



## Up to 4,073 sf of office space available for lease in the heart of Paoli along Route 252

### Available Suites:

- **First floor suite:** 2,009 sf // \$24.50/SF + electric, janitorial included
- **Second floor suite:** 1,246 sf // \$22.50/SF + electric, janitorial included
- **Third floor suite:** 818 sf // \$22.50/SF + electric, janitorial included
- 1/4 mile south of Route 30 on Route 252 (Leopard Road) and 164 spaces on site; 82 spaces per building
- Walkable to numerous area amenities

### Get more information

**Cathy Swanson**, Senior Associate  
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## Immediate Proximity to a Variety of Amenities



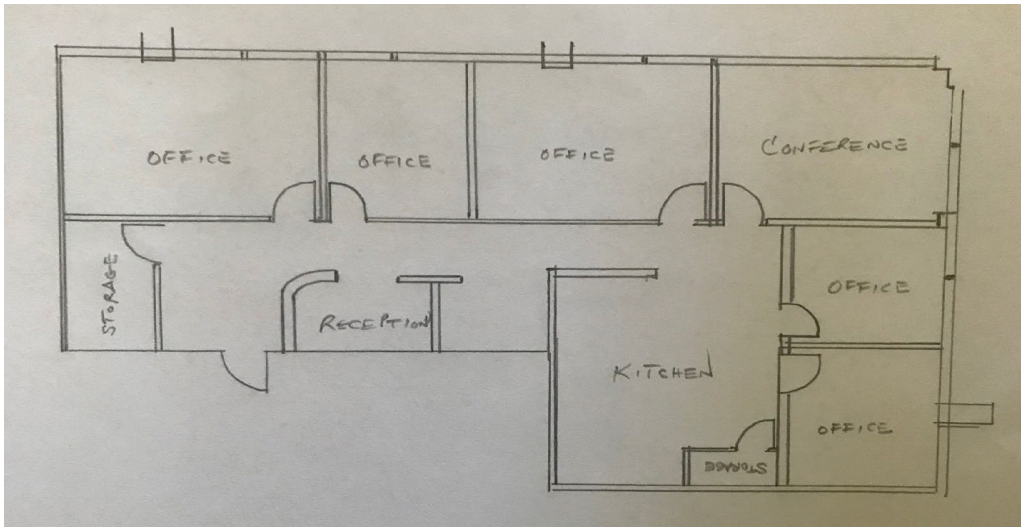
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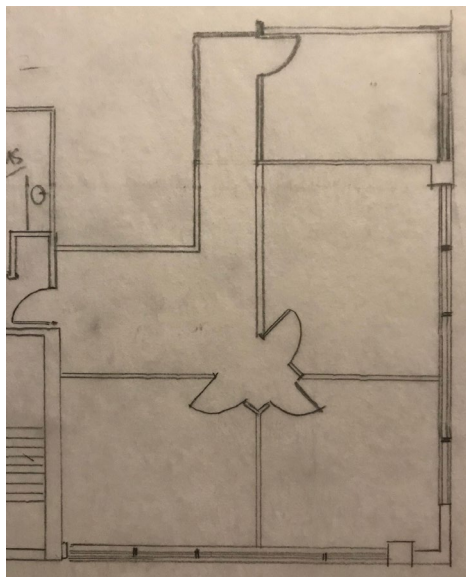
## 1st Floor Suite: 2,009 sf

Updated finishes throughout, partially furnished, move-in ready suite. 5 private windowed offices, corner conference room, kitchen, built-in reception desk, abundant storage.



## 2nd Floor Suite: 1,246 sf

Four private offices and a reception area.



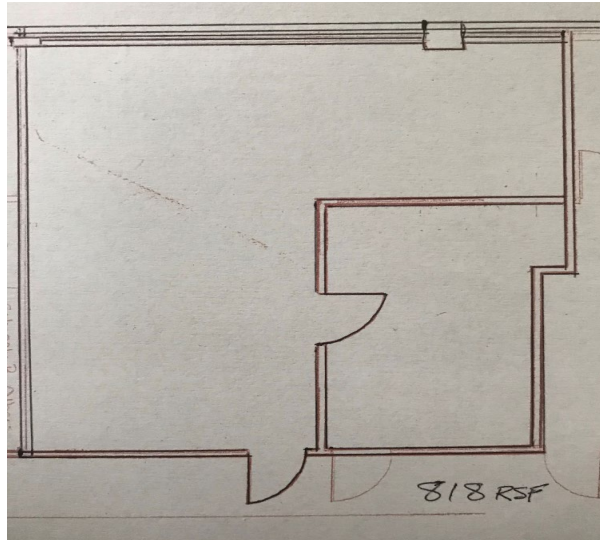
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## 3rd Floor Suite: 818 sf

Open floor plan with one private office.



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