



### In-Line Retail/Office Available for Lease

ADDRESS	887 Colonial Drive Wyoming, PA 18644												
LOCATION	Total of 2,400 SF in-line space available for lease across from the Midway Shopping center. Can be split into 1,000 SF and 1,400 SF. Surrounding tenants include Verizon, TURFCOR, and Frank Insurance Inc.												
PARCEL	<table border="0"> <thead> <tr> <th><u>Unit</u></th> <th><u>Space Location</u></th> <th><u>Unit Square Feet (+/-)</u></th> <th><u>Base Rent</u></th> </tr> </thead> <tbody> <tr> <td>Suite 4</td> <td>In-Line</td> <td>1,000</td> <td>\$19.00/SF</td> </tr> <tr> <td>Suite 5</td> <td>In-Line</td> <td>1,400</td> <td>\$19.00/SF</td> </tr> </tbody> </table>	<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u>	<u>Base Rent</u>	Suite 4	In-Line	1,000	\$19.00/SF	Suite 5	In-Line	1,400	\$19.00/SF
<u>Unit</u>	<u>Space Location</u>	<u>Unit Square Feet (+/-)</u>	<u>Base Rent</u>										
Suite 4	In-Line	1,000	\$19.00/SF										
Suite 5	In-Line	1,400	\$19.00/SF										
INTERIOR FINISH	Open floor plan space will be provided as vanilla shell condition.												
BATHROOMS	One ADA compliant bathroom will be provided in each Suite.												
HVAC	Gas Heating, Ventilating, and Air Conditioning.												
UTILITIES	Electric, Natural Gas, Public Water, and Public Sewer												
PARKING	Approximately 40 paved and striped spaces.												
ZONING	B-2: Community Business District (Wyoming Borough)												
RENT/TERM	<b>\$19.00 NN (\$2.00/SF), plus utilities *excluding water.</b>												
REMARKS	Building is new construction with Suites having an open layout. Both Suites feature large front windows and separate doors. Spaces can be combined for a total of ±2,400 SF or taken separately with Suite 4 at ±1,000 SF and Suite 5 at ±1,400 SF. Pylon sign will be installed Spring 2025 at entrance along Wyoming Avenue. Tenant pays for their portion of property insurance and taxes; Landlord will provide the common area maintenance. Tenants include TURFCOR, Frank Insurance Inc. and Verizon. Directly across the street is the Midway Shopping Center with tenants including Price Chopper, Great Clips, Harbor Freight, and CVS.												

800 Colonial Dr Fct. Sheet 11/26/2024

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