

85 OLD EAGLE  
SCHOOL ROAD

FOR LEASE



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**LIEBERMAN EARLEY & COMPANY**

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# EXECUTIVE SUMMARY

<b>Available:</b>	
Suite 202:	2,299 SF
Suite 204:	3,116 SF
<b>Zoning:</b>	C1- Commercial
<b>Parking:</b>	4/1,000
<b>Township:</b>	Tredyffrin

- 2'x2' ceiling tiles with recessed grids
- HVAC thermostats located inside each suite
- Full Bathroom renovation in 2021
- Basement Storage areas
- Elevator
- 84 Parking Spaces
- LED Lighting

85 Old Eagle School Rd.  
Wayne, PA



## BUILDING DESCRIPTION:

85 Old Eagle School Rd. is a two-story office building located in Tredyffrin township. The office building was recently renovated in 2019.



## SITE FEATURES:

Available suites are in an improved shell condition ready for fit-up.

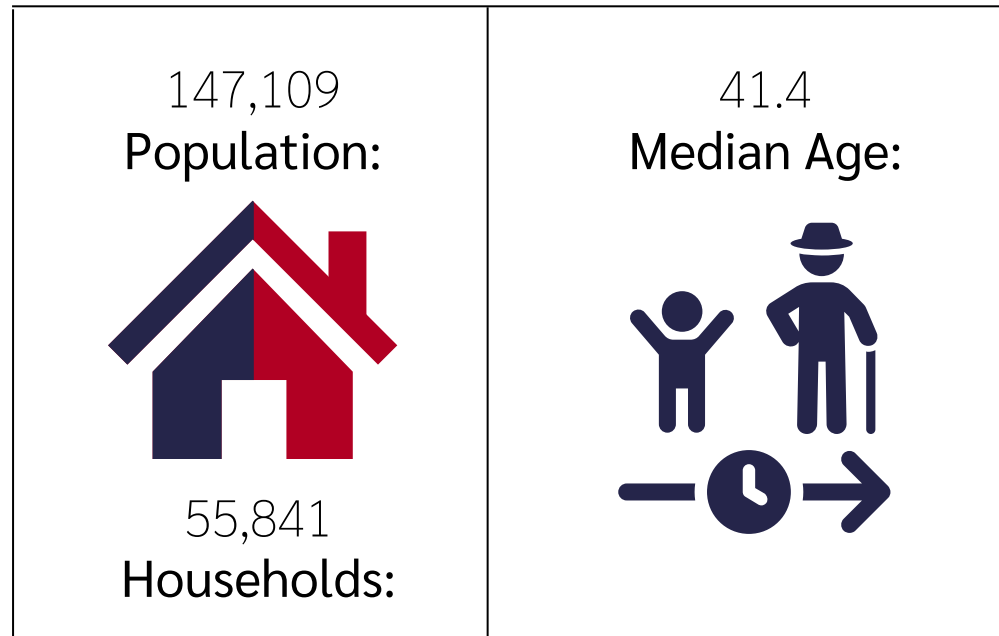


Lease Rate:  
**\$25.50 SF + Electric**

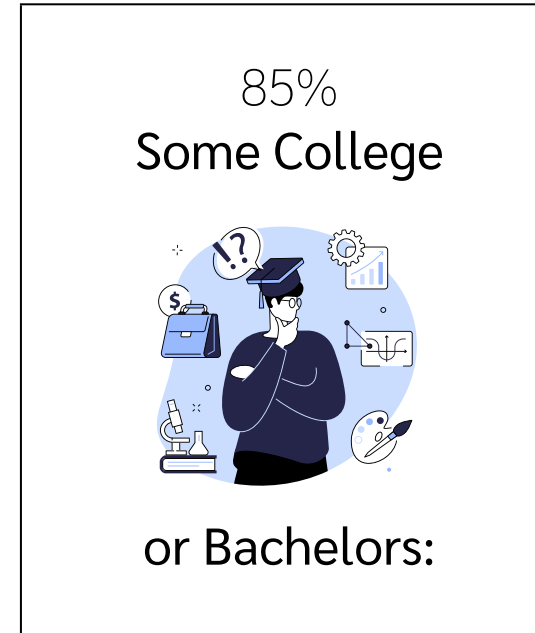
# LOCATION INSIGHTS

85 Old Eagle School Rd.  
Wayne, PA

Key Facts: 5 mile radius



Education:



Median  
Household Income:  
\$128,266



Lease Rate:  
**\$25.50 SF + Electric**

# LOCATION HIGHLIGHTS / SITE MAP



Excellent location off of Route 30 and close proximity to I-476.



Surrounded by abundant amenities and shops

# LOCATION HIGHLIGHTS



**SITE**

Endodontic Specialists  
PC/ Dr. Bruce R. Terry...

**Strafford Train Station  
R3 Paoli/Thorndale Line**

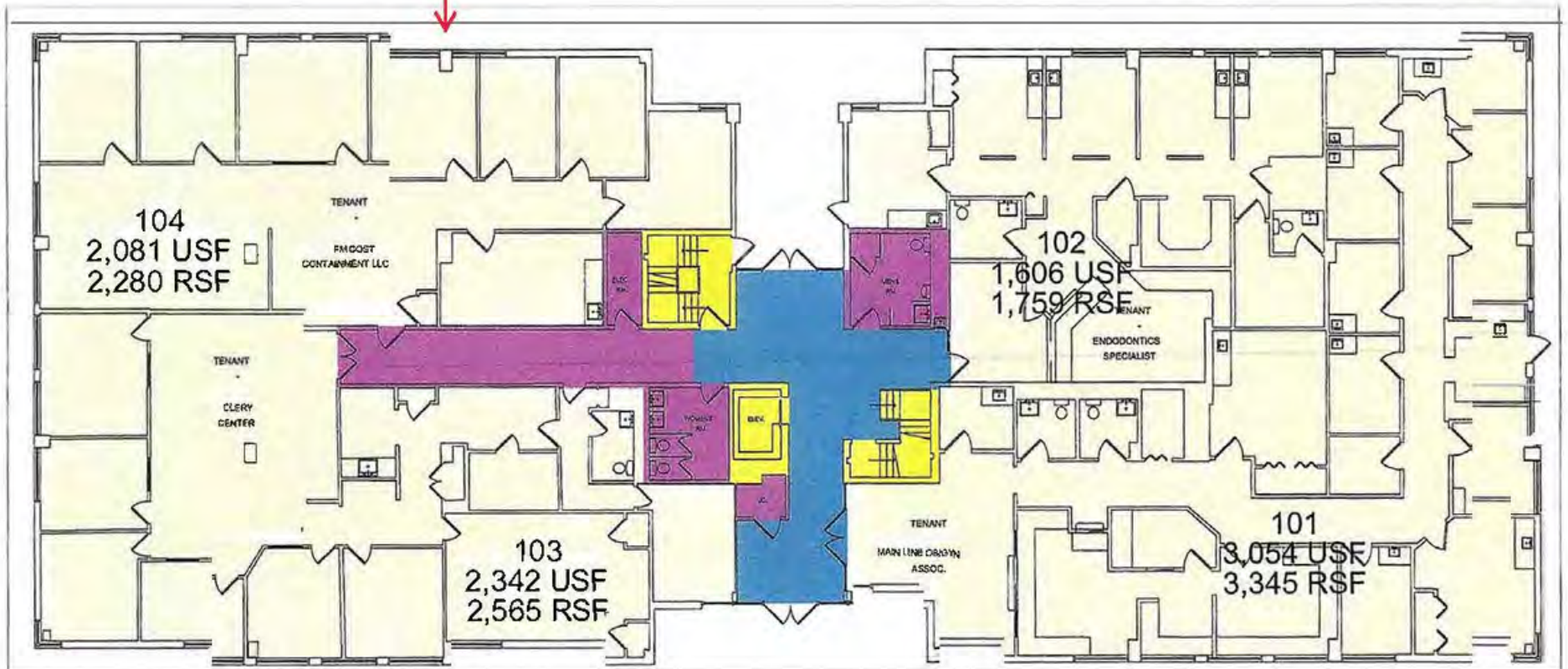


# FLOOR PLAN

85 Old Eagle School Road  
Floor 01  
Area Categories

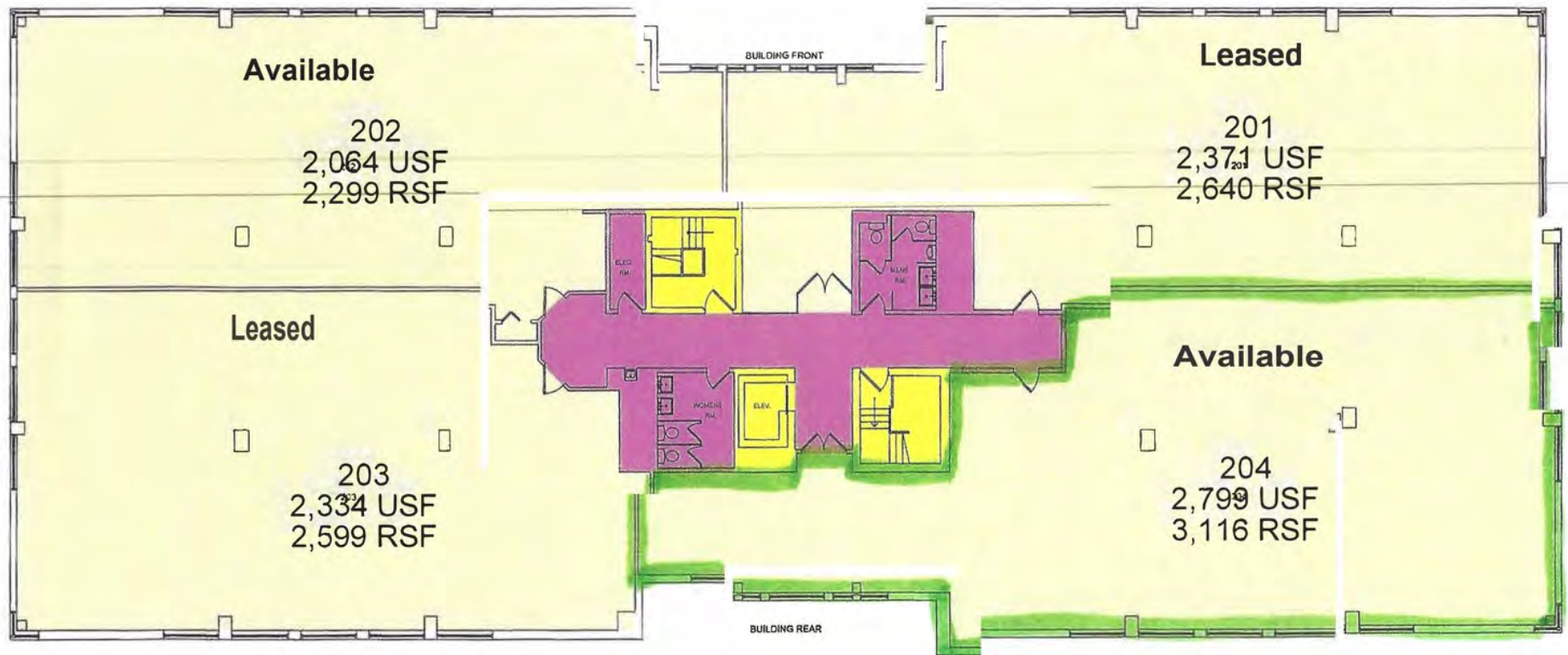


Available for Lease



# FLOOR PLAN

85 Old Eagle School Road  
Floor 02  
Area Categories as of 12/4/2023



# 85 Old Eagle School Rd.





# 85 Old Eagle School Rd.



85 OLD EAGLE SCHOOL ROAD



## Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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