

112 Moores Road
Malvern, PA

Office For Sale



John Lieberman

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www.liebermanearley.com | 610-688-4300

LIEBERMAN EARLEY & COMPANY

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

LOCATION HIGHLIGHTS

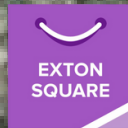
➤➤➤ At the intersection of Route 202 and Route 401 at Moores Road; minutes from the Route 30 Bypass and King of Prussia.

➤➤➤ 7 minutes away from Exton Square Mall.

➤➤➤ 2 minutes from Chester Valley Golf Club.

112 Moores Rd. Malvern, PA

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EXECUTIVE SUMMARY

Sale Price:	\$2,200,000
Suite 100:	2,080 SF LEASED
Suite 200:	3,288 SF LEASED
Suite 400:	2,520 SF LEASED
Electricity + Gas:	Individually Metered
Township:	East Whiteland
Parking:	45 Spaces



BUILDING DESCRIPTION:

Two story fieldstone and stucco office building containing a total of 12,600 ± gross SF constructed in 2004. Monument signage available for tenants.



OFFICE FEATURES:

Spacious suites with operable windows throughout. Conference room, kitchen, and private bathrooms provided in each suite.

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ESTIMATED 2025 OPERATING EXPENSES

Real Estate Taxes	\$41,128
Utilities-Common Area:	\$4,567
Repairs & Maintenance	\$25,200
Water & Sewer:	\$4,868
Insurance	\$3,080

Total:	\$78,843
Rentable Square Footage:	11,610
\$/Rentable SF	\$6.79



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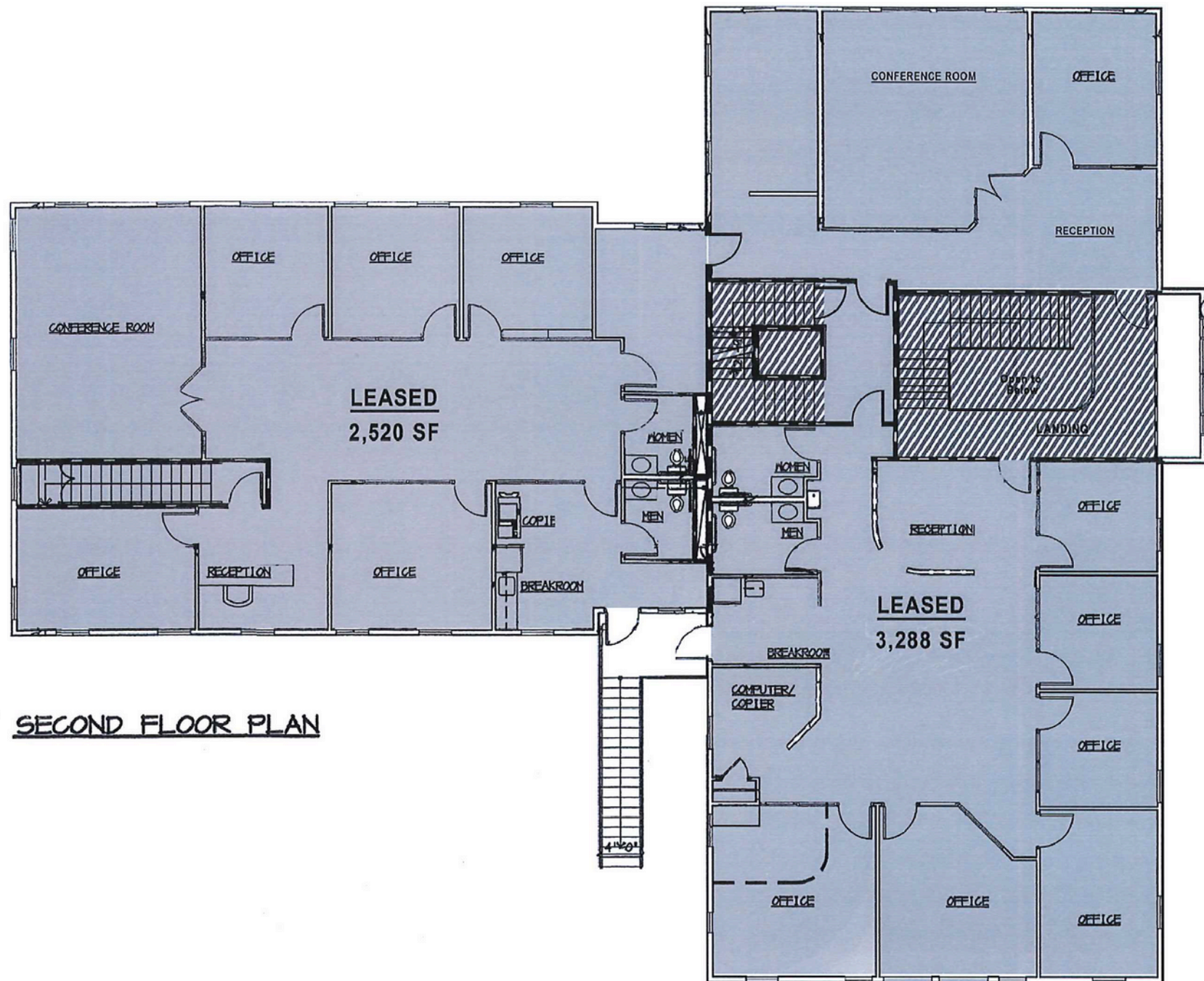
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECOND FLOOR PLAN



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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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