

# FOR LEASE

## PAOLI MEDICAL ARTS BUILDING

21 Industrial Boulevard  
Paoli, PA 19301



Main Line Medical Office Suites +/- 7,505 RSF Available



### Property Highlights

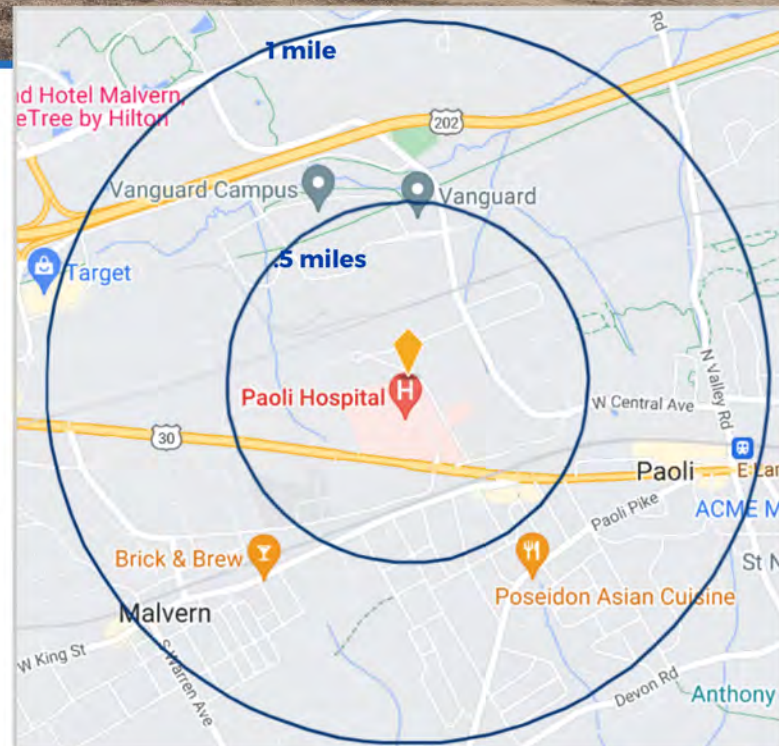
- Main Line Location
- Located 100 feet from Paoli Hospital
- Parking: 93 Spaces (4.13 Spaces per 1,000 SF)

### Distance to Local Hospitals

- Phoenixville Hospital - Tower Health (9 miles)
- Bryn Mawr Hospital - Main Line Health (13 miles)
- Riddle Hospital - Main Line Health (13 miles)
- Chester County Hospital - Penn Medicine (16 miles)
- H.U.P. - Hospital of the University of Pennsylvania (28 miles)

### Public Transportation

- Several Bus Stops near hospital
- 1/2 mile to Paoli Train Station



Contact: **Bob Cook** | 484-370-2655 | [bcook@jacksoncross.com](mailto:bcook@jacksoncross.com)  
**Mike Barnes** | 484-370-2639 | [mbarnes@jacksoncross.com](mailto:mbarnes@jacksoncross.com)

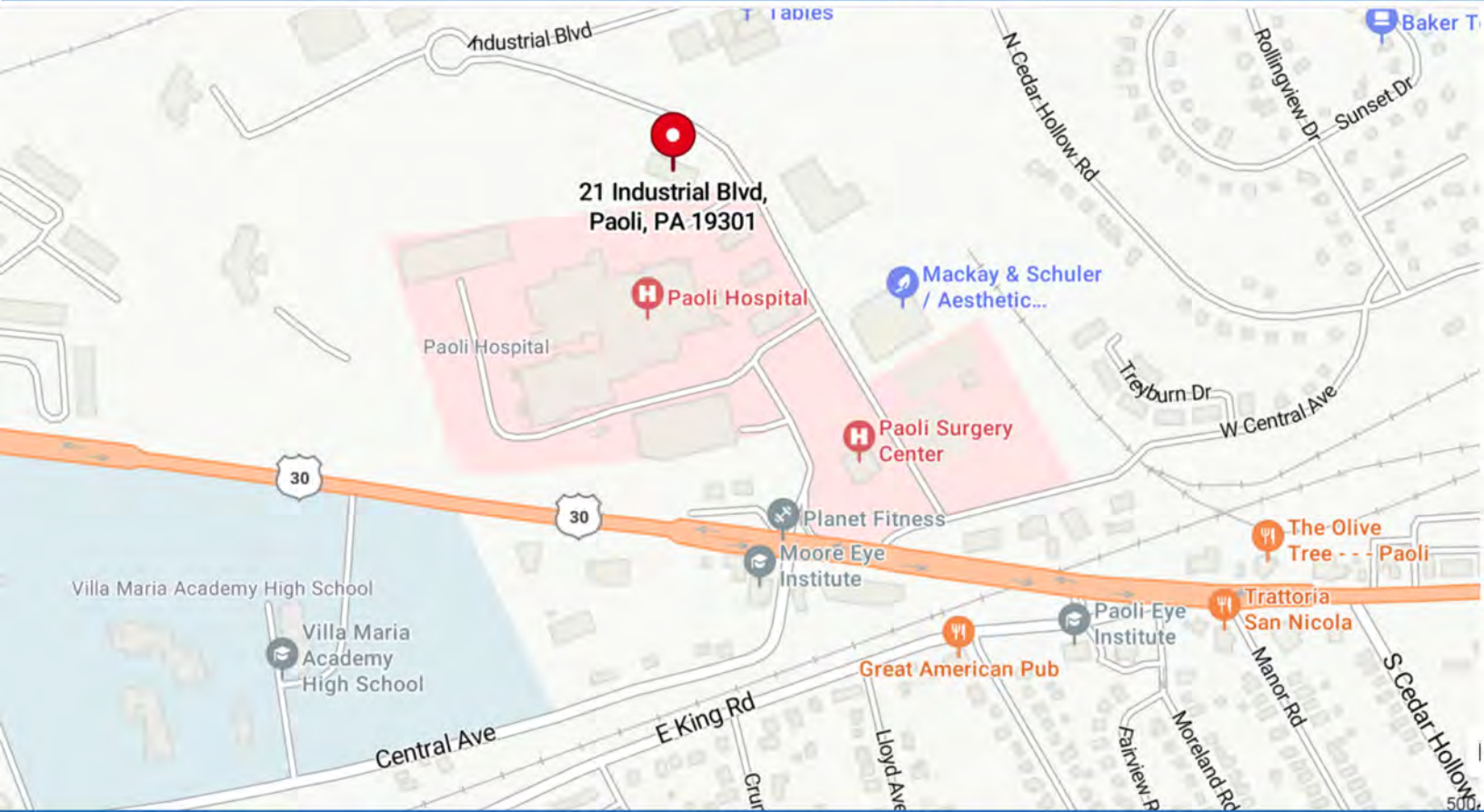
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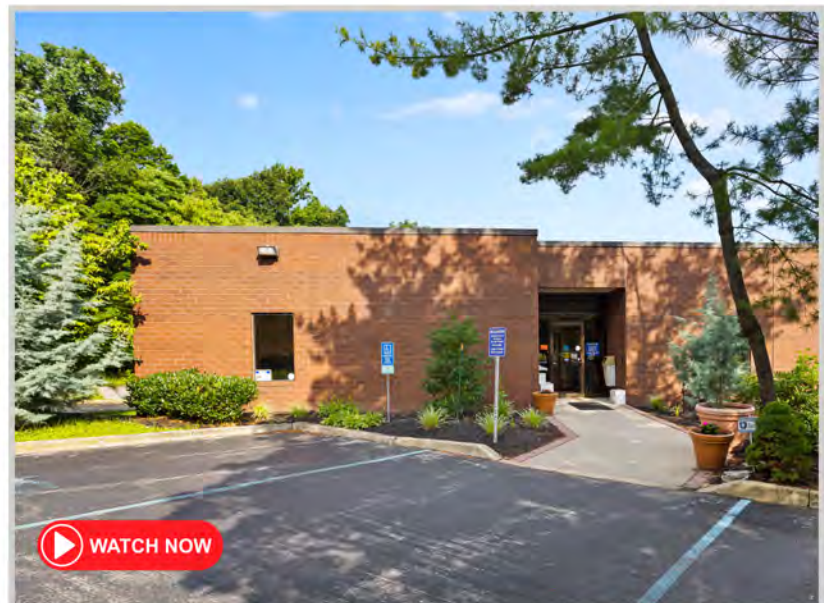
Main Line Medical Office Suites Available



### OUTSTANDING ACCESSIBILITY/LOCATION

21 Industrial Boulevard is located in Paoli, PA along the Upper Main Line. The Property also offers convenient access to major area highways and thoroughfares:

- Directly adjacent to U.S. 30 Business/Lancaster Avenue
- Adjacency to Route 30 Bypass
- 5-minute drive to U.S. Rt-202
- 23 miles to the Philadelphia International Airport (PHL)
- 28 Miles to Center City, Philadelphia via I-76



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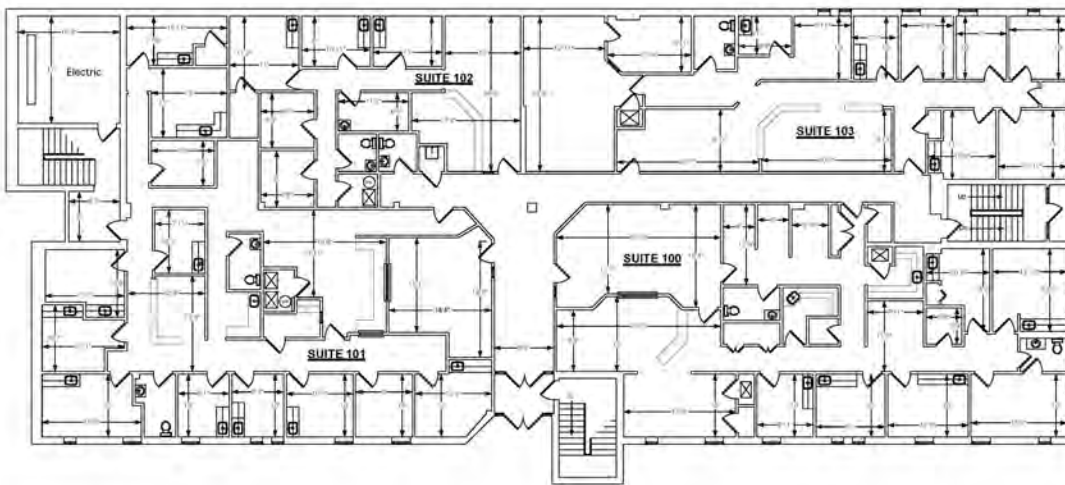
21 Industrial Boulevard  
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### Floor Plans

|                                  |  |  |            |                          |
|----------------------------------|--|--|------------|--------------------------|
| 21 INDUSTRIAL BLVD.<br>PAOLI, PA | GROSS SQ. FT.<br>BUILDING TOTAL#<br>22,934 GSF | DETAILED CAD FLOOR PLANS   | ROOMINDERS | MARKETING SPACE PLANNING |
|                                  |  | <small>                 * ACTUAL DIMENSIONS MAY VARY * NOT TO BE USED FOR CONSTRUCTION PURPOSES<br/>                 © 2023 ROOMINDERS, INC. ALL RIGHTS RESERVED.             </small> |            |                          |

**FIRST FLOOR PLAN**  
11,467 GROSS SQ. FT.



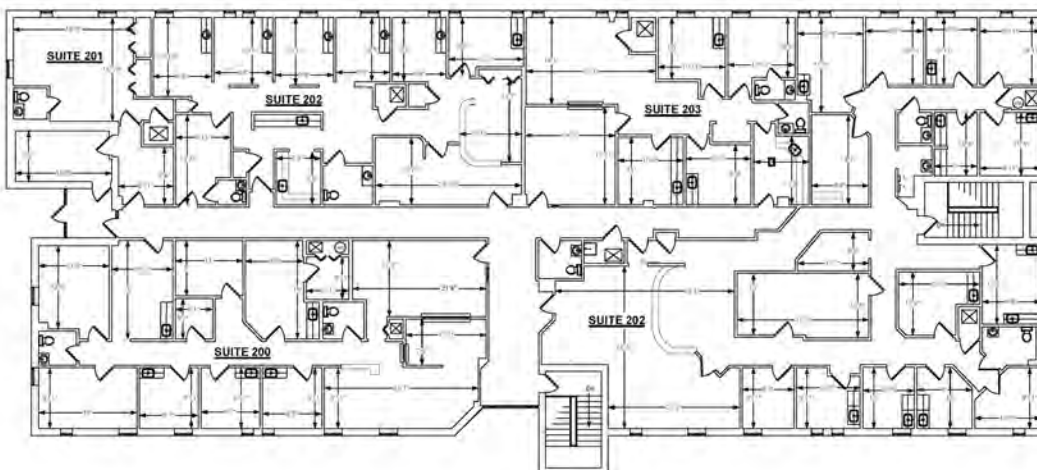
#### Available Suites

- Suite 101: 3,620 rsf
- Suite 102: 1,361 rsf (available 10/1/2024)
- Suite 103: 2,524 rsf



**Available 10/1/2024**  
Suites 101, 102, 103  
7,505 rsf contiguous

**SECOND FLOOR PLAN**  
11,467 GROSS SQ. FT.



#### Medical Occupants

- Suite 100: Main Line Center for Oral and Facial Surgery
- Suite 102: Rehab. Assoc. of the Main Line
- Suite 200: Dr. William R. Greer, P.C.
- Suites 204 & 205: Main Line Ear, Nose & Throat (Hove Center for Facial Plastic Surgery)
- Suite 203: Dr. James Bollinger

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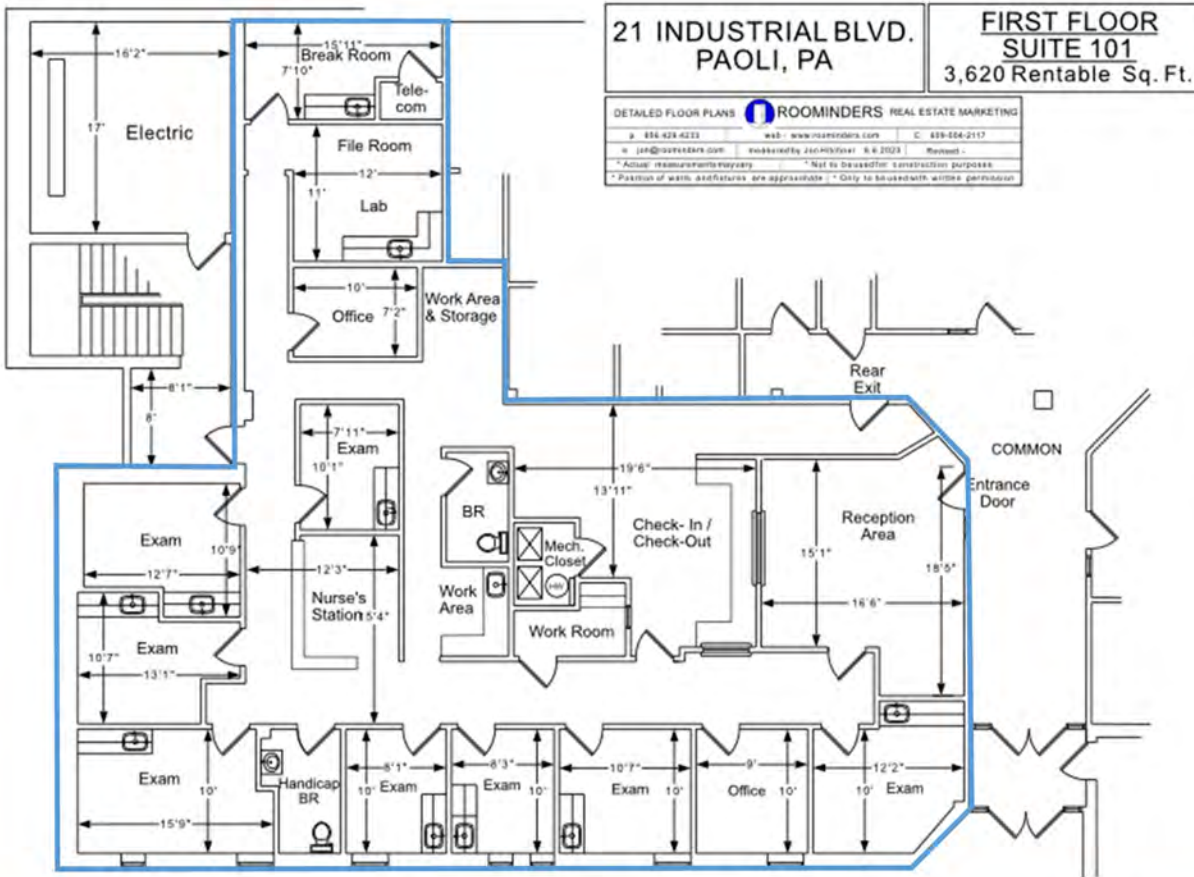
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## PAOLI MEDICAL ARTS BUILDING

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Suite 101 : 3,620 RSF Available



- 8 Exam Rooms
- 2 Offices
- Reception Area
- 2 Bathrooms
- Break Room
- Lab Area
- File Rooms
- Storage Rooms
- Nurse's Station
- Work Areas

*Prior Tenant: Aesthetic Derm Associates*



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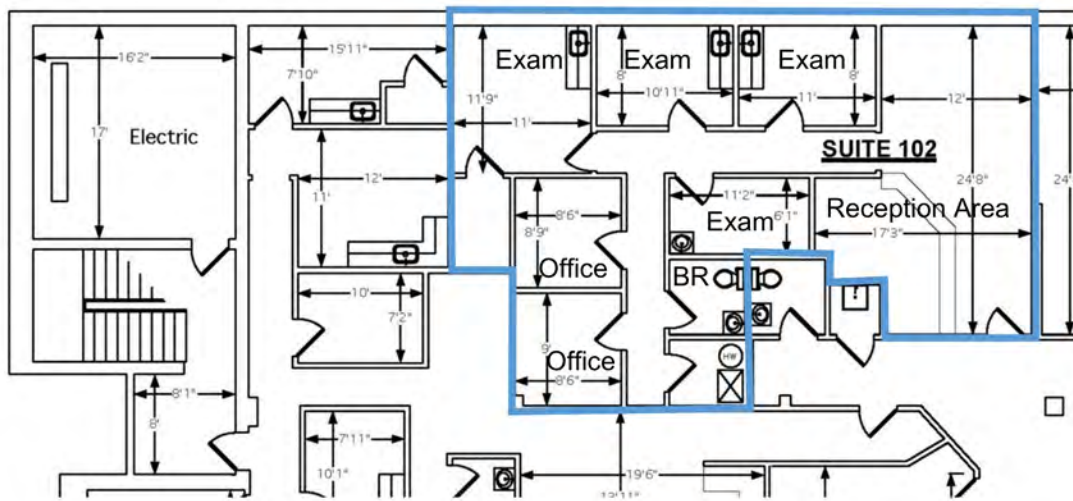
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Suite 102: 1,361 RSF Available

|                                  |   |   |                |
|----------------------------------|---|---|----------------|
| 21 INDUSTRIAL BLVD.<br>PAOLI, PA | DETAILED FLOOR PLANS  | <b>ROOMINDERS</b> REAL ESTATE MARKETING |                |
|                                  | p 610-439-4233  | web: www.roominders.com                 | C 610-594-2117 |
|                                  | e jim@roominders.com  | measured by jim@roominders.com 8.6.2022 | Revised        |
|                                  | * Actual measurements may vary. ** Not to exceed for construction purposes.<br>† Position of walls and fixtures are approximate. ‡ Only to be used with written permission. |   |                |

**FIRST FLOOR**  
**Suite 102**  
1,361 Rentable Sq. ft.



- 4 Exam Rooms
- 2 Offices
- 1 Bathroom
- Reception Area



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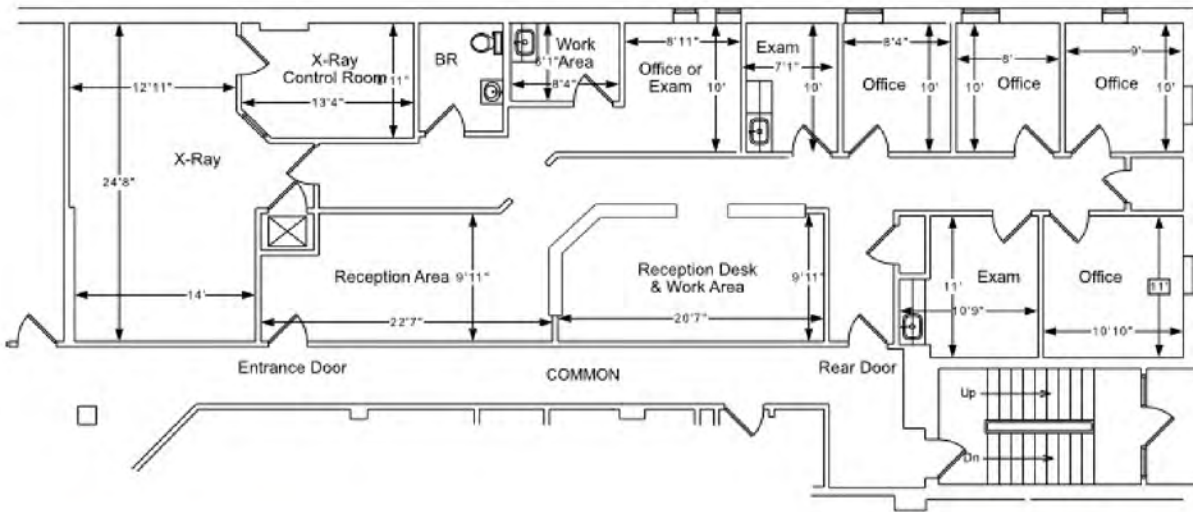
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Suite 103: 2,524 RSF Available

|                                  |  |                                   |                |
|----------------------------------|--|-----------------------------------|----------------|
| 21 INDUSTRIAL BLVD.<br>PAOLI, PA | DETAILED FLOOR PLANS   | ROOMINDERS REAL ESTATE MARKETING  |                |
|                                  | p 295-429-4233   | web: www.roominders.com           | C 609-594-2117 |
|                                  | e jim@roominders.com   | measured by JonHester on 3.6.2022 | Revised        |
|                                  | * Actual measurements may vary. ** Not to exceed for construction purposes.<br>† Position of walls and fixtures are approximate. †† Only to be used with written permission. |                                   |                |

**FIRST FLOOR**  
**SUITE 103**  
2,524 Rentable Sq. Ft.



- X-Ray Room
- 3 Exam Rooms
- 4 Offices
- Reception Area
- 1 Bathroom
- Storage
- Work Area

*Prior Tenant: Main Line Health Imaging*



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### Demographics



|          |  2023<br>Population |  2023<br>Households |  Avg Household<br>Income |
|----------|--|--|---|
| 2 miles  | 18,292   | 7,319  | \$153,717   |
| 5 miles  | 91,131   | 35,839   | \$162,084   |
| 10 miles | 510,681  | 195,887  | \$139,182   |

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## *Commercial Real Estate done smarter*

### **Bob Cook**

484-370-2655 (Direct)

267-847-7609 (Cell)

[bcook@jacksoncross.com](mailto:bcook@jacksoncross.com)

### **Mike Barnes**

484-370-2639 (Direct)

610-733-9398 (Cell)

[mbarnes@jacksoncross.com](mailto:mbarnes@jacksoncross.com)

### **Jackson Cross Partners**

151 South Warner Rd

Wayne, PA 19087

[www.jacksoncross.com](http://www.jacksoncross.com)

610-265-7700

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