

401 Gordon Drive
Exton, PA

For Lease



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

401 Gordon Drive
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80 Solar Panels

Disclaimer

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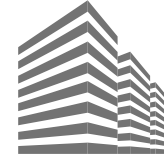
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EXECUTIVE SUMMARY

Total Available:	894 RSF; Suite B
HVAC:	2 Gas Fired HVAC units
Roof:	GE Silicon's Roofing System installed in late 2015, keeping down heating and cooling bills
Lighting:	New LED lighting through out building
Solar Panels:	80 Sun-Power Solar Panels on the roof lowering energy cost.
Zoning:	PIC Planned Industrial-Commercial
Amenities:	Back up generator installed

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BUILDING DESCRIPTION:

4,239 SF commercial condominium. Currently divided into four office suites all with private entrances and access to a shared kitchenette. The entire building has a surge protector, and fire sprinkler system.



Lease Rate

\$22/SF (Includes Electric and Janitorial)

\$1639/month

LOCATION HIGHLIGHTS / SITE MAP



SITE

- ▶▶▶ Located 1/2 mile from the intersections of RT 100 & 113 and 1.5 miles from the Downingtown exit of the PA Turnpike
- ▶▶▶ Septa stop, multiple restaurants nearby

FLOOR PLANS

