



**390 Waterloo Blvd.
Moser Court | Exton, PA**

4,958 SF Medical
Office Suites Available

For sale



Property Overview

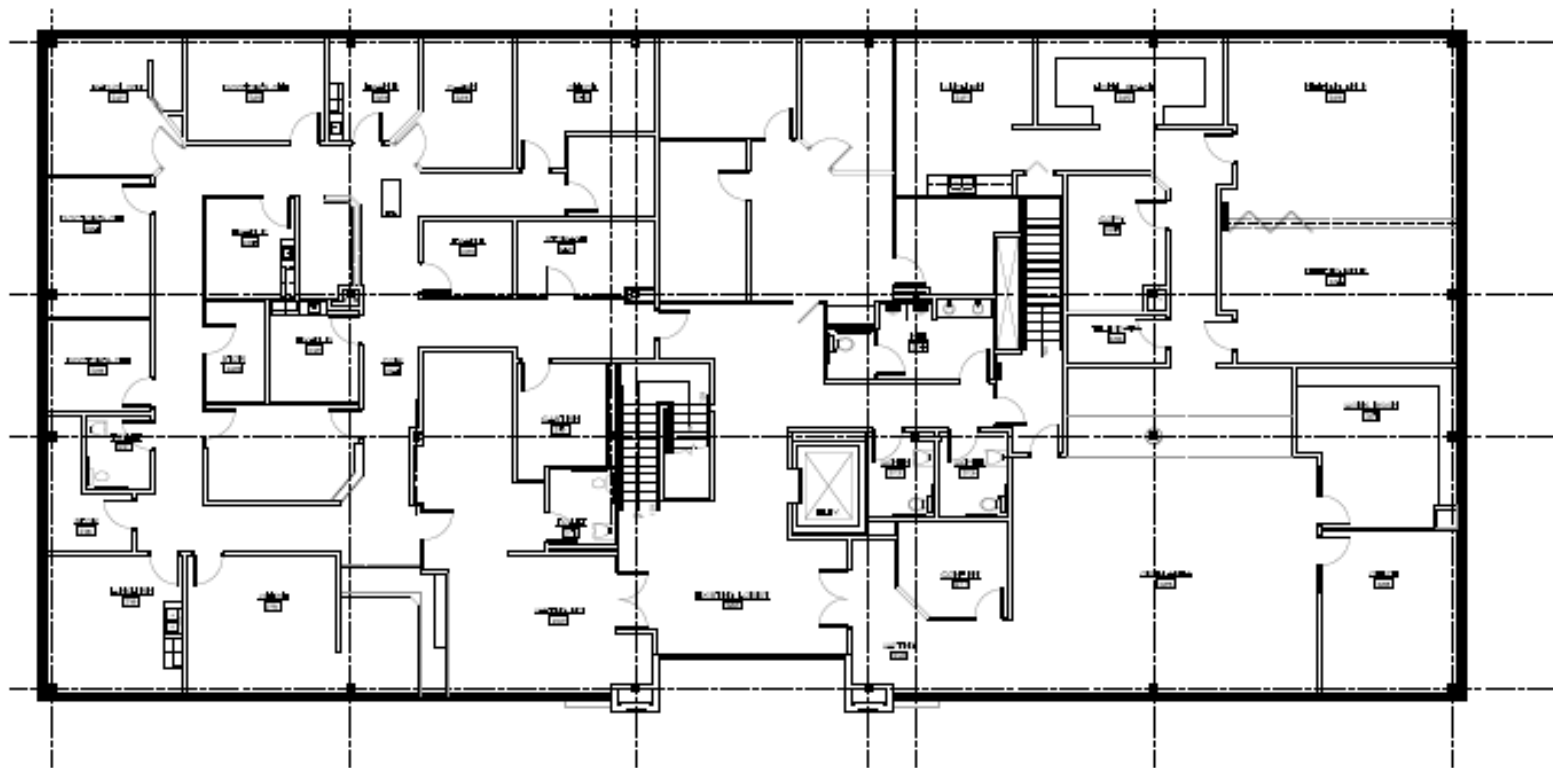
- Only one medical office suite available (4,958Sq.Ft.)
- Plug & play including shielded imaging room
- Signage available
- Located in the heart of Exton right along Route 30
- Value Add Opportunity
- Tenant Mix includes Medical, Healthcare, Behavioral Health and Office
- Located in the heart of Exton, with recent adjacent developments including Wawa, Primrose School & Waterloo Reserve

**Price reduction
from \$4 million to
\$3.65 million**

Suite 200	4,958 SF
Rent	\$26.75/SF + Electric
Current NOI	\$252,285 (6.9 Cap) 75% stabilized
Projected NOI	\$370,988 (10 Cap) 100% stabilized

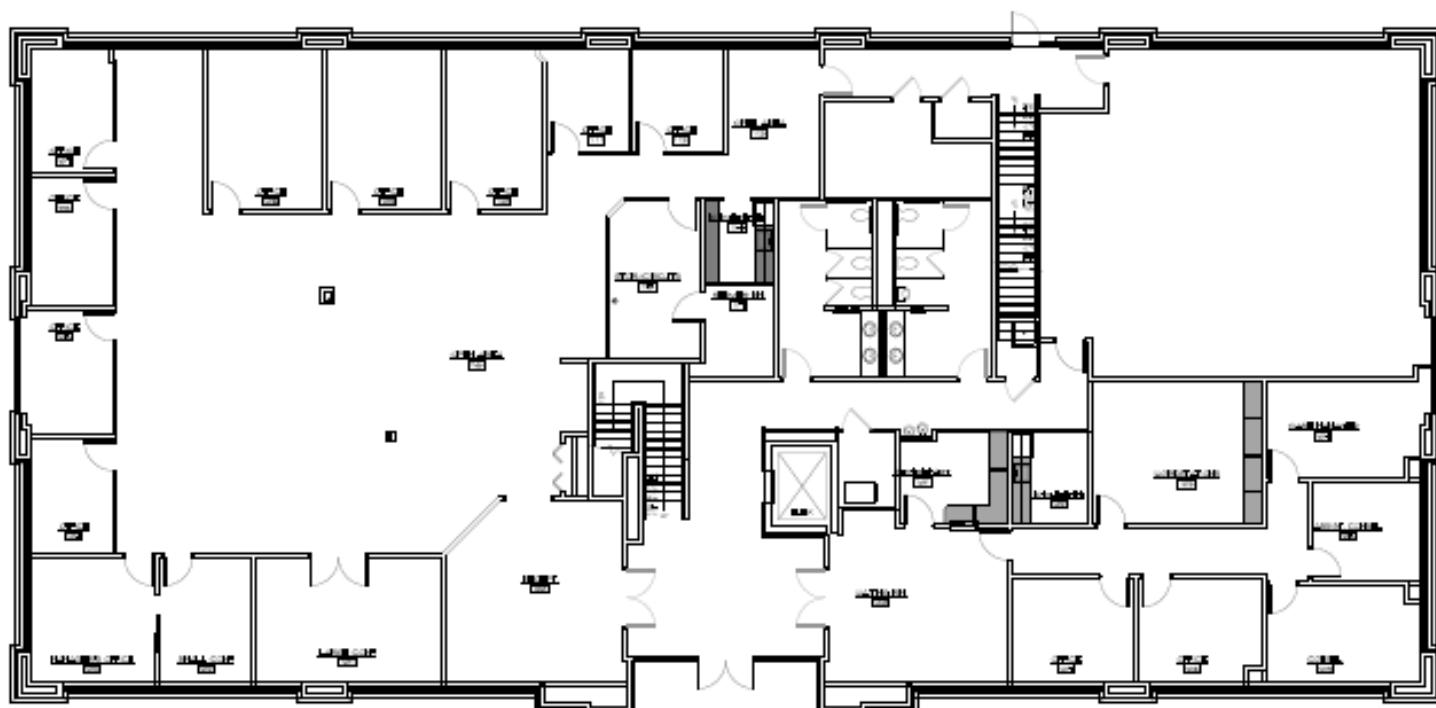






SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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