



PROFESSIONAL OFFICE SPACE

For Lease in Lawrence Business Park



390 REED ROAD | BROOMALL, PA 19008



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- 4,363 SF of Prime Office Space located in Lawrence Park Business Center
- Great Signage on Reed Rd
- 3rd Floor Space with Great Views
- Open Floor Plan with Three Perimeter Offices, Kitchen, Reception, & En Suite Bathrooms
- Landlord Offering TI Allowance for Qualified Tenants
- Ample Parking
- Located near Rt 3 & Rt 476 for Easy Access
- 8'-0" Ceiling, with the ability to go to 10' Clear

LEASE RATE: \$15 PSF

MODIFIED GROSS + UTILITIES



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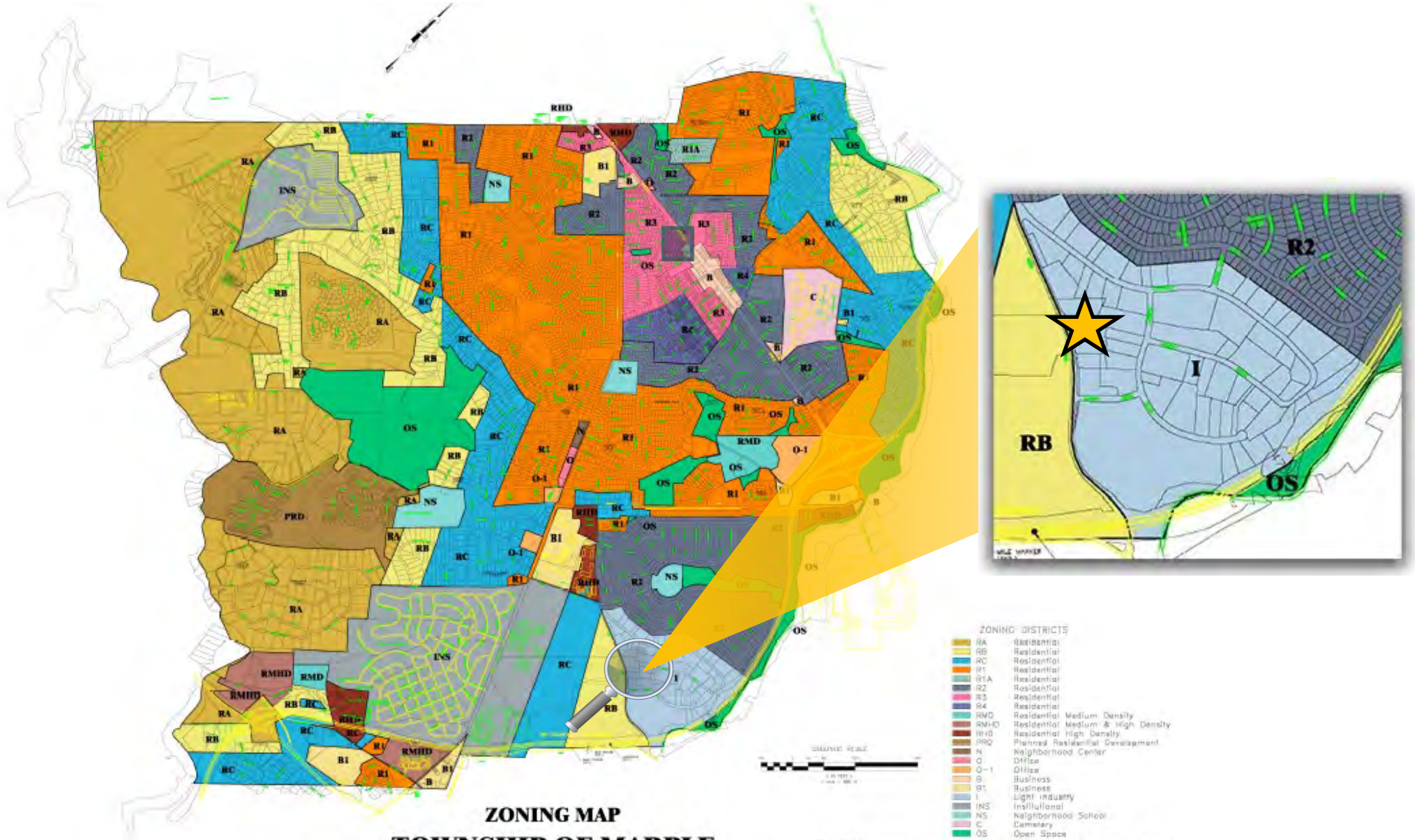
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**ZONING MAP
TOWNSHIP OF MARPLE
DELAWARE COUNTY, PENNSYLVANIA**

Rv & B REMINGTON VERNICK & BEACH ENGINEERS
922 FAYETTE STREET, CONSHOHOCKEN, PA. 19428
(610) 940-1050, FAX: (610) 940-1161

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ZONING

300 Attachment 7

**Section 300-45: Permitted Uses - Industrial
Township of Marple
[Amended 3-10-2003 by Ord. No. 2003-3]**

Use Classifications	Districts
	I
Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or similar in kind uses; or casting of such products	P
Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment and similar in kind uses	P
Processing of food and beverages, medicine and personal care products (excluding soap), and similar in kind uses	P
Printing of paper, plastic and metal	P
Research, development and testing of new products, laboratories	P
Warehousing and distributing, including storage for personal household use	P
Cinema, radio and television stations or studios	P
Transit stations, public utility facilities	P
Commercial greenhouse, nursery and wholesale florist	P
Adult uses	CU
Sales of burial monuments and burial vaults	P
Public garage, motor-vehicle sales, service or repair shop, gasoline service station and motor vehicle parking lot	SE
Accessory office uses (see § 300-47) that exceed 25% of the gross floor area constructed on a tract	SE
Dry cleaning and dyeing facilities	SE
Animal hospital, veterinarian	SE
Sales, repair and service of business, office and household and garden machines, equipment and devices	SE
Tattoo parlor, provided it is located at least 1,000 feet from any school or place of worship	P
Municipal/Governmental facility	P

NOTES:

P = Permitted

SE = Special Exception

CU = Conditional Use



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

ANDREW TURNER

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484-887-8202 | Ext. 102

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