

HIGH-END MEDICAL SUITES LOCATED NEXT TO CHESTER COUNTY HOSPITAL



North Hills Medical Office Building

795 E Marshall Street
West Chester, PA 19380

Available Space

1,139 - 8,897 RSF

Building Size

55,060 SF

Property Highlights

- Aggressive ownership looking for new tenants
- Suites running from 1,139 RSF up to 8,897 RSF
- T.I. Allowance provided by landlord for new tenants
- Fully ADA accessibility and elevator serviced building
- Opportunity for new tenants to purchase into building partnership
- Parking ratio of 5 spaces per 1,000 SF
- Easily accessible from Route 100, 322 and 202

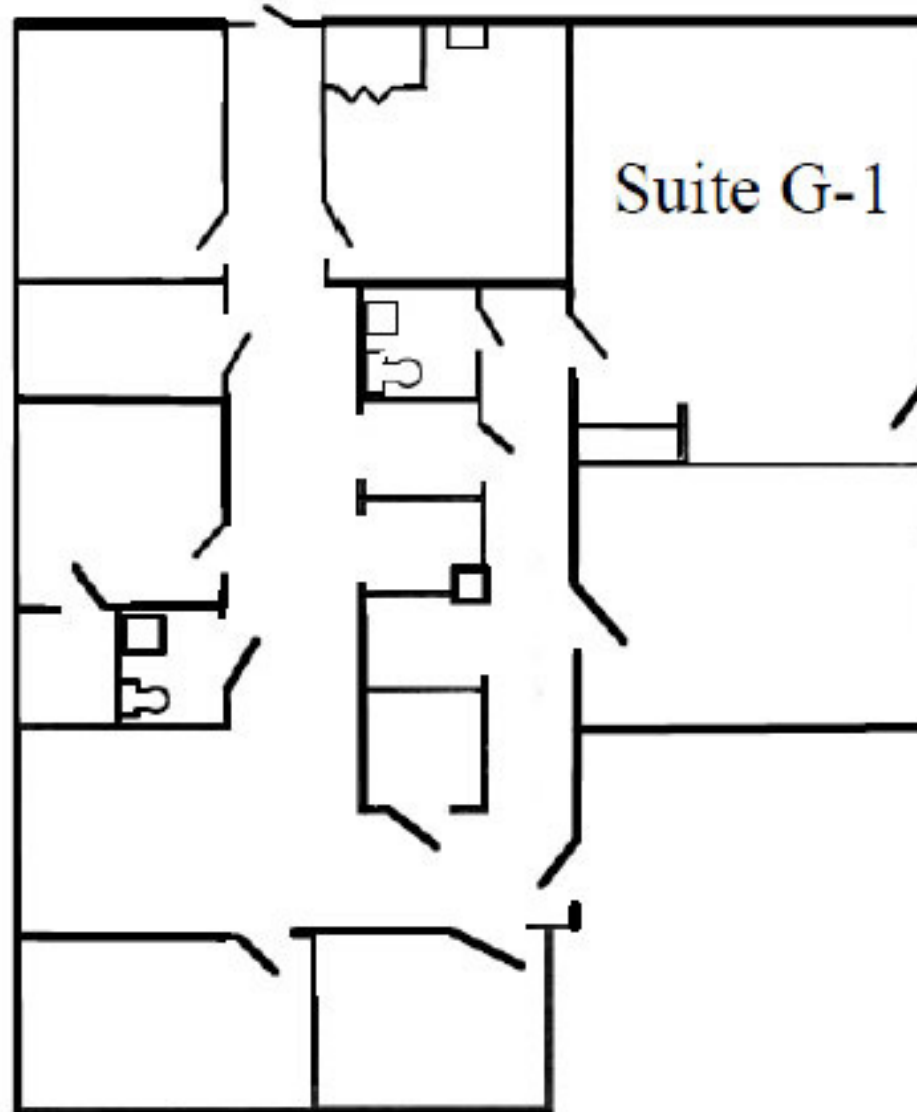


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Suite G-1: 1,809 RSF

- Ground floor
- Negotiable
- Large waiting room
- Nurse's training room
- 5 exam rooms
- 2 nurse's stations
- 1 break room
- In-suite restrooms

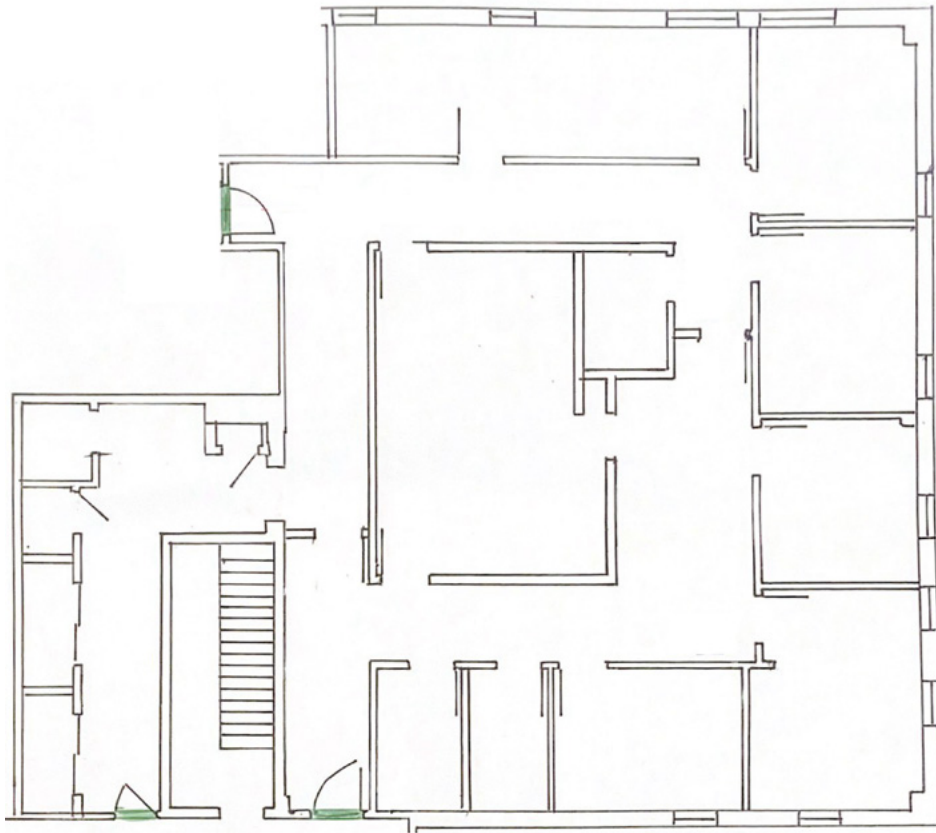


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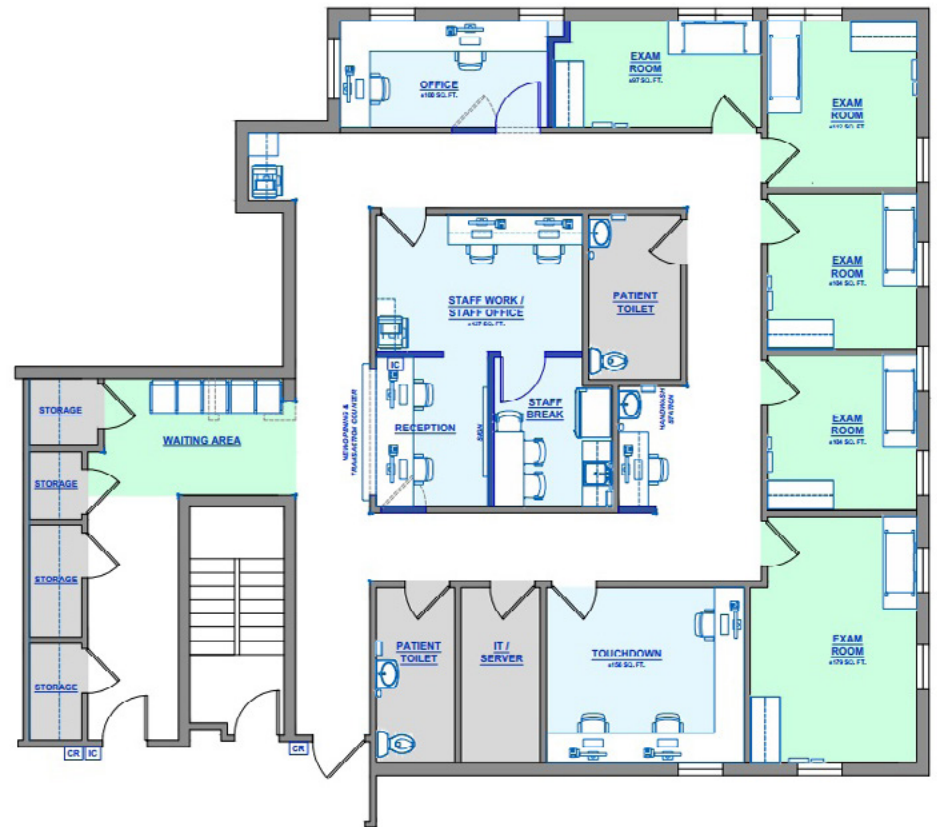
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Suite 104: 2,751 SF

As built



Test-fit

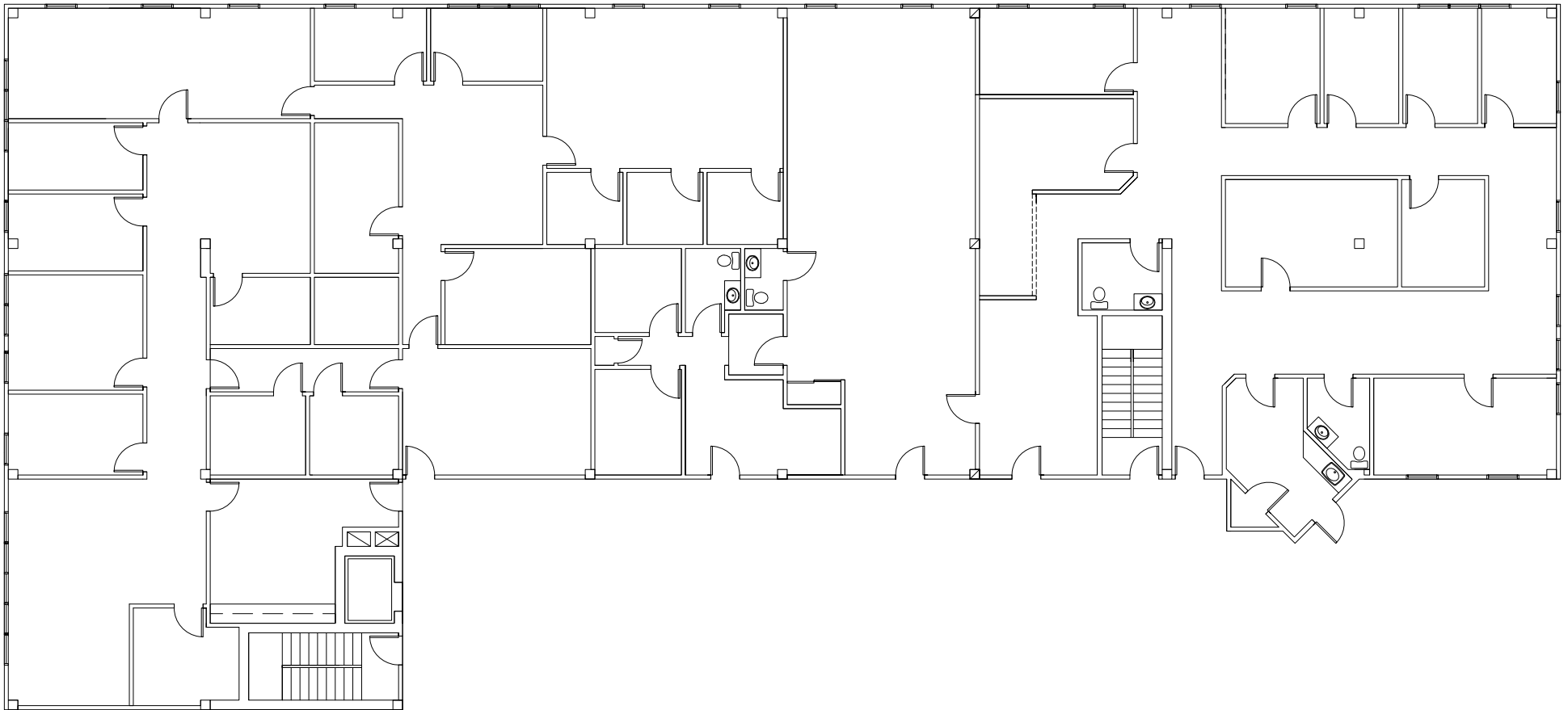


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Suite 204, 205, 206, 207: 8,897 RSF

- White box condition
- Can be demised accordingly

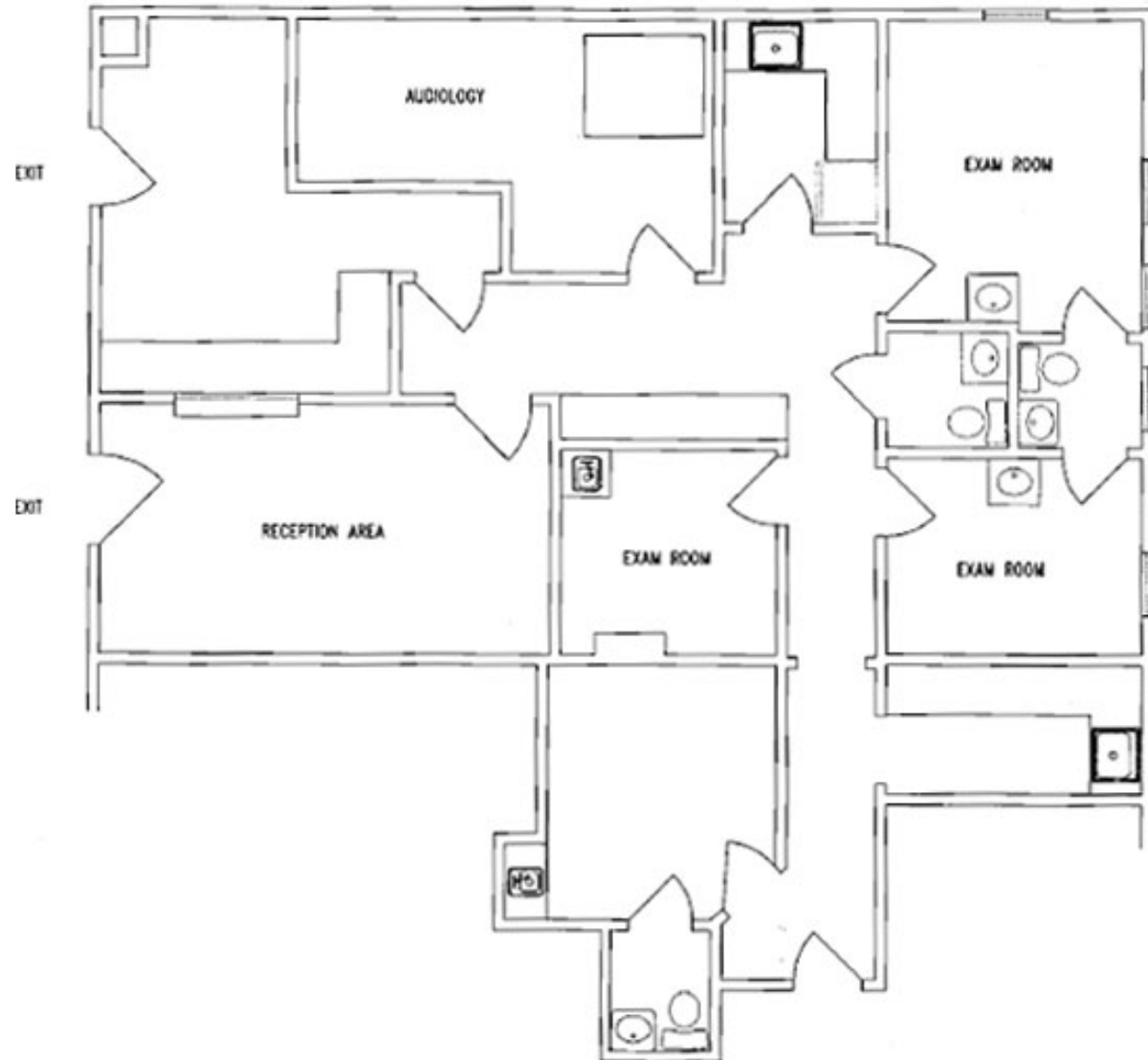


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Suite 303: 1,413 RSF

- 4 exam rooms with the potential to make a 5th or an office
- Waiting room with receptionist area
- In-suite restroom

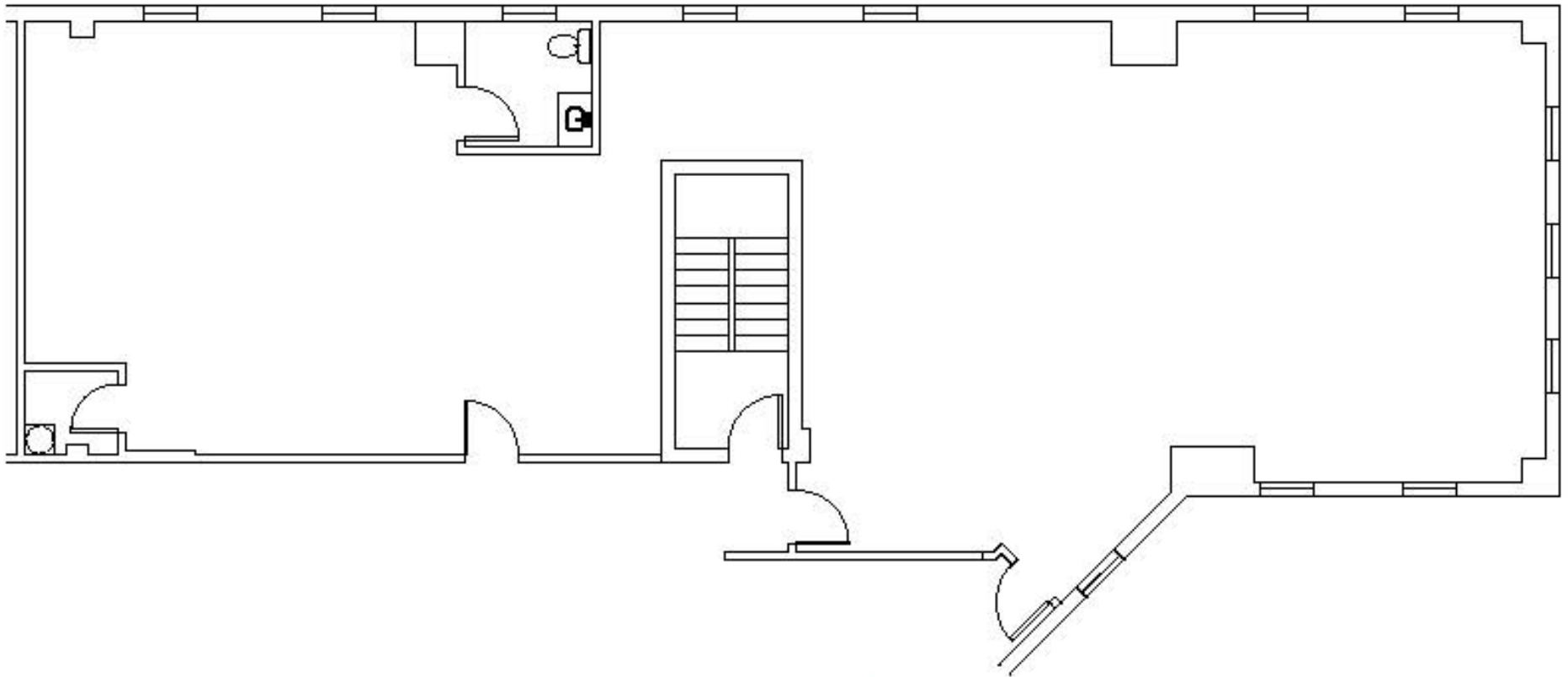


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Suites 305 and 306: Currently combined for a total of 2,357 RSF

- White box condition
- Spaces can be demised to 1,139 and 1,227 RSF respectively
- Both spaces were formerly fit-out as dental spaces with plumbing lines ran throughout



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Population	1 Mile	3 Miles	5 Miles
Total Population	9,523	64,579	125,325
Average Age	32.8	34.2	37.6
Average Age (Male)	31.3	33.4	36.4
Average Age (Female)	35.0	35.2	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,120	23,793	47,918
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$71,635	\$94,522	\$106,306
Average House Value	\$363,042	\$377,389	\$397,057

