



6 Hearthstone Court Exeter Township, PA

Key Features

- Professionally managed
- Recent upgrades to common areas
- Suitable for general office or medical office uses.
- Immediate highway access
- New signage
- Committed ownership

For more information:

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SUITE #	RENTABLE SF	STATUS & DESCRIPTION
FIRST FLOOR		
102	2,602 SF	Lease to Exeter Foot & Ankle.
103 (AVAILABLE)	1,516 SF	Existing fit-out as general office space.
104/105 (AVAILABLE)	2,265 SF	Existing fit-out was for a medical practice. Most rooms have plumbing in place. In-suite restroom. Can be combined with suite 106
106 (AVAILABLE)	1,970 SF	Fit-out as general/medical office. Can be combined with suite 104/105.
SECOND FLOOR		
200	3,068 SF	Leased to PA Dermatology Partners.
201/202	4,508 SF	Leased to Integrated Medical.
204	1,416 SF	Leased by Precision Hearing Aid Center.
THIRD FLOOR		
301 (AVAILABLE)	2,818 SF	Former Oral surgery practice. Plumbing in each exam room.
302	1,690 SF	Leased to Palacios Dentistry.
303	2,283 SF	Lease to Our Whole Living Wellness.
304 (AVAILABLE)	2,124 SF	Fit-out as general office. In-suite restroom.

GENERAL DATA	
Property Type:	Office Building
Building Size:	26,400 SF
Zoning:	Township Commons
CAM/Taxes:	\$6.16/ SF Annually
Municipality:	Exeter Township

DESCRIPTION	
Common Area Factor:	18%
Description:	Multi-tenant office space in Class "A" office building. Common areas are accessible between the hours of 7:00 AM - 7:00 PM Monday, Wednesday, and Friday; 7:00 AM - 8:30 PM Tuesday and Thursday; 7:00 AM - 2:00 PM Saturday. Water, sewer, and common area electric included in CAM. Tenants pay for electric and gas.
HVAC:	Gas forced air in each unit, paid by tenants. Each unit is air-conditioned.
Gas Service:	UGI - Separate meters, paid by tenant
Bathrooms:	Common restrooms on first floor. All available suites have private restrooms as well.
Elevator:	Yes, runs three floors
Parking:	Macadam parking lot, 124 spaces (4.69:1000)
Water & Sewer:	Included in CAM
Telecom:	Verizon DSL and T-1 available
Sprinkler System:	Fire Sprinklered throughout.
Security System:	24/7 Digital photographic security system on all common hallways
Ceiling Height:	9'
Signage:	Available / Included
Janitorial:	Common area provided, tenant responsible for leased space

For Lease
6 Hearthstone Court

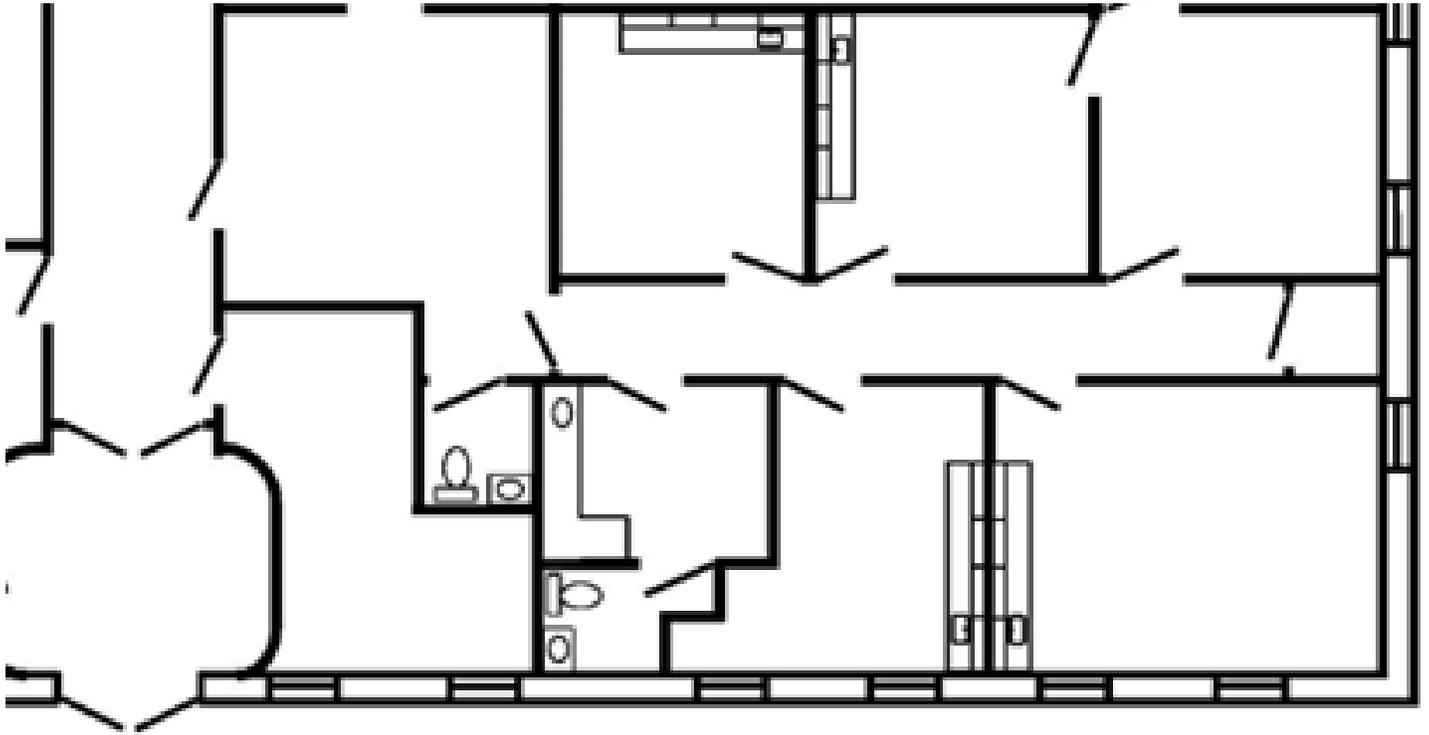
Exterior Photos



For Lease
6 Hearthstone Court

Suite 103

1,516 SF Rentable



2,265 SF Rentable



For Lease
6 Hearthstone Court

Suite 106

1,970 SF Rentable



2,818 SF Rentable



2,124 SF Rentable

