

211 Welsh Pool Rd.  
Exton, PA

FOR LEASE

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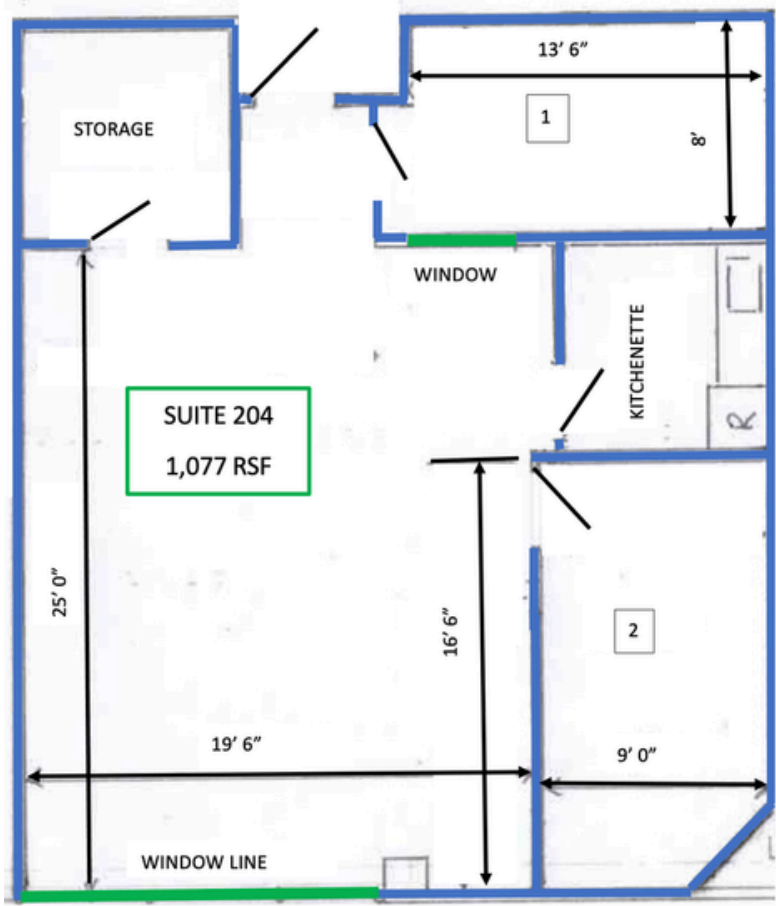
**LIEBERMAN EARLEY & COMPANY**

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

# EXECUTIVE SUMMARY

211 Welsh Pool Rd.  
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Suite 204	1,077 RSF
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## BUILDING DESCRIPTION:

- 2 story multi-tenant building
- Class A office building
- Tenant directory
- Elevator service and ADA compliant
- Onsite security system
- 5/1000 SF parking ratio
- Public utilities
- Professionally landscaped
- Nightly cleaning of suites and common area
- Great location at the corner of Gordon Drive and Welsh Pool Road
- Just minutes from Exton amenities, restaurants, restaurants and entertainment

## SUITE FEATURES:

- Ideal for office or medical
- 2nd floor space with elevator
- Great window line and private window offices
- 2 private offices
- Storage
- Open floor plan
- 1 kitchenette
- Direct stairwell access to side parking lot



**LEASE PRICE:**  
\$21.00/RSF + electric  
Includes in suite janitorial M-F

## Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

# LOCATION HIGHLIGHTS / SITE MAP



- ▶▶▶ This building is located near PA Turnpike, Route 113 and Route 100
- ▶▶▶ Across the street from the White Dog Cafe of Chester Springs
- ▶▶▶ Close amenities such as CVS, Wawa, Dunkin Donuts, and restaurants
- ▶▶▶ Minutes away from hotels and recreation