



OFFICE BUILDINGS FOR LEASE

1630 E HIGH ST - BLDG 3, & BLDG 4-5 POTTSTOWN, PA 19464



PROPERTY DESCRIPTION

Well Located Medical/Professional Office Space for Lease within close proximity to Pottstown Memorial Medical Center. Discover the vibrant community surrounding this prime Pottstown location. Situated in an area known for its rich history and small-town charm, the property offers convenient access to a diverse range of amenities and services.

PROPERTY HIGHLIGHTS

- +/-800 SF Medical/Professional Space Available In Building 3
- +/- 5,600 SF Medical/Professional Space Available in Building 4-5
- The 5,600 SF Space Can Be Divided Into 2 Units
- Located Across the Street From Pottstown Hospital
- Stand Alone Buildings Within Medical/Professional Office Park
- Tenant Buildout Included In Lease

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Number of Units:	2
Available SF:	800 - 5,600 SF
Building Size:	15,403 SF

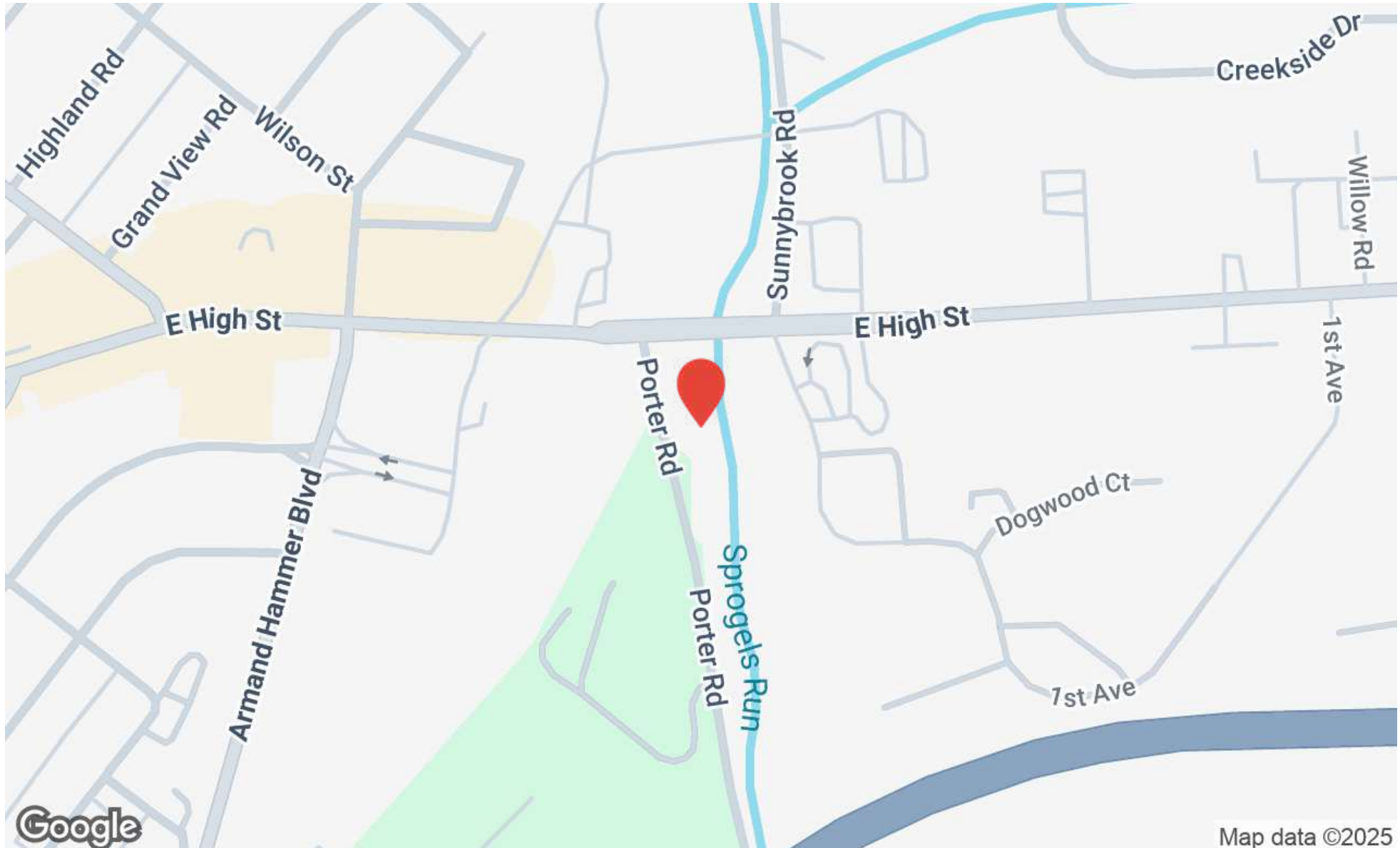
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,672	36,164	96,163
Total Population	6,718	93,986	251,474
Average HH Income	\$103,968	\$121,683	\$139,947



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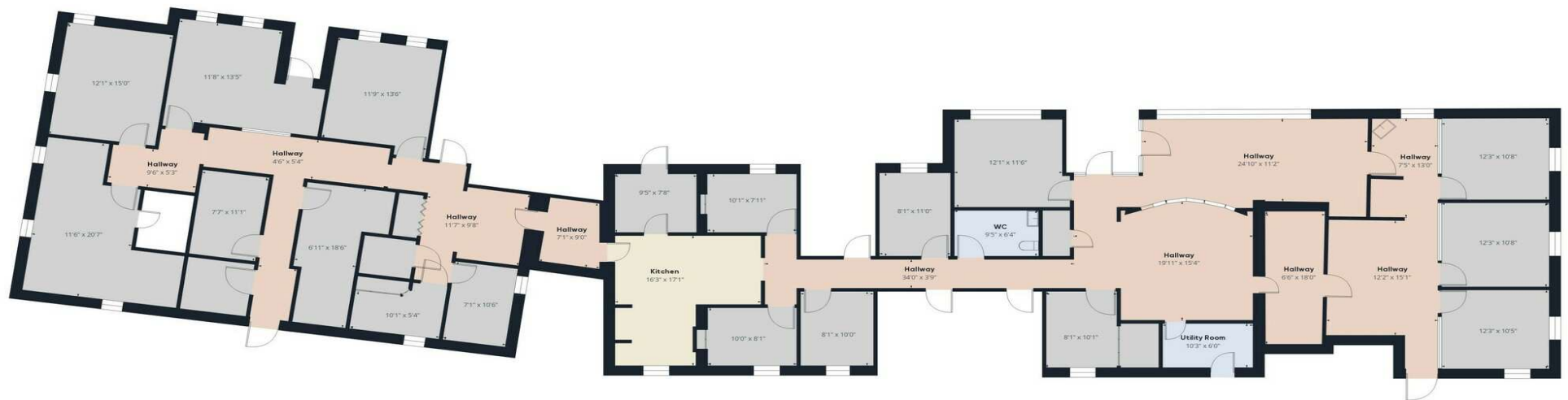


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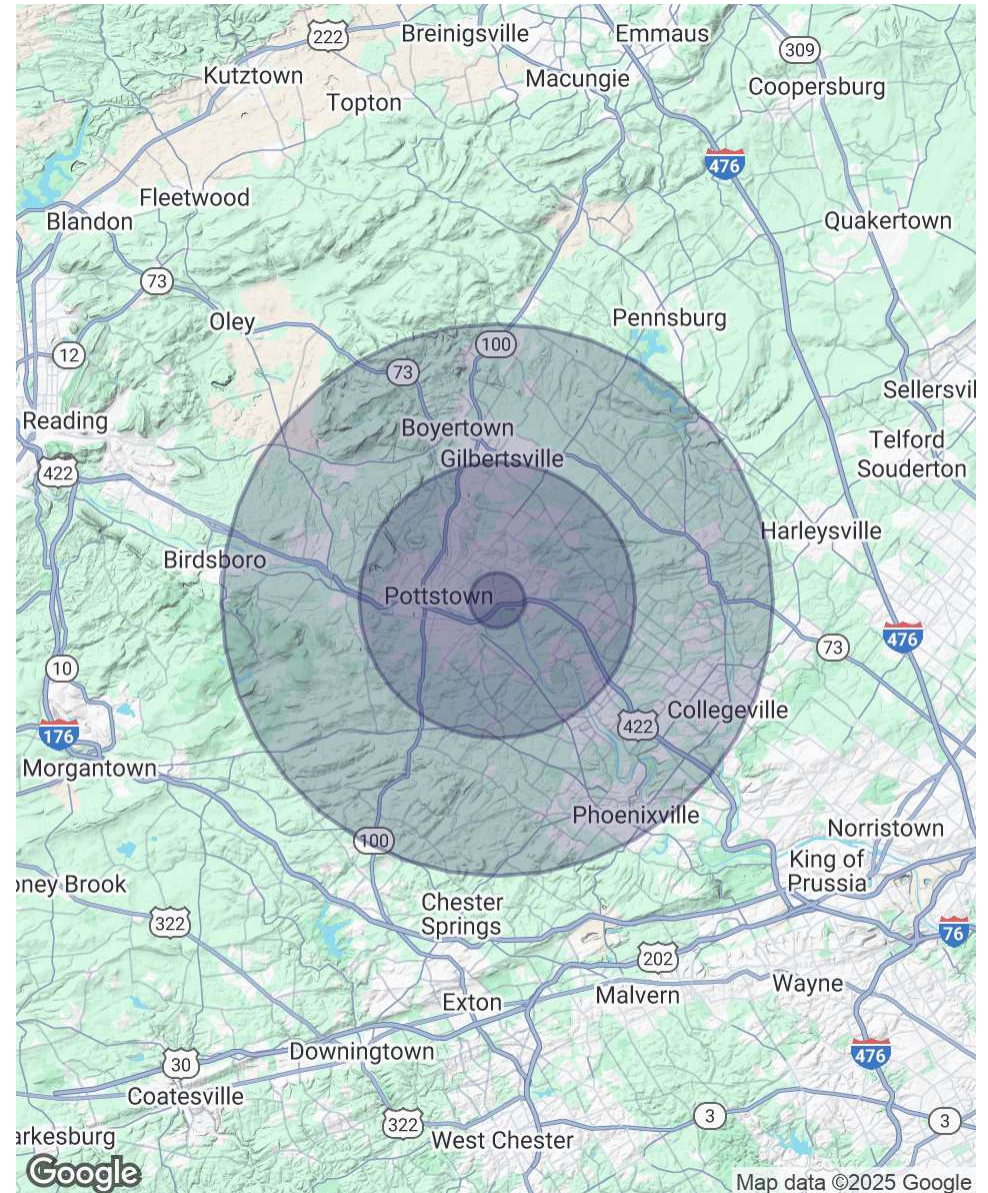




Buildings 4 & 5 Floor Plan

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,718	93,986	251,474
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,672	36,164	96,163
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$103,968	\$121,683	\$139,947
Average House Value	\$254,390	\$319,396	\$395,393

Demographics data derived from AlphaMap





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LARRY WYGANT

Associate Broker

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PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

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RYAN GRIGALONIS

Associate

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PROFESSIONAL BACKGROUND

Ryan Grigalonis received his undergraduate degree from the College of Charleston and brings a younger, innovative perspective to the industry. Ryan prides himself on exceptional client service and satisfaction. Outside of work, Ryan enjoys traveling to new places, spending time with family, and following his beloved Philadelphia sports teams.

EDUCATION

B.S. College of Charleston

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