

# For Lease

## Prime Office Space



## Location

61 Executive Court  
West Middlesex, PA 16159



## Highlights

- Two story layout (can be subdivided)
- Ideal for executive offices and corporate headquarters
- Very well maintained and extremely clean
- Completely updated in 2014
- Security system with key cards and finger print scanners
- Convenient to major highway arteries

## Contact

Bryce Veon  
Phone  
Email



# Exterior

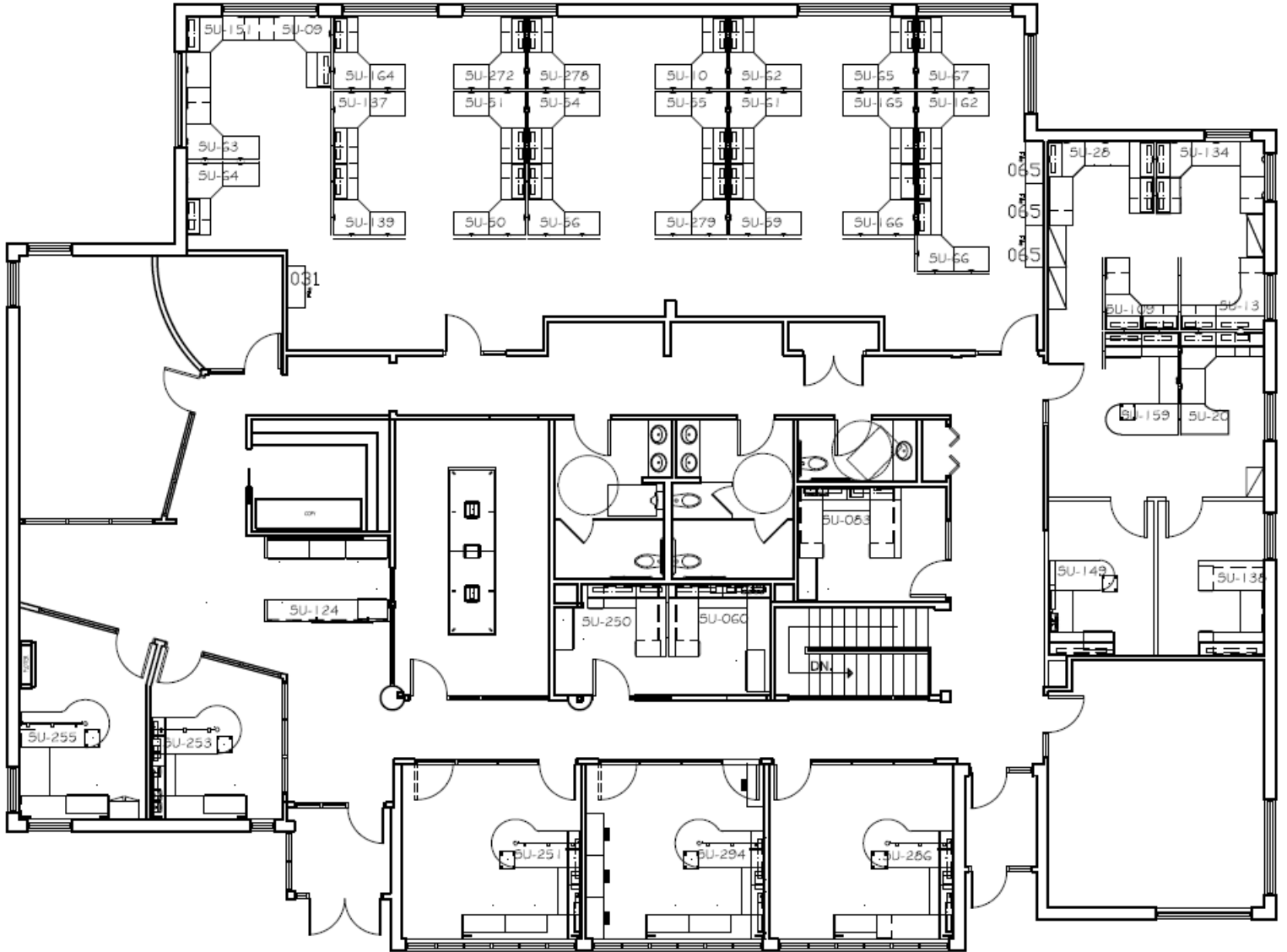




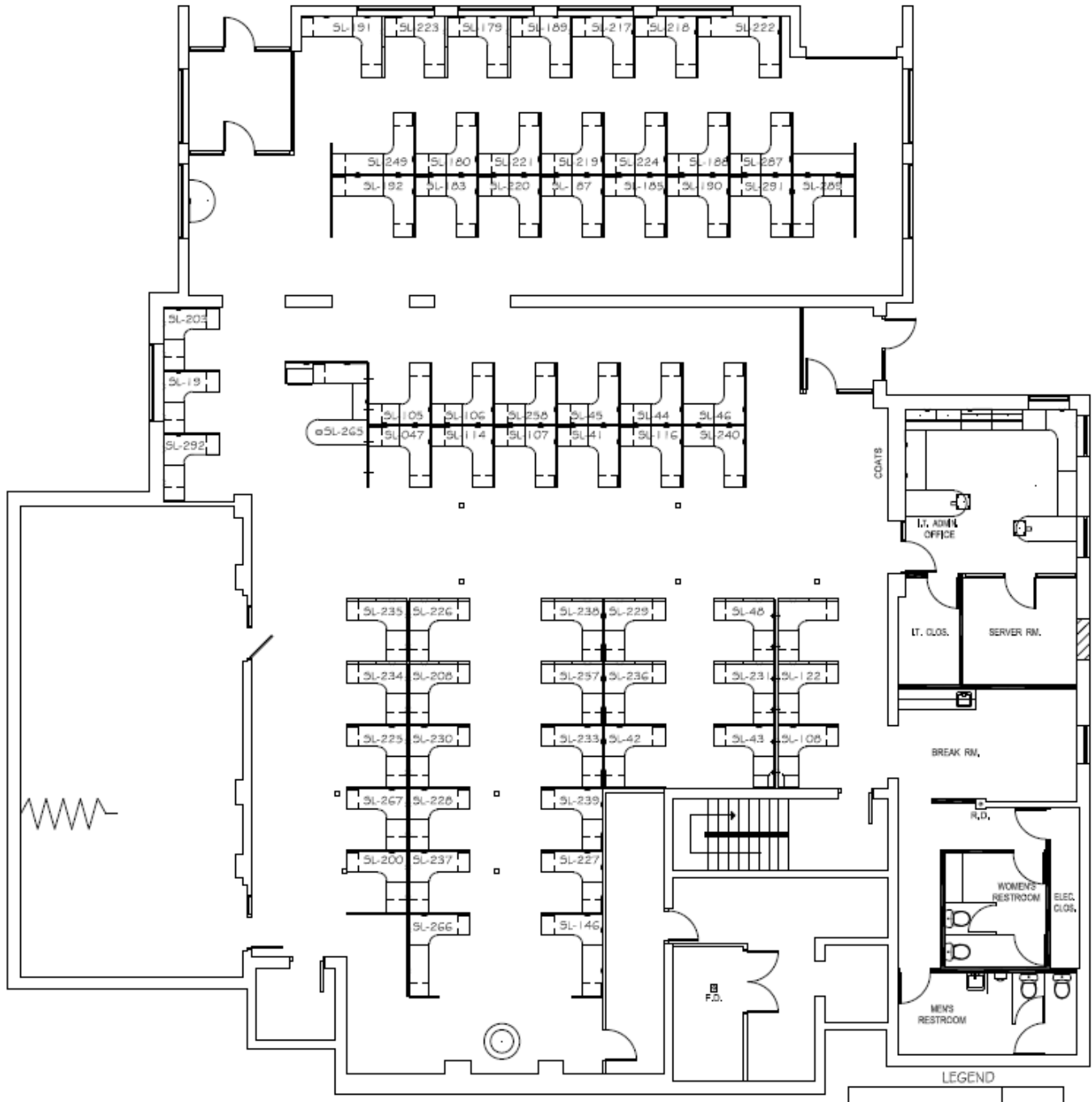
# Interior



# Floor Plan - Upper Level



# Floor Plan - Lower Level

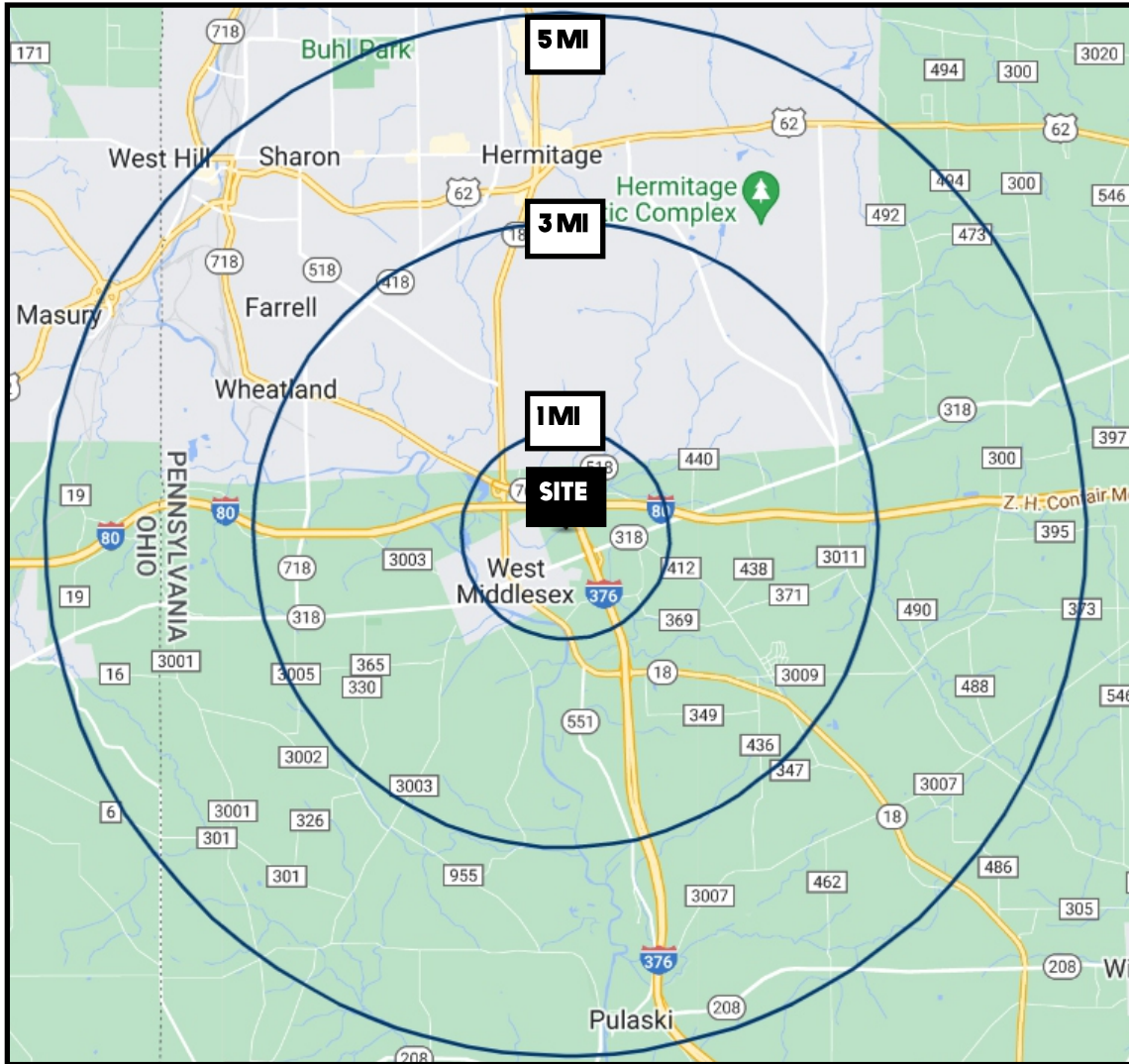




# Aerial Map



# Aerial Map / Demographics



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,313	8,382	32,249
HOUSEHOLDS	553	3,576	14,816
MEDIAN AGE	47	49	46
AVERAGE HH INCOME	\$70,366	\$75,126	\$61,052

SITE INFORMATION	
LOCATION	West Middlesex Mercer County
PROPERTY TYPE	Office
CONSTRUCTION	Brick and Metal
RENOVATIONS	Complete, 2014
SIZE	17,000 sq ft total can be subdivided
POWER	Multiple 200 amp panels
PARKING	100+ spaces
PRICE	\$21/sq ft NNN