



OFFICE SPACE FOR LEASE

**220 S River Street
Plains, PA**

LOCATION:	220 S River Street, Plains, PA
SPACE:	Suite # 203: +/- 1,760 SF
YEAR BUILT:	1980's
BUILDING:	Space for lease located within the Cross Valley Medical Building in Plains, PA. Majority of building occupied by Cross Valley Professional Group who provide Orthopedic and Rehabilitative services. Two floors with elevators and stairs. Professional Environment. Basement storage available.
CONFIGURATION:	Space configured as general medical office. Reception area up front with individual 6 offices flanking a hallway. Private bathroom in rear office.
INTERIOR FINISH:	Carpeted floors, drop ceiling tiles, painted gypsum walls.
RESTROOMS:	1 Private, Men's and Women's in Common Area
HEAT & A/C:	Central AC, Central Heating
LIGHTING:	Recessed fluorescent
PARKING:	Non-Designated. Lot has ample parking.
ZONING:	B-3 Highway Commercial
UTILITIES:	Separately metered per space
RENT:	\$17.95PSF NNN

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