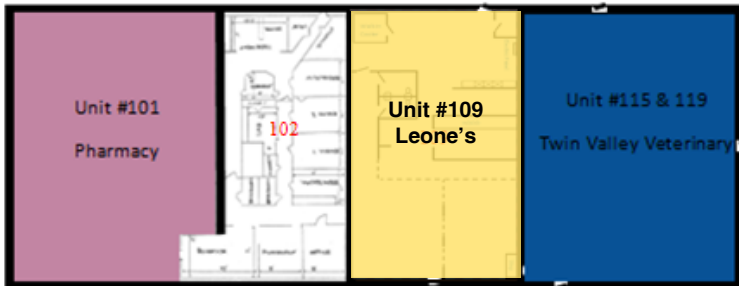


For Lease
Darby Square
4225 Main Street
Elverson PA 19520



One Suite Available!



4225 Main Street
Elverson, PA 19520

Highlights:

- ◆ Well located on busy Rt. 23, Main St.
- ◆ 1,728 SF Office / Retail Suite Avail.
- ◆ Mix of Offices and open areas
- ◆ Floor Plan can be adapted to your use
- ◆ High Growth Area
- ◆ Street Frontage w Pylon Sign!

For more information,
contact:

Brian McCahon, SIOR

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+1 610 779 1400
naikeystone.com

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For Lease

Darby Square

4225 Main Street
Elverson PA 19520

Property Information

GENERAL DATA

Address:	Darby Square 4225 Main Street Elverson, PA 19520 Berks County
Zoning:	Commercial
Parcel Size:	4.11 Acres
R.E. Taxes:	\$2.36 per SF Budget (2026 budget)
CAM:	\$3.57 per SF Budget (2026 budget)
Age:	2005
Parking:	182 spaces (7.5 / 1,000)



DESCRIPTION

Size / Area:	Nice business center anchored with medical and pharmacy. Situated in front of Twin Valley High School (+1,000 Students). 2.6 Miles to Hollywood Casino (\$111 million dollar facility). Perfect spot for a business in a high growth area. One Suite available: 1,728 SF Office / Retail
Building Description:	Classic red brick w/ hip roof. Single row of steel columns inside otherwise clear span so interior walls can be removed and your custom floor plan implemented. Insulated interior walls for sound-proofing. Grid ceilings set at 8' 6" AFF.
Floor Plan Layout:	Suite 102 - currently fit out with 5 offices, large open work areas, a welcoming lobby / reception area and a breakroom. The suite can be modified by new Tenant to meet their requirements.
Water & Sewer:	Normal usage is included in the CAM cost. Landlord reserves to the right to meter suites for higher volume users.
Electric & Gas:	Each suite is separately metered and paid directly by the Tenant.
HVAC:	Heat is gas forced air and/or heat pump. All Suites are air-conditioned.



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Photos
Suite 102



For Lease
Darby Square
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Entrance / Façade

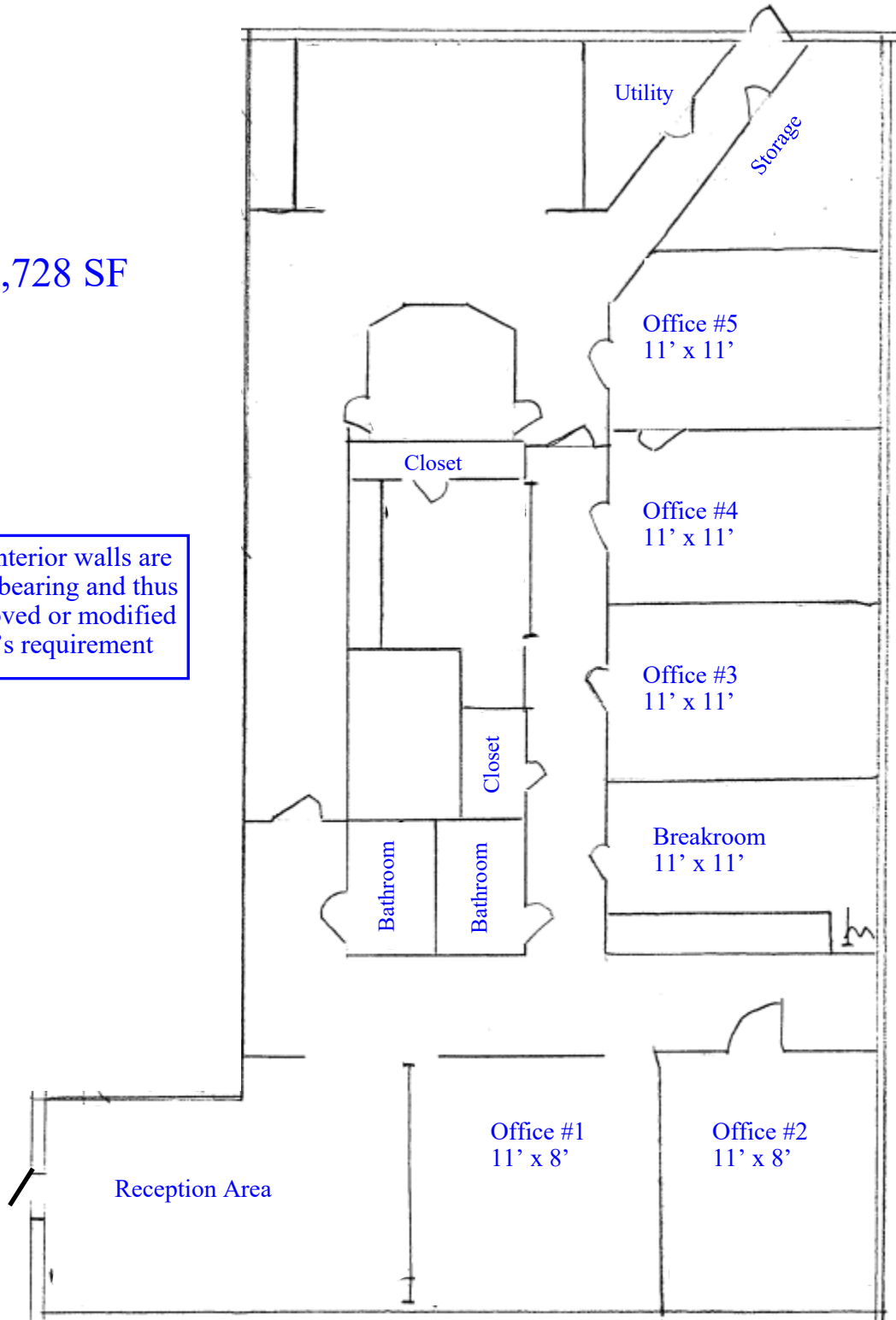


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Floor Plan
Unit 102

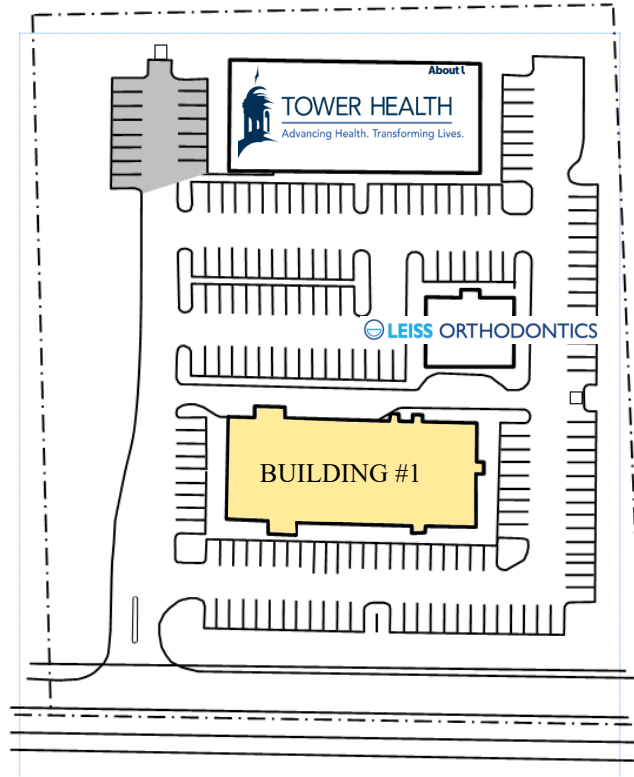
1,728 SF

NOTE: the interior walls are
all non-load bearing and thus
may be removed or modified
to fit Tenant's requirement

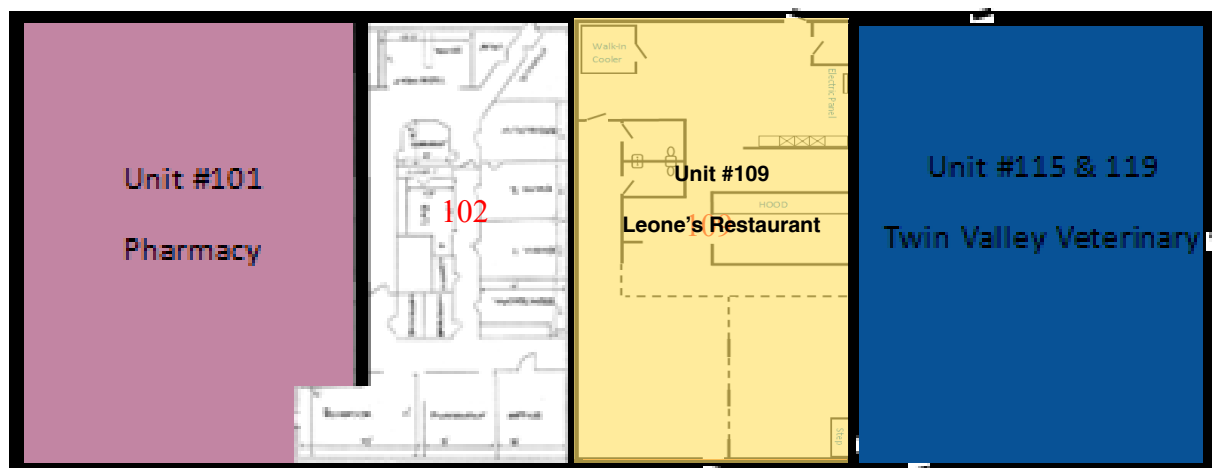


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Site Plan



<u>Tenant</u>	<u>Unit #</u>	<u>Square Feet</u>
Doug's Family Pharmacy	101	3,890
Available Suite	102	1,728
Leone's Restaurant	109	2,592
Twin Valley Veterinary	119, 115	3,456



Not To Scale

For Lease
Darby Square
4225 Main Street
Elverson PA 19520

Location



Darby Square

NAI **Keystone Commercial
& Industrial, LLC**
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