

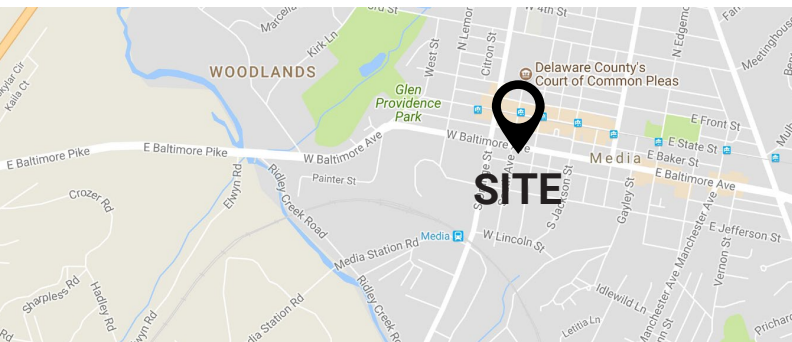
# ± 2,400 - 5,368 SF OFFICE / LOFT SPACE

116 W BALTIMORE AVE | MEDIA, PA 19063

**FOR LEASE**  
**\$18-\$22 PSF**  
**PLUS UTILITIES**

## PROPERTY FEATURES

- ✓ For Lease: ± 2,400 SF - 5,368 SF
- ✓ First Floor: 2,400 SF - \$22 PSF plus utilities
  - Six Private Offices
  - Two Restrooms
  - Kitchenette
  - Conference Room Area
  - Central Air
- ✓ Second Floor: 2,968 SF - \$18 PSF plus utilities
  - Single Office with Loft access
    - Loft Includes: Open Studio space
    - Restroom
  - Large Open floor plan
  - Restroom with shower
  - Kitchen



## CONTACT US

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West Chester, PA 19382  
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# MEDIA PROPERTY PHOTOS - 116 W BALTIMORE AVE



2ND FLOOR OPEN FLOOR PLAN



2ND FLOOR STUDIO



1ST FLOOR OFFICE

  
**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

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# MEDIA SITE LOCATION AERIAL - 116 W BALTIMORE AVE



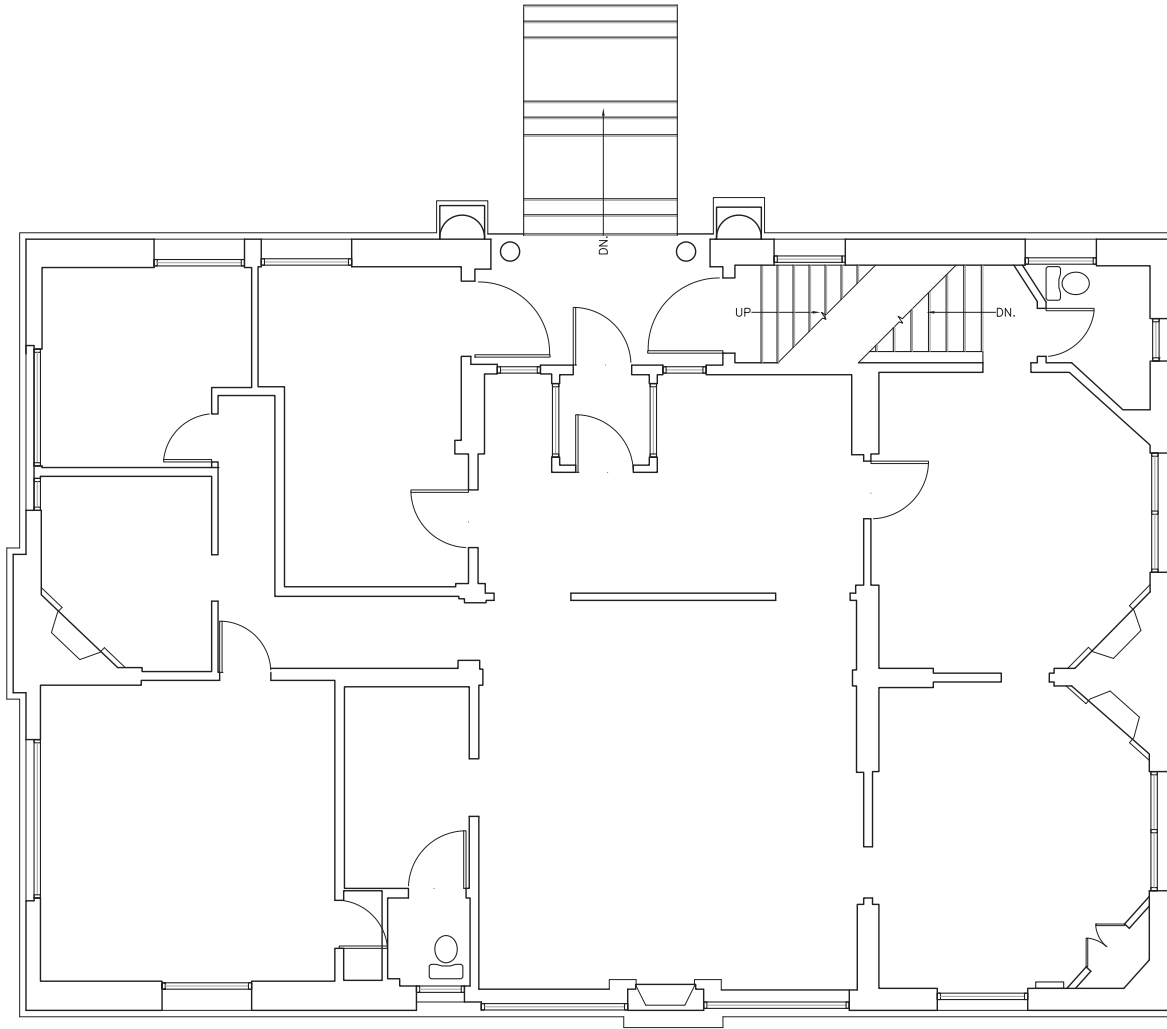
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# MEDIA 1ST FLOOR PLAN - 116 W BALTIMORE AVE



**2** EXISTING 1ST FLOOR PLAN  
EX-1 SCALE: 1/4"=1'-0"

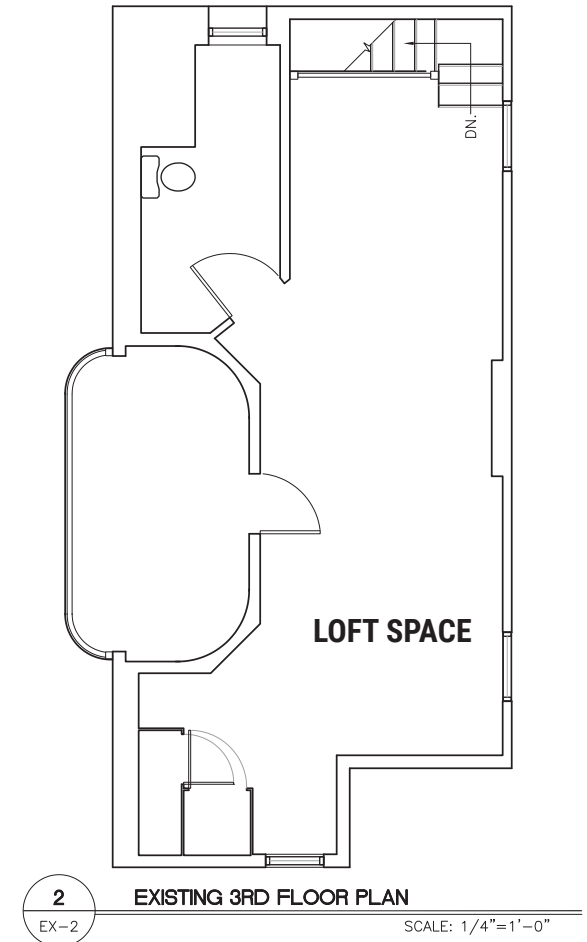
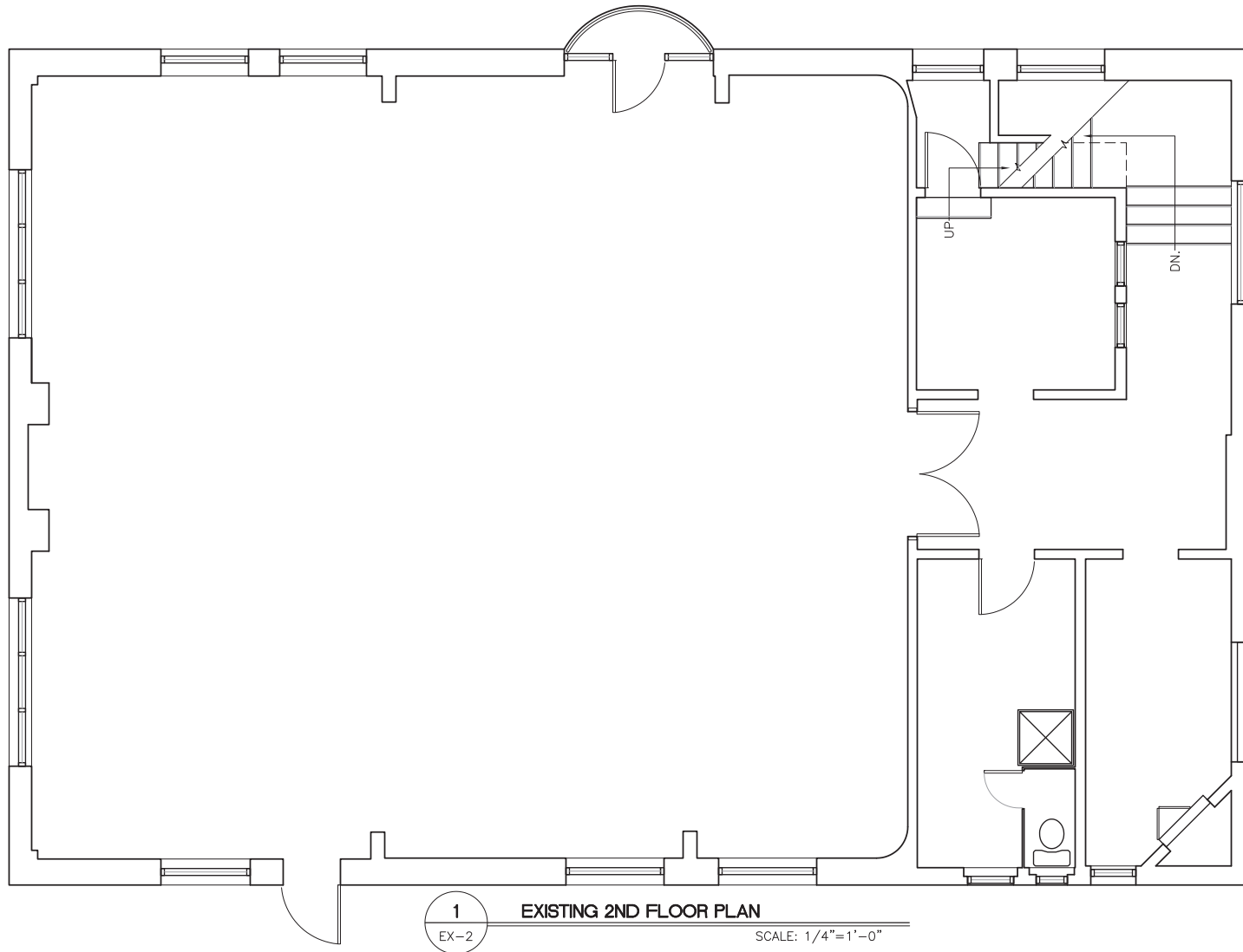
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# MEDIA 2ND FLOOR PLAN / LOFT - 116 W BALTIMORE AVE



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# 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.

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*We Stand For Service*

Regency  
Centers.



*Wawa*

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**IRON HILL**  
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**DUNKIN'  
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**Express**  
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**ZOMMICK McMAHON**  
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