

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

717.293.4553

[mbowser@high.net](mailto:mbowser@high.net)

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

735 Fox Chase Road #100



#### 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                           |                   |                           |



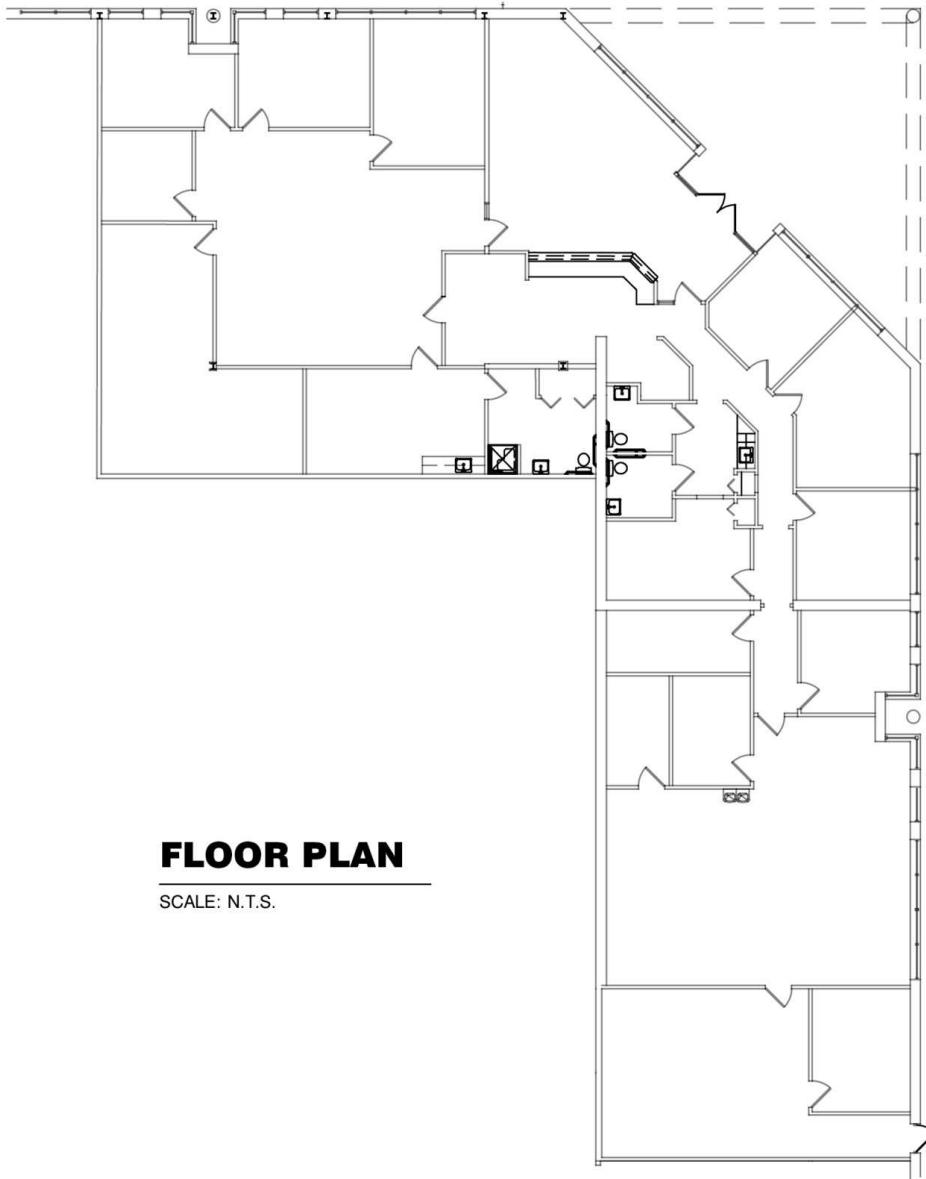
MICHAEL BOWSER, CCIM

717.293.4553

mbowser@high.net

FOR LEASE

735 Fox Chase Road #100



### **FLOOR PLAN**

SCALE: N.T.S.

### **BUILDING 101**

735 FOX CHASE  
COATESVILLE, PA  
SUITE 100

MICHAEL BOWSER, CCIM

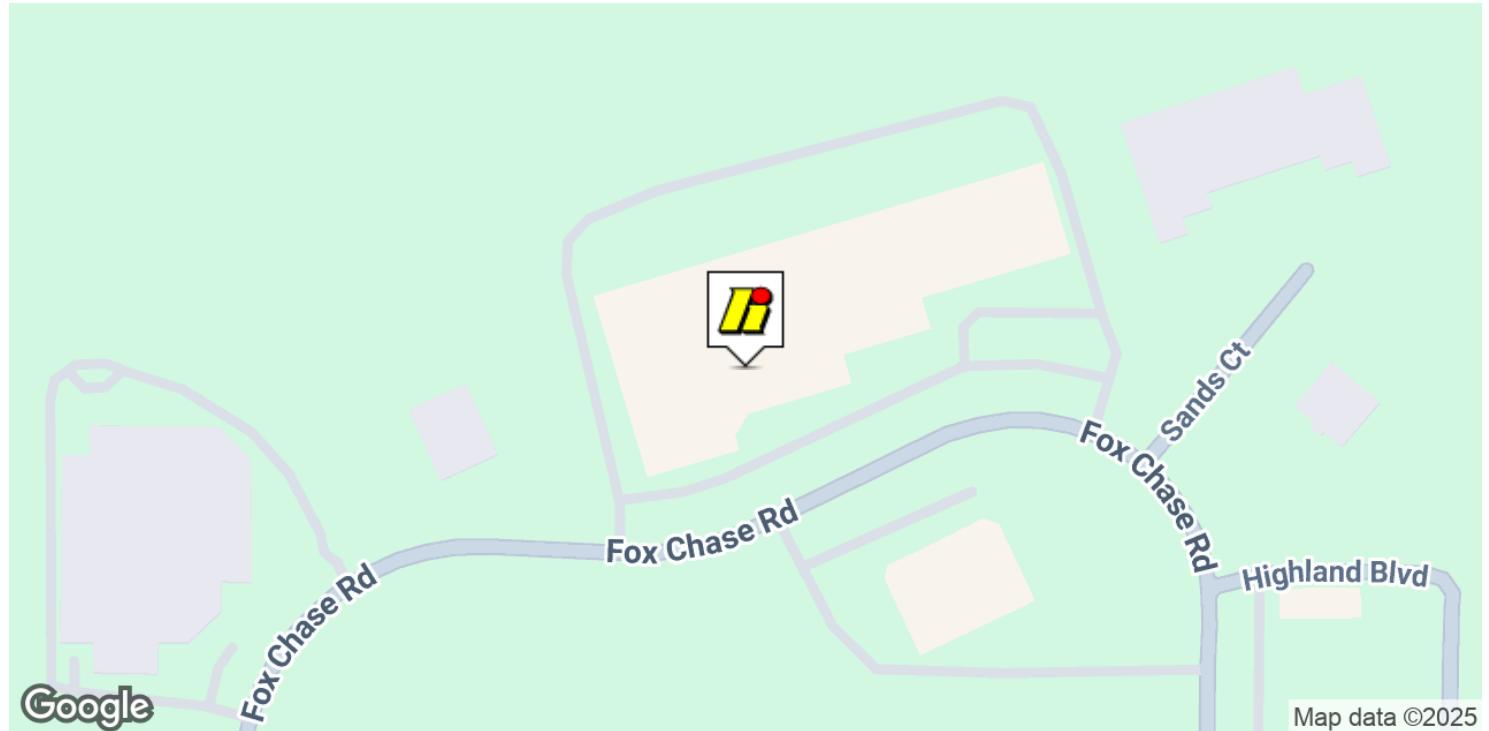
717.293.4553

[mbowser@high.net](mailto:mbowser@high.net)

FOR LEASE

735 Fox Chase Road #100

**HIGH** ASSOCIATES LTD.  
An Affiliate of High Real Estate Group LLC



MICHAEL BOWSER, CCIM

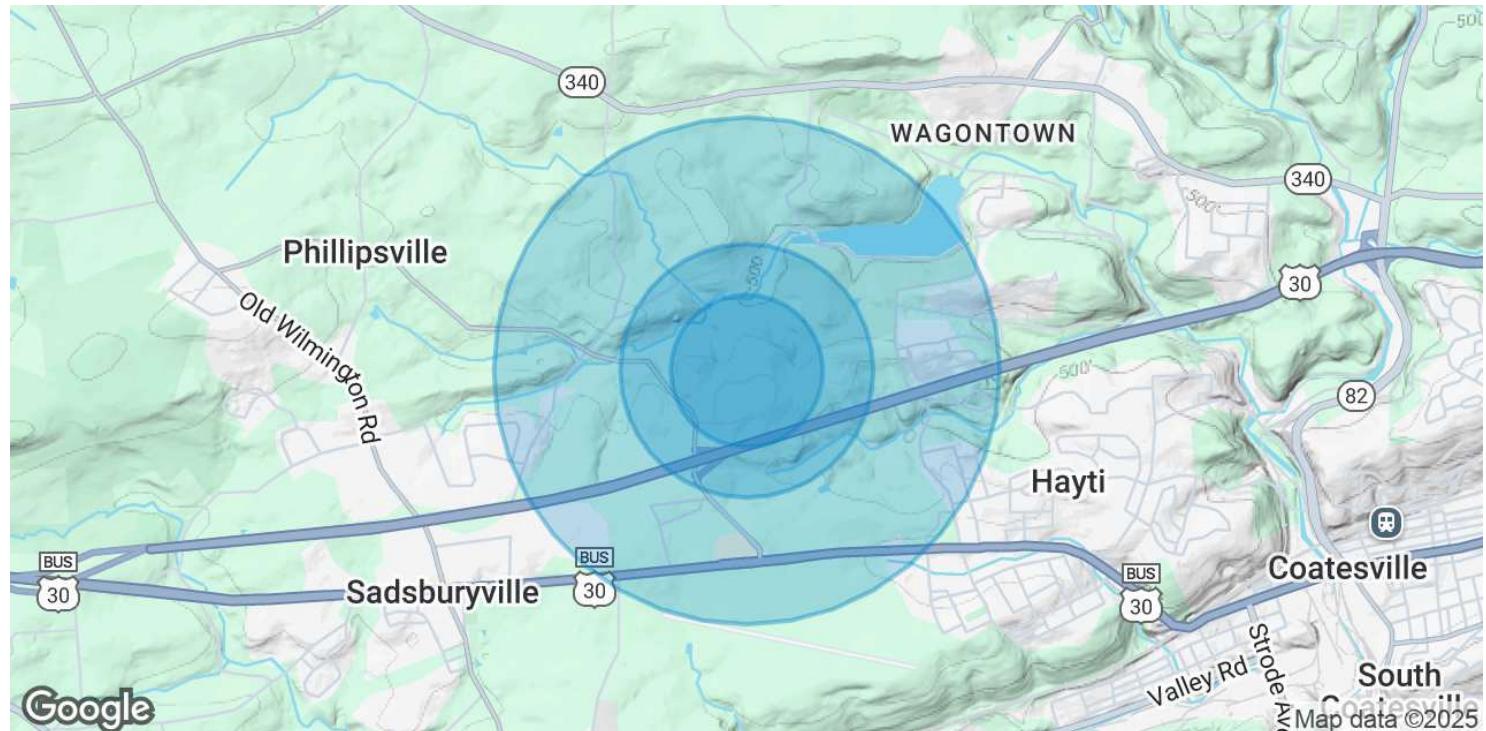
717.293.4553

[mbowser@high.net](mailto:mbowser@high.net)

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

FOR LEASE

735 Fox Chase Road #100



| 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

MICHAEL BOWSER, CCIM

717.293.4553

mbowser@high.net

FOR LEASE

735 Fox Chase Road #100



*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

Lancaster, PA 17601  
717.293.4477

5000 RITTER ROAD SUITE 201

Mechanicsburg, PA 17055  
717.697.2422