

KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

FOR LEASE



Office Suites Available from 242 - 10,700 Square Feet

Welcome to 415 McFarlan Road

415 McFarlan Rd. is the premier Mid Rise Office value in Southern Chester County. Ongoing improvements to the property include new rest room fixtures, upgraded hi efficiency lighting in the hallways, a new roof, and a new HVAC cooling tower. Ownership is committed to continually reinvest in and upgrade the property to offer their tenants an attractive and efficient working environment at a competitive price.

About 415 McFarlan Road:

- 43,823 Square Feet on 2 floors
- Available suites from 242 to 10,700 +/- Square Feet
- New Roof with 20 year warranty installed
- New Cooling Tower Installed
- High-Efficiency lighting installed in common areas and several tenant suites

FOR FURTHER INFORMATION CONTACT:

DONALD M. GRIMES
DGRIMES@KARMARREALTY.COM
610-459-8585 EXT 103

JUSTIN M. SOSS
JSOSS@KARMARREALTY.COM
610-459-8585 EXT 102

KARMAR REALTY GROUP, INC.

PHONE: 610.459.8585 | FAX: 610.459.4646 | WWW.KARMARREALTY.COM

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice

KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

FOR LEASE



FEATURES OF 415 MCFARLAN ROAD INCLUDE:

- Common Areas give the look and feel of a Class A building
- Water source heat pump HVAC system with individual tenant controls
- Attractive, sky lit Atrium lobby
- 4 Parking spaces per 1,000 rentable square feet
- Close to the many fine shops and restaurants in the town of Kennett Square
- Located minutes from the retail district of Kennett Township which includes Wal-Mart, Giant, Super Fresh, The Hilton Garden Hotel, and Fairfield Inn along with several banks and restaurants.
- Surrounded by all the historic and cultural attractions of the Brandywine Valley including Longwood Gardens, The Wyeth Museum, Winterthur and The Brandywine Battlefield
- Located just off US Route 1 and near major regional roadways including Routes 82, 926

FOR FURTHER INFORMATION CONTACT:

DONALD M. GRIMES
DGRIMES@KARMARREALTY.COM
610-459-8585 EXT 103

JUSTIN M. SOSS
JSOSS@KARMARREALTY.COM
610-459-8585 EXT 102

KARMAR REALTY GROUP, INC.

PHONE: 610.459.8585 | FAX: 610.459.4646 | WWW.KARMARREALTY.COM

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice