



COLDWELL BANKER
HEARTHSTONE

610

**Louis Drive
Warminster, PA**



RECEPTION AREA



EXAM ROOM



CONFERENCE ROOM

FEATURES

- ✓ 2 condos being sold together, 5,000 sf each
- ✓ In 2019 the building was remodeled costing \$850,000.
- ✓ Features include: elevator, high definition exterior surveillance cameras, alarm system, IT room, all new LED lighting, abundant parking, ADA compliant staff and patient rest rooms, LVT and sheet vinyl flooring with welded seams in labs and procedure rooms.

LOCATION

Building is located within the Warminster Atrium Complex a development that includes small medical and professional offices.

USES

Ideal for hospitals seeking satellite space for surgical rooms, lab space, urgent care location or off site medical office space etc. Suitable for other uses like MRI centers, outpatient testing, and locations for entities such as Lab Corp, Quest, Patient First, Jefferson Urgent Care, and Temple Ready Care.



CONDO 1

Abundant office space, executive suite with private conference room and side office for support staff, plus several additional private offices, large training room with video equipment, large cubical office area, private reception room, bullpen office area, lots of storage space.



CONDO 2

The Surgical Center has 2 surgical rooms, 2 procedure rooms, 2 exam rooms, 1 recovery room, 1 clean lab, 1 dirty lab, a phlebotomy lab, 1 biohazard room, multiple consultation rooms, multiple rest rooms, a nursing station, a kitchen/break room, a locker room, and a highly secure reception area with ballistic-rated doors and walls to UL level 3.



Scan QR Code to see full details on this commercial property.



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