

OFFICE SPACE FOR LEASE

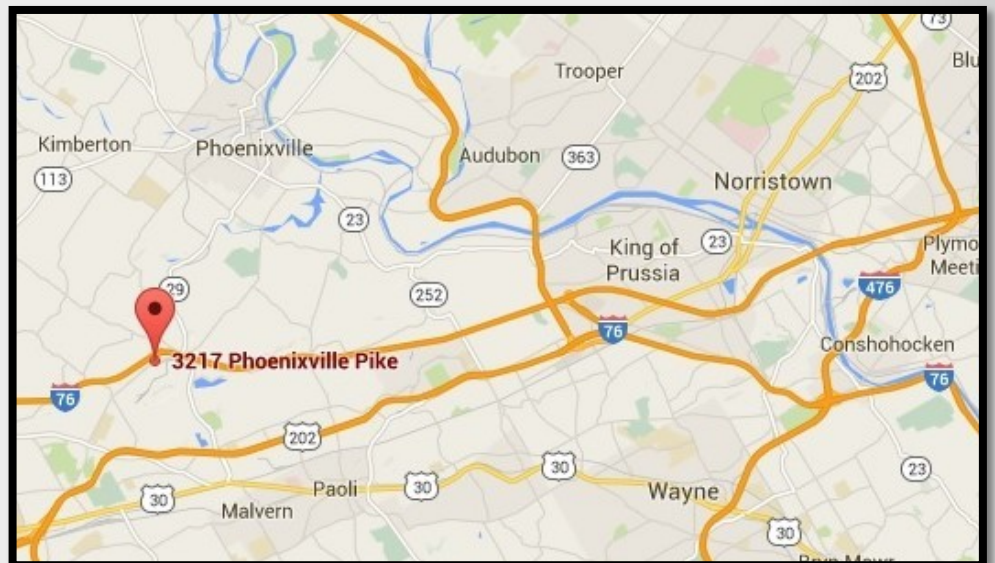
3217 Phoenixville Pike, Malvern, Pa 19355

ZOMMICK McMAHON

Commercial Real Estate Inc.

610.359.1100

3,600 SF | Lease Price: \$11.50 SF | Modified Gross Lease



Built in the 18th century, this lovely historic building is filled with lots of character and charm!

Most of the rooms still contain the original wide plank flooring and fireplaces. Also, beautiful built-in cabinets, great for storage!

First Floor:

- (3) Offices
- Spacious Conference Room
- Powder Room

Second Floor:

- (4) Offices
- (2) Restrooms

Third Floor:

- Large Storage Areas

Additional Highlights:

- Two Separate Entrances
- Wired For Phone / Internet

Location Highlights:

- Located Directly on Phoenixville Pike
- Average Daily Traffic Counts - (12,010 - 13,324)
- Excellent Proximity to Major Roadways: (I-76, Routes 401, 29, 30)

ZOMMICK McMAHON
Commercial Real Estate Inc.

1306 Wilmington Pike
Suite A-2
West Chester, PA 19382
610.359.1100

Daniel W. Heuser
610.764.9396 (m)
dheuser@ZMCRE.com

Tess Scott
610.401.3453 (m)
tscott@ZMCRE.com

* The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/ Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

OFFICE SPACE FOR LEASE

3217 Phoenixville Pike, Malvern, Pa 19355

ZOMMICK McMAHON

Commercial Real Estate Inc.

610.359.1100

* Please visit our website to view the layouts



ZOMMICK McMAHON
Commercial Real Estate Inc.

1306 Wilmington Pike
Suite A-2
West Chester, PA 19382
610.359.1100

Daniel W. Heuser
610.764.9396 (m)
dheuser@ZMCRE.com

Tess Scott
610.401.3453 (m)
tscott@ZMCRE.com

** The information attached and above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation of it. It is the Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.*

OFFICE SPACE FOR LEASE

3217 Phoenixville Pike, Malvern, Pa 19355

ZOMMICK McMAHON

Commercial Real Estate Inc.

610.359.1100

ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals. Zommick McMahon Commercial Real Estate, Inc. has devoted Real Estate Specialists in the areas of Investment, Office, Retail, Industrial, as well as extensive experience in all areas of Development.

SOME OF OUR SATISFIED CLIENTS

- Bank of America
- Walgreen's Drugs
- Sunoco Oil Company
- Exxon/Mobil Oil Company
- Regency Centers
- Iron Hill Brew Company
- Sun East Federal Credit Union
- Dunkin Donuts
- Royal Farms
- Rite Aid
- CVS
- Wawa
- WSFS Bank
- Primo Hoagies



ZOMMICK McMAHON
Commercial Real Estate Inc.

1306 Wilmington Pike
Suite A-2
West Chester, PA 19382
610.359.1100

Daniel W. Heuser
610.764.9396 (m)
dheuser@ZMCRE.com

Tess Scott
610.401.3453 (m)
tscott@ZMCRE.com