

For Lease

717.293.4477



495 HIGHLANDS BOULEVARD
SUITE 104
COATESVILLE, PA 19320

 **HIGH ASSOCIATES** LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Brian Davison, CCIM
717.293.4513 – direct line
bdavison@high.net

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Floor Plan



▶ Office Space



495 Highlands Boulevard
Suite 104
Coatesville, PA 19320

Available Square Feet

1,350 square feet

Lease Rate

\$13.75/SF N/N/N

Description

Six private office suites with functional floor plan. Located ½ mile from Rt. 30.

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BUILDING INFORMATION

BLDG - 234

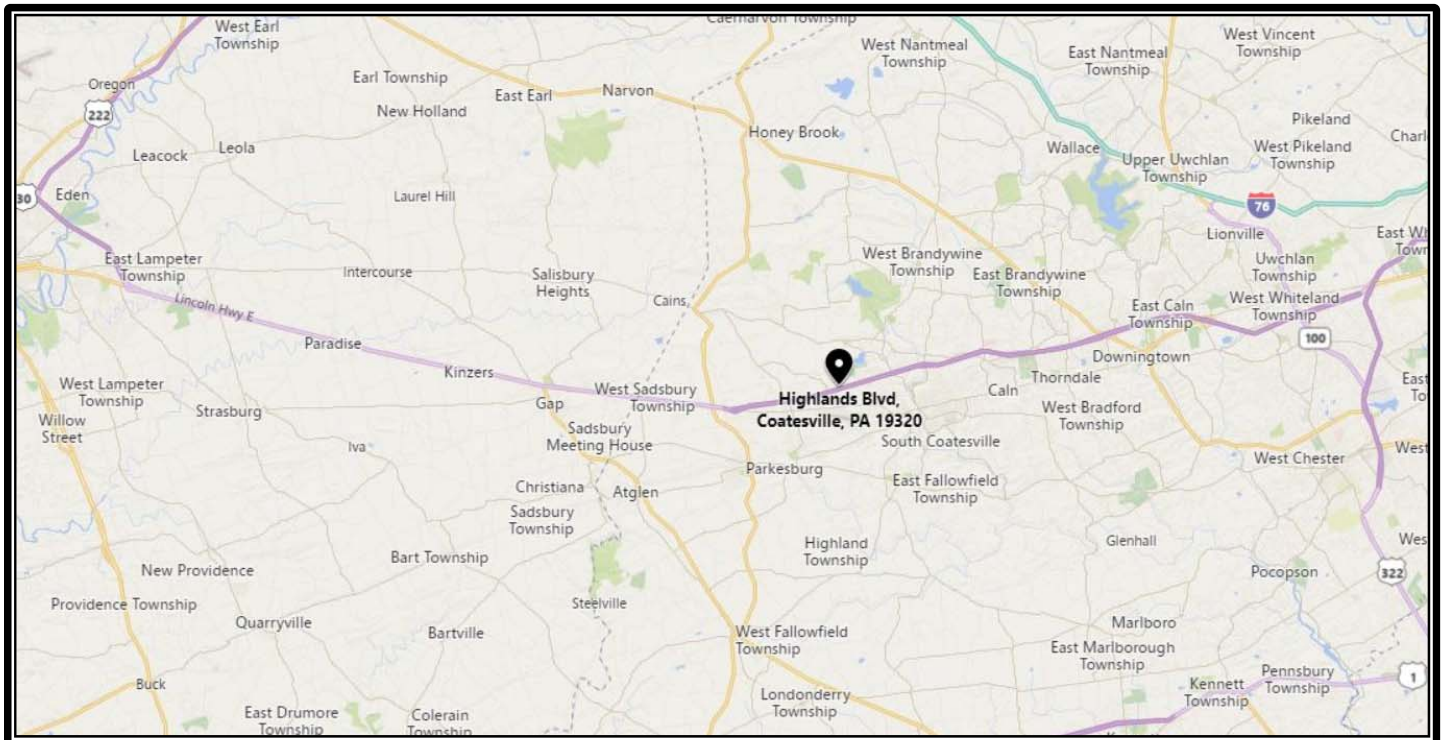
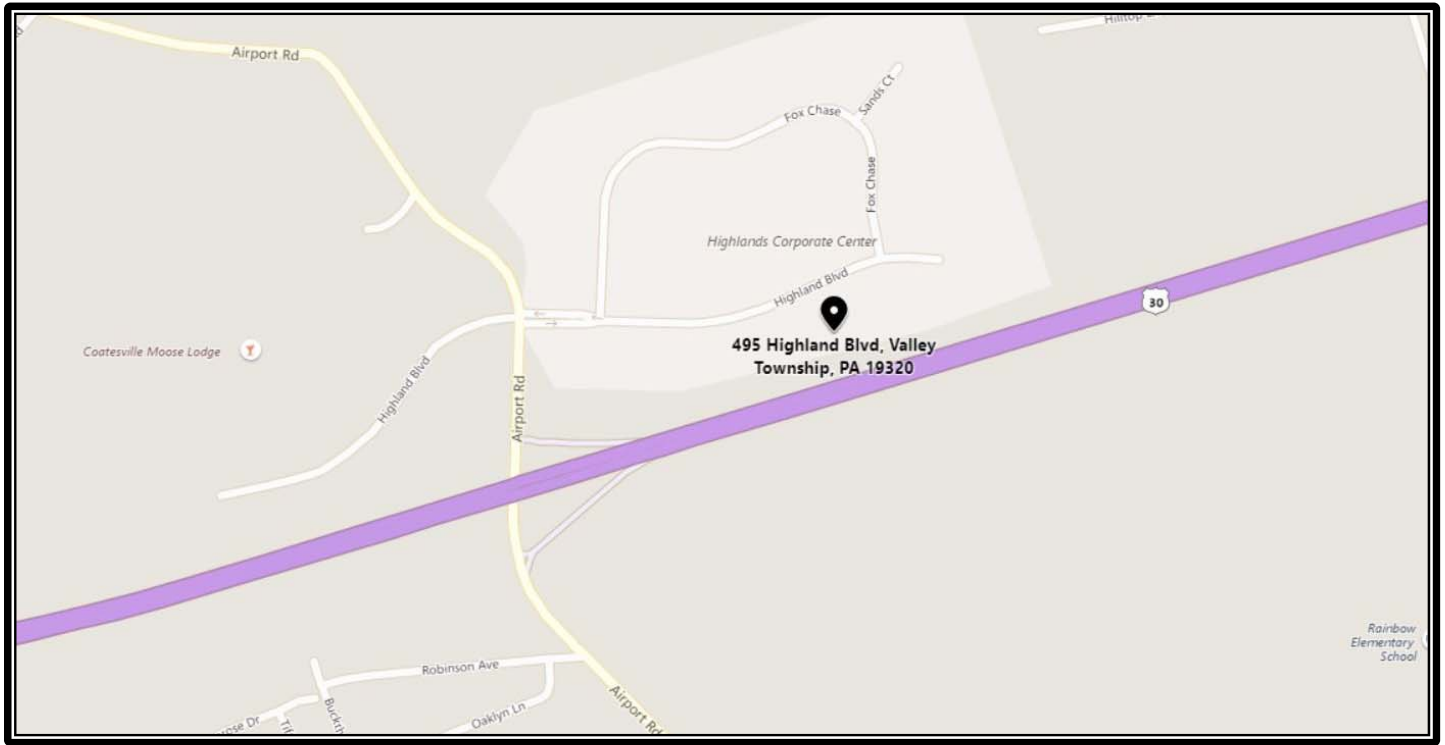
Available Square Feet	1,350 square feet
Construction	Split faced block with cavity wall
Condition	Excellent
Year Constructed	2000
Sprinklered	100%
Water	Public – PA American Water Company
Sewer	Public –Valley Township

Internet	Comcast Business Class
Air Conditioning	Yes
Gas	PECO
Acres	4.3 acres
Signage	Monument sign
Zoning	Planned Development (PD)
Municipality	Valley Township
County	Chester County
Tax Account#	3802 03910000
Location	Highlands Corporate Center

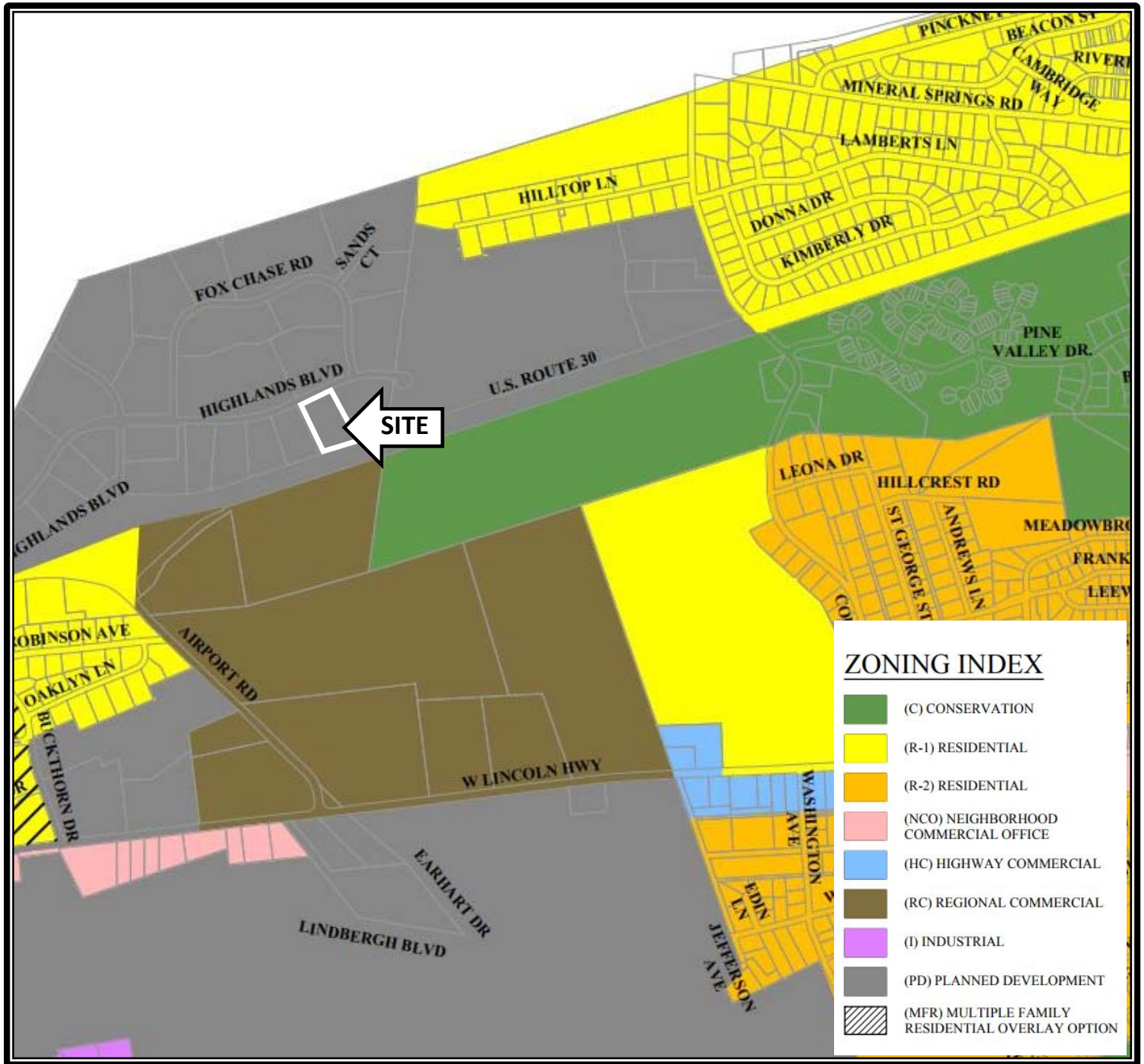
LEASE INFORMATION

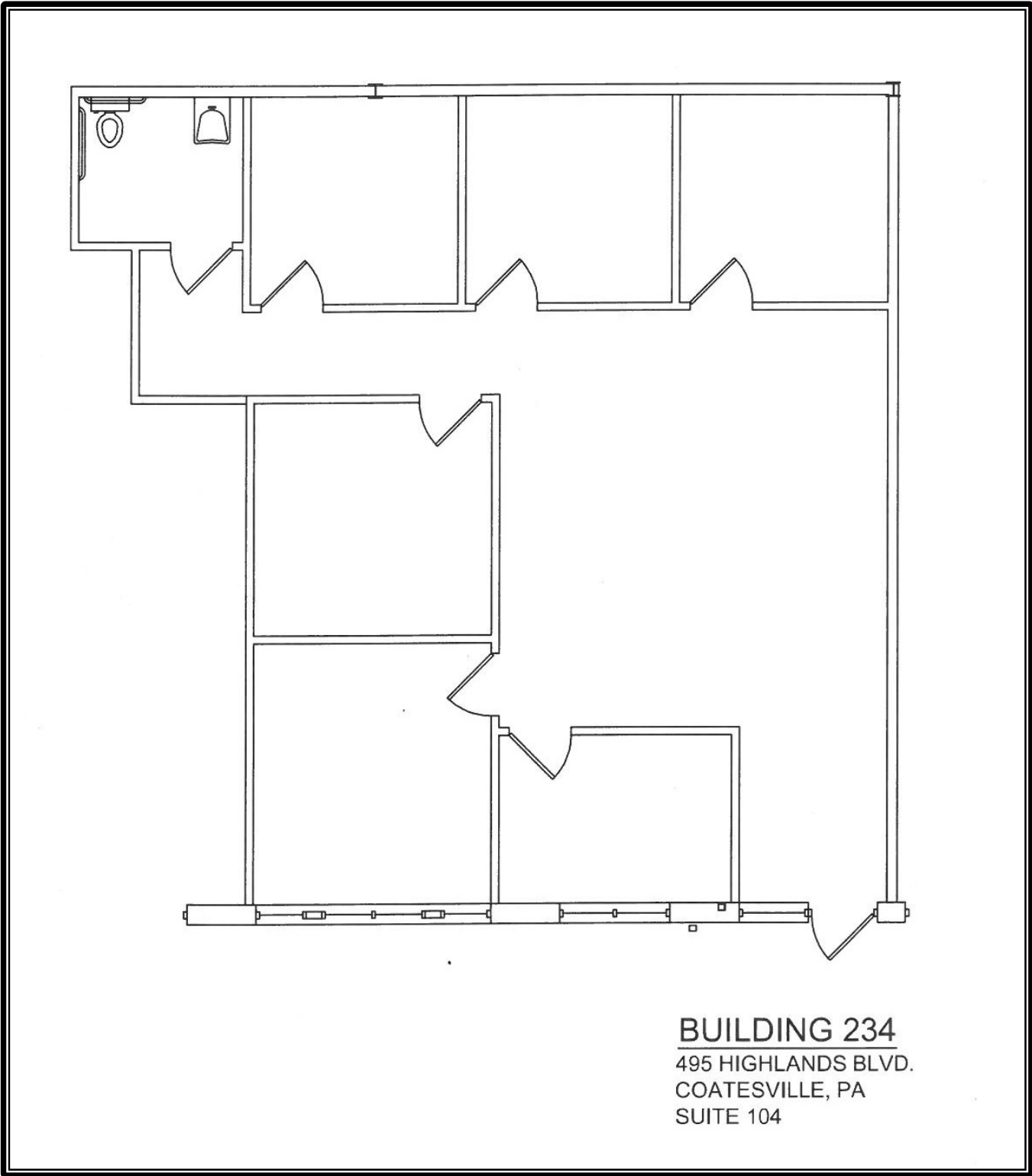
Available Square Feet	1,350 square feet
Lease Rate	\$13.75/SF N/N/N
Annual Rent	\$18,562
Monthly Rent	\$1,547
CAM Charges	\$5.54/SF
Annual CAM Charges	\$7,479
Monthly CAM Charges	\$624

Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.









BUILDING 234
495 HIGHLANDS BLVD.
COATESVILLE, PA
SUITE 104



1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201

Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107

Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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