

PRICE

First Floor: \$17.50 PSF
(modified gross)

Second Floor: \$16.00 PSF
(modified gross)

SIZE

First floor: 1,994 SF
Second floor: 1,098 SF

ZONING

TC-2, Town Center
Commercial



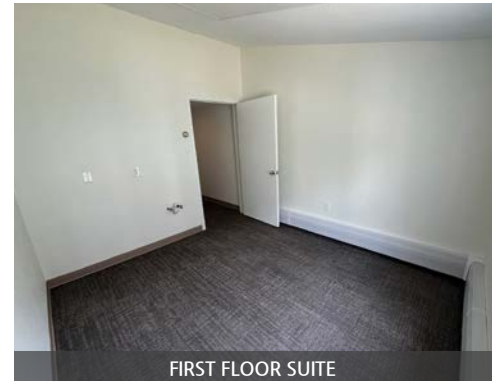
RECENTLY RENOVATED - NEW FLOORING, PAINT, LED LIGHTING, AND A FRESH PAVED PARKING LOT!



FIRST FLOOR SUITE



FIRST FLOOR SUITE



FIRST FLOOR SUITE

ABOUT THE PROPERTY

Great location for office/medical/professional space with exposure to Main Street in Dublin, PA.

1,994 SF available at Federal Court Professional Center, in the heart of Dublin Borough with 17,000 VPD directly in front of the property. Ample parking and the space can be retrofitted to suit tenant's needs!

Highlights include....

- **Prime Location:** Main Street Dublin, PA.
- **Zoning:** TC-2, Town Center Commercial
- **Nearby Amenities:** Neshaminy Creek Brewing, Wawa, Weis, and three major commercial / residential development under way - Dublin, PA is growing dramatically!

PRESENTED BY

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OFFICE SPACE FOR LEASE

174 North Main Street, Dublin, PA 18917



SECOND FLOOR SUITE



SECOND FLOOR SUITE



FIRST FLOOR SUITE



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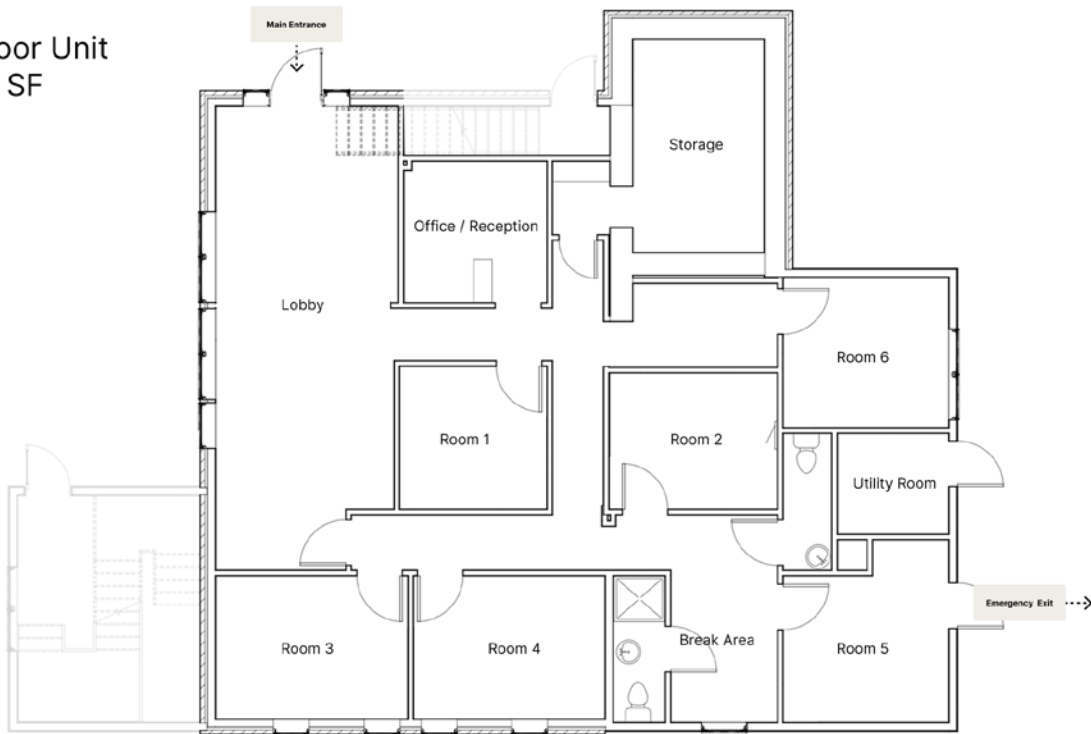


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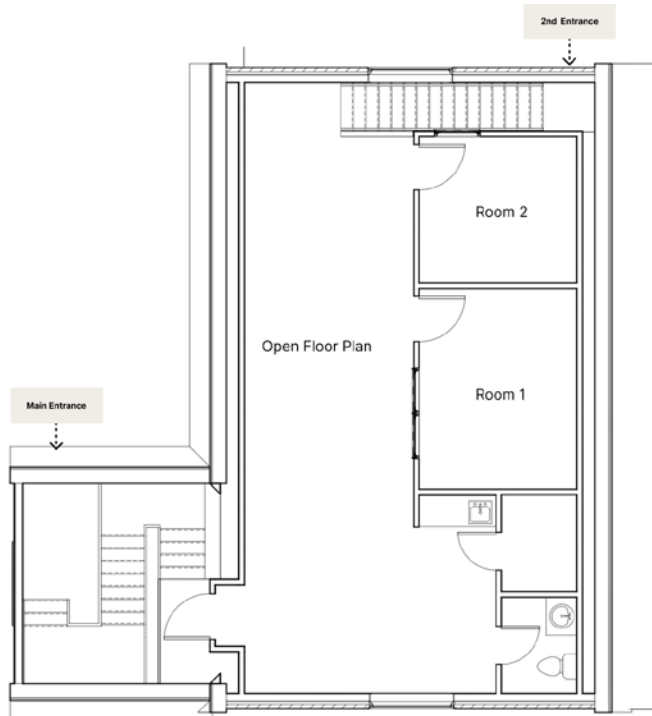
A1

1st Floor Unit
1,994 SF



A2

2nd Floor Unit
1,098 SF



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