

FOR LEASE

735 Fox Chase Road #100



COATESVILLE, PA 19320

**6,936 SF OFFICE SUITE WITH A MIX OF PRIVATE OFFICES, CONFERENCE ROOMS, AND OPEN WORK AREAS.**

**FORMERLY OCCUPIED FOR MEDICAL USE AND IS IN EXCELLENT CONDITION.**

**HIGHLANDS LOCATION WITH EASY ACCESS TO RT 30.**

**FULLY SPRINKLERED BUILDING.**



**MICHAEL BOWSER, CCIM**

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**HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)**

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#### LEASE INFORMATION

Lease Rate:	\$16.50 SF/yr (NNN)
County:	Chester
Building Area:	103,848 SF
Available SF:	6,936 SF
CAM:	\$2.69 SF
Occupancy:	Vacant

#### PROPERTY OVERVIEW

Formerly a medical office, this 6,936 SF suite features a mix of offices, conference rooms and open work areas. The flex building offers lower operating expenses than is typical for a purely office building. The suite features an abundance of parking, including handicap spaces. The corner location offers a unique, angled entrance that distinguishes the space from the other spaces in the building.

#### OFFERING SUMMARY

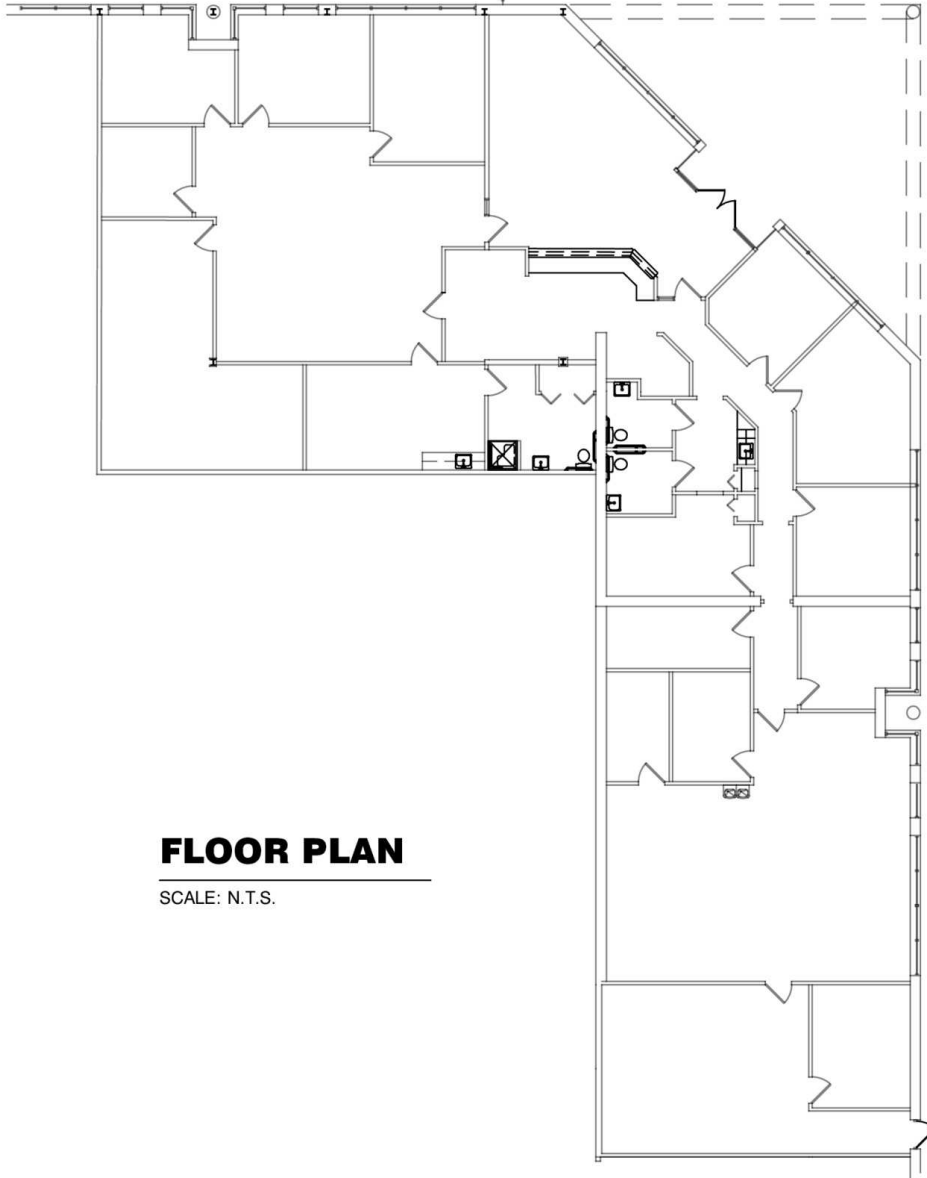
HVAC:	Central	Lighting:	LED-
Sprinklers:	Yes	Number of Floors:	-
Parking:	Surface Lot with Handicap Spaces	Flooring:	Carpet and Solid Surfaces
Water:	Public		
Sewer:	Public		



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## **FLOOR PLAN**

SCALE: N.T.S.

## **BUILDING 101**

735 FOX CHASE  
COATESVILLE, PA  
SUITE 100

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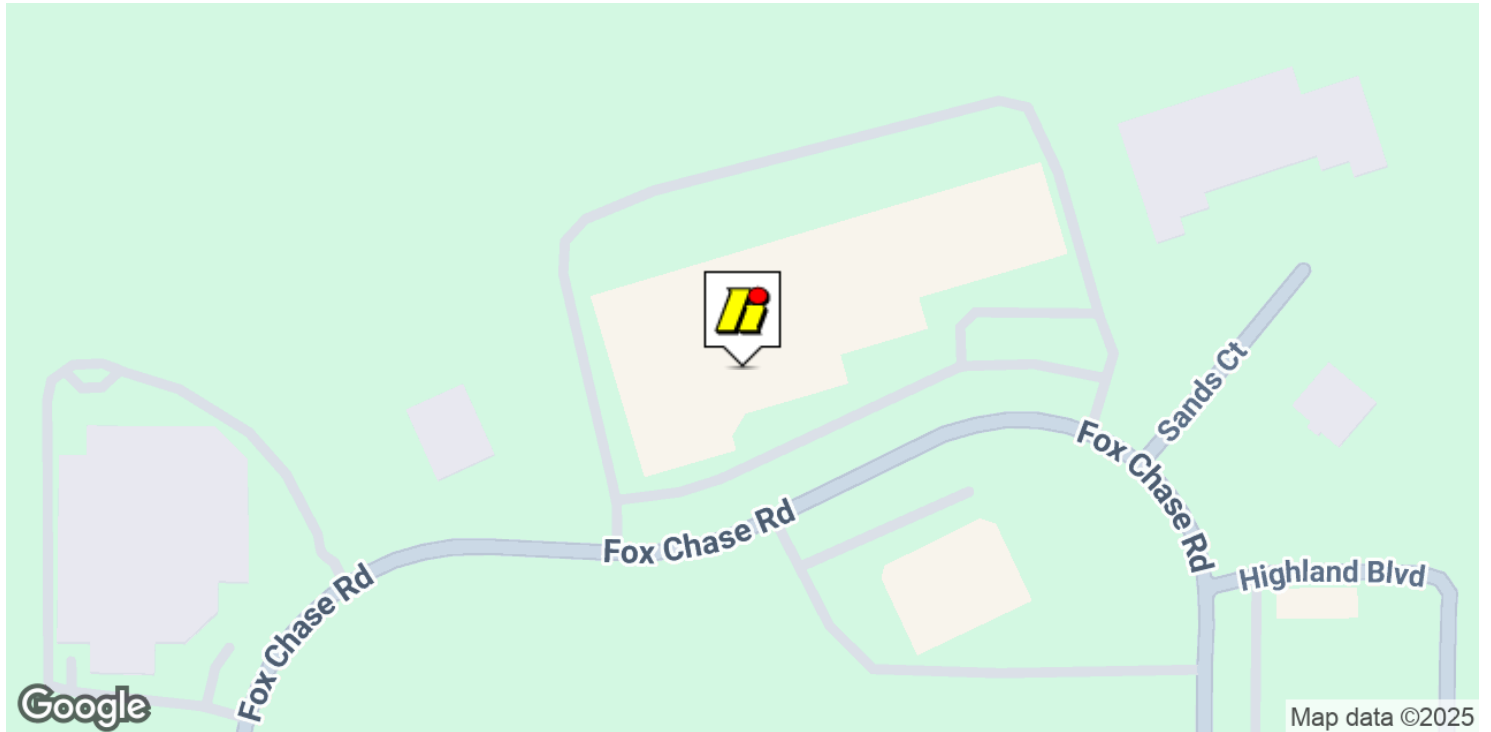
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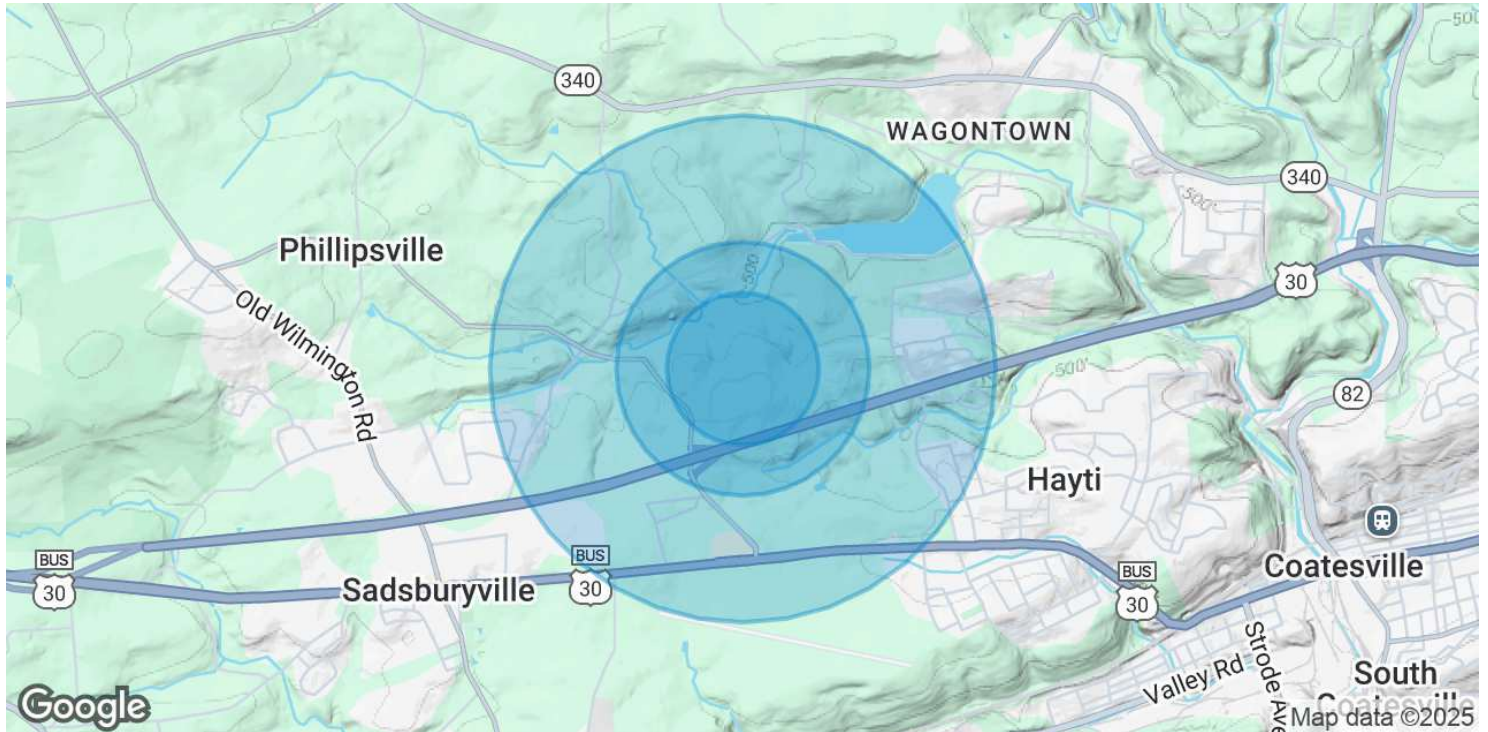
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	25	88	1,623
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	33	596
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$126,541	\$134,530	\$129,957
Average House Value	\$263,831	\$308,235	\$312,628

Demographics data derived from AlphaMap

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*An Affiliate of High Real Estate Group LLC*

*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.**

1853 WILLIAM PENN WAY  
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