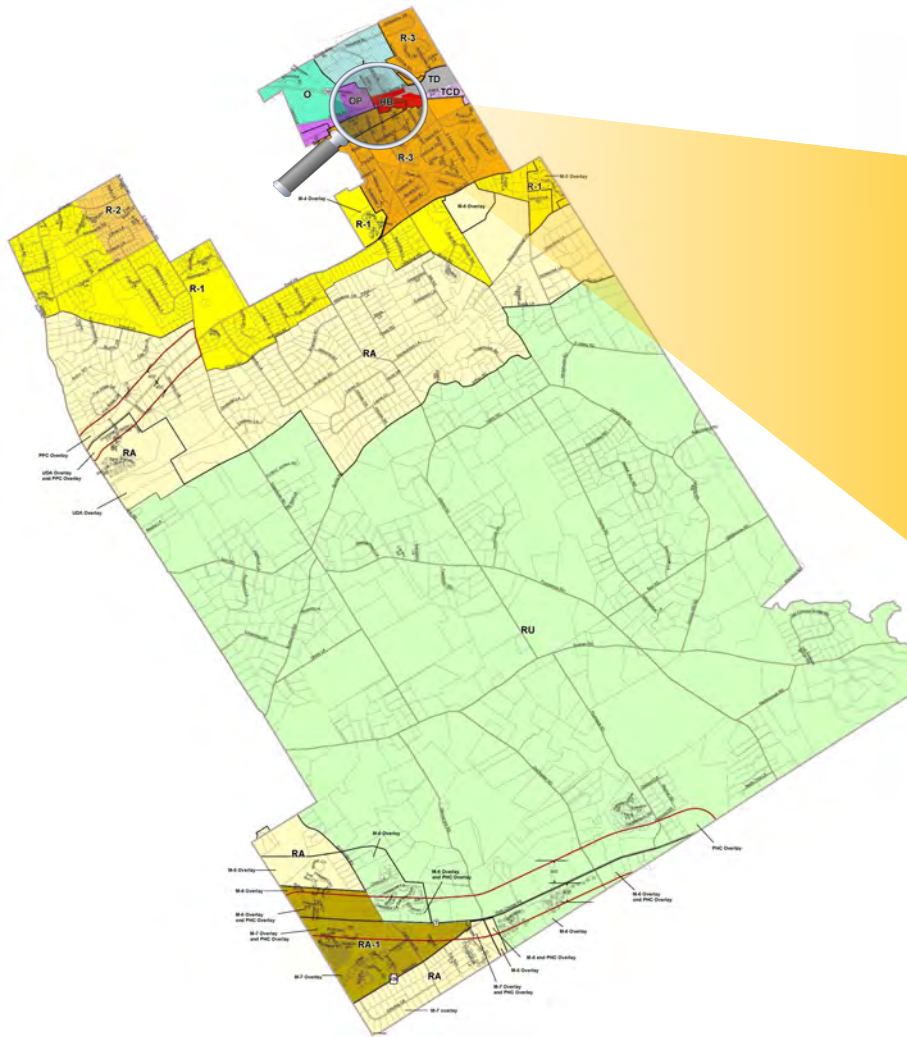
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Zoning:
OP—Office Professional

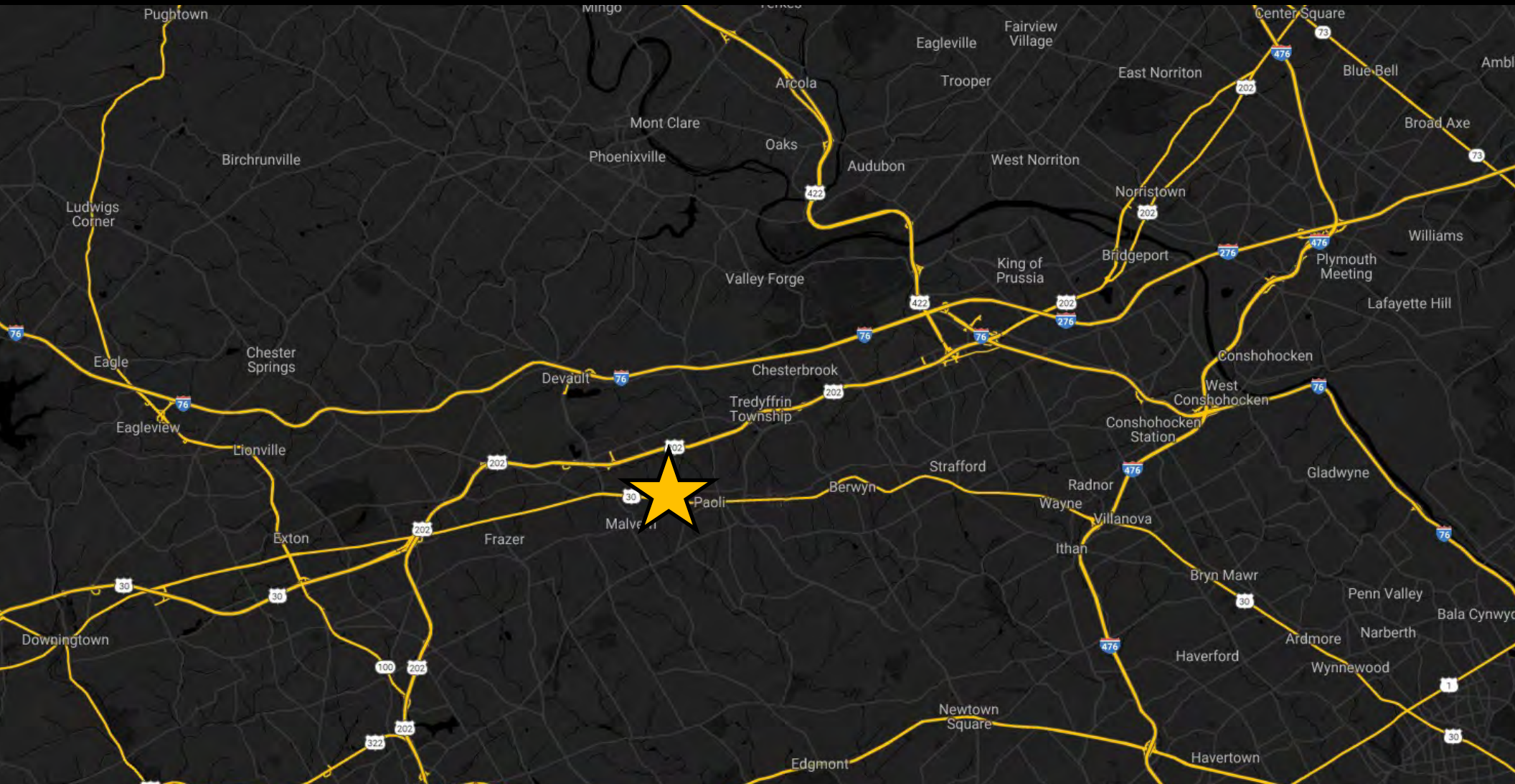
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PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

JAKE JEWELL

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