

FOR LEASE

495 Highlands Blvd



COATESVILLE, PA 19320

END CAP PROFESSIONAL OFFICE
SUITE WITH ABUNDANCE OF NATURAL
LIGHT

ATTRACTIVE BUILDING AND BUILDOUT

BUILDING ANCHORED BY THE
CHILDREN'S HOSPITAL OF
PHILADELPHIA (CHOP)



MICHAEL BOWSER, CCIM
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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	106
Available SF:	2,801 SF
Lease Rate:	\$14.50 SF/yr
CAM:	\$7.58
County:	Chester
Municipality:	Valley Township

PROPERTY OVERVIEW

Great end-cap office suite with abundance of natural light on three sides of the space. The Children's Hospital of Philadelphia (CHOP) anchors the building and the space would be a great fit for a complementary medical provider. The space is presently configured for professional office use.

OFFERING SUMMARY

HVAC:	Gas heat, central A/C	Lighting:	Fluorescent
Sprinklers:	Yes	Flooring:	Carpet Tile
Parking:	On-site	Number of Floors:	1
Water:	Public - PA Water American Water Company		
Sewer:	Public - Valley Township		
Zoning:	Planned Development		

ADDITIONAL COMMENTS

Conveniently located a half mile from Airport Road and Rt. 30 exchange.

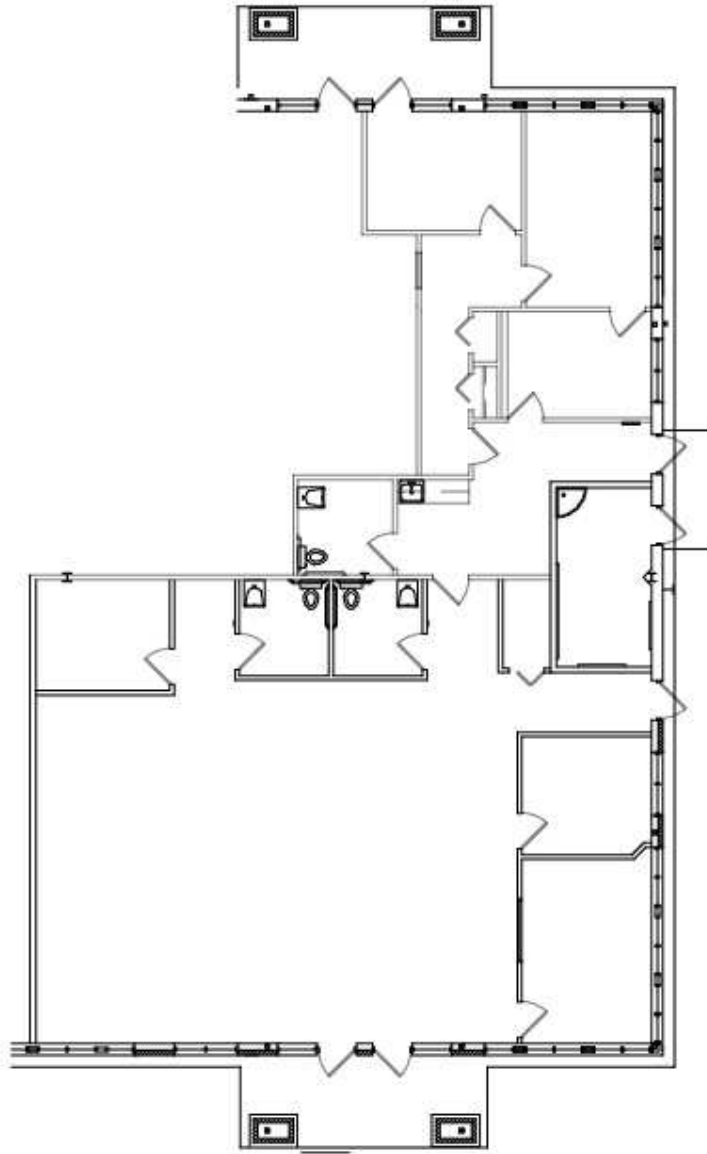


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FLOOR PLAN

SCALE: N.T.S.

BUILDING 234

495 HIGHLANDS BLVD.
COATESVILLE, PA
SUITE 106

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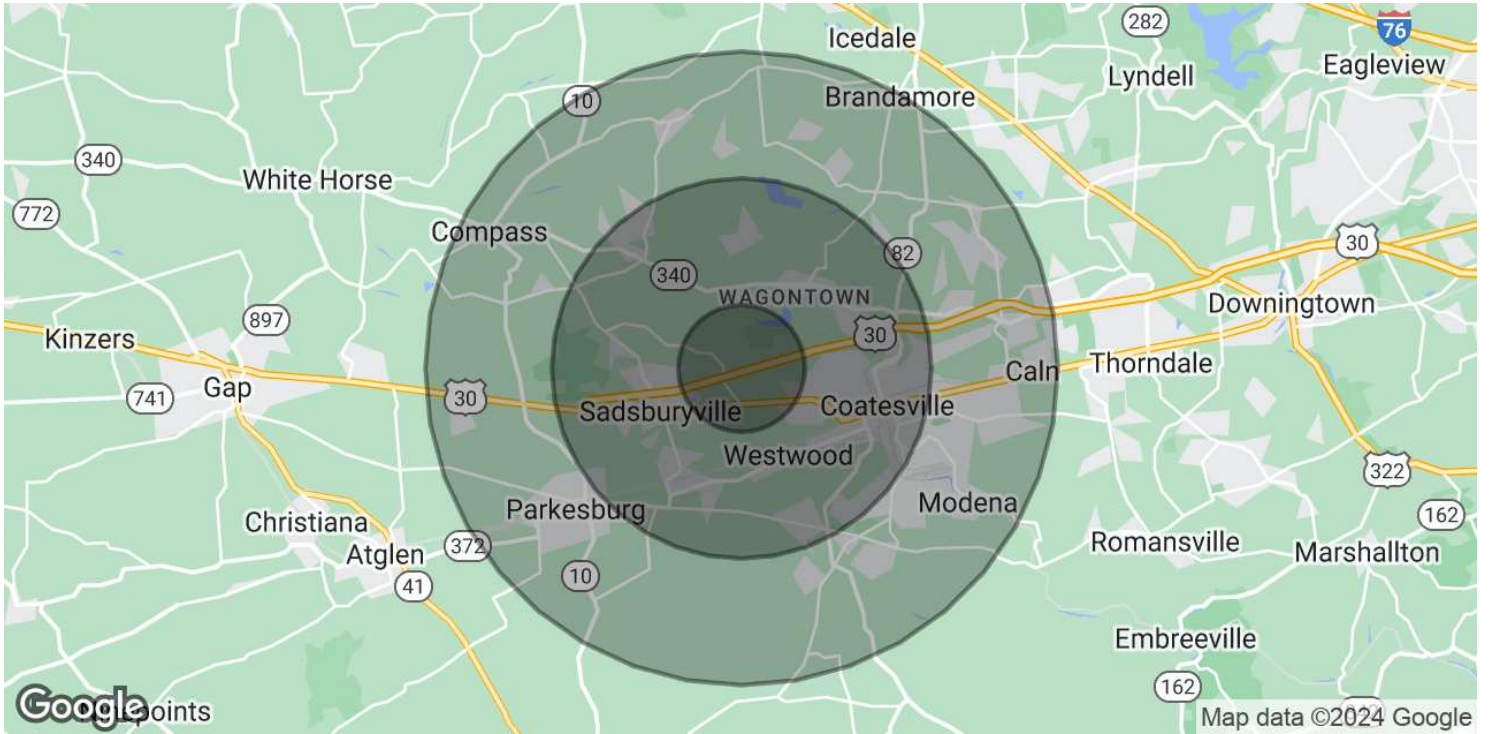
Map
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,256	19,345	58,066
Average Age	37.1	35.9	36.2
Average Age (Male)	36.0	34.8	35.1
Average Age (Female)	39.1	37.7	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	886	7,391	21,661
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,523	\$76,458	\$72,102
Average House Value	\$261,676	\$244,332	\$228,261

* Demographic data derived from 2020 ACS - US Census

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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