PILLAR
REAL ESTATE ADVISORS, LLC.

Professional/Medical Office Condo
For Lease In Paoli, PA

250 W Lancster Ave | Paoli, PA 19301

PILLAR REAL ESTATE ADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

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Property Highlights

Professional Office Condo For Lease:

- +/- 560 SF—Suite 275
- +/- 1,040 SF—Suite 220

- Highly Desirable Multi-Tenanted Professional / Medical Office Building
- Ample On-Site Parking, both covered and uncovered
- Large Offices with Storage and Abundant Natural Light
- Elevator Accessible Building
- Well-located on Business Rt. 30 across the street from Paoli Hospital
- Easy access to major throughfares Business Rt. 30, US 202, Rt. 252, and PA Turnpike

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Available Suite:

Suite 275:

+/- 560 SF

- (2) Offices
- Waiting Area / Reception
- Powder Room
- Storage Closet
- Abundant Natural Light

Asking Rent:

$1,375 Per Month + Utl.

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Available Suite:

Suite 220:

+/- 1040 SF

- (3) Offices
- Waiting Area / Reception Desk
- Kitchenette
- Powder Room
- Storage Closet
- Large Mechanical Room with Abundant Storage

Asking Rent:

$2,167 Per Month + Utl.

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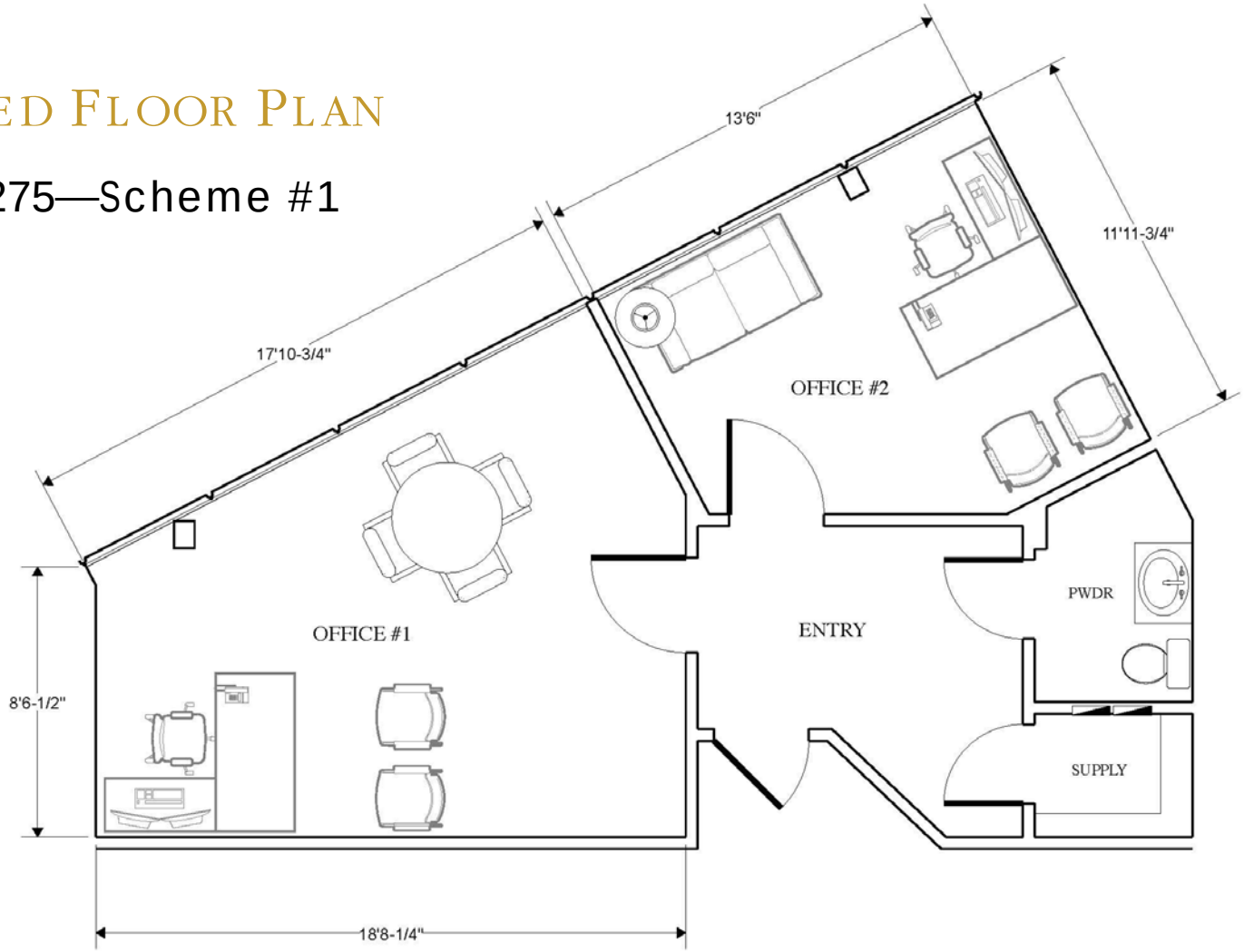
Proposed Floor Plan

Suite #275—Scheme #1



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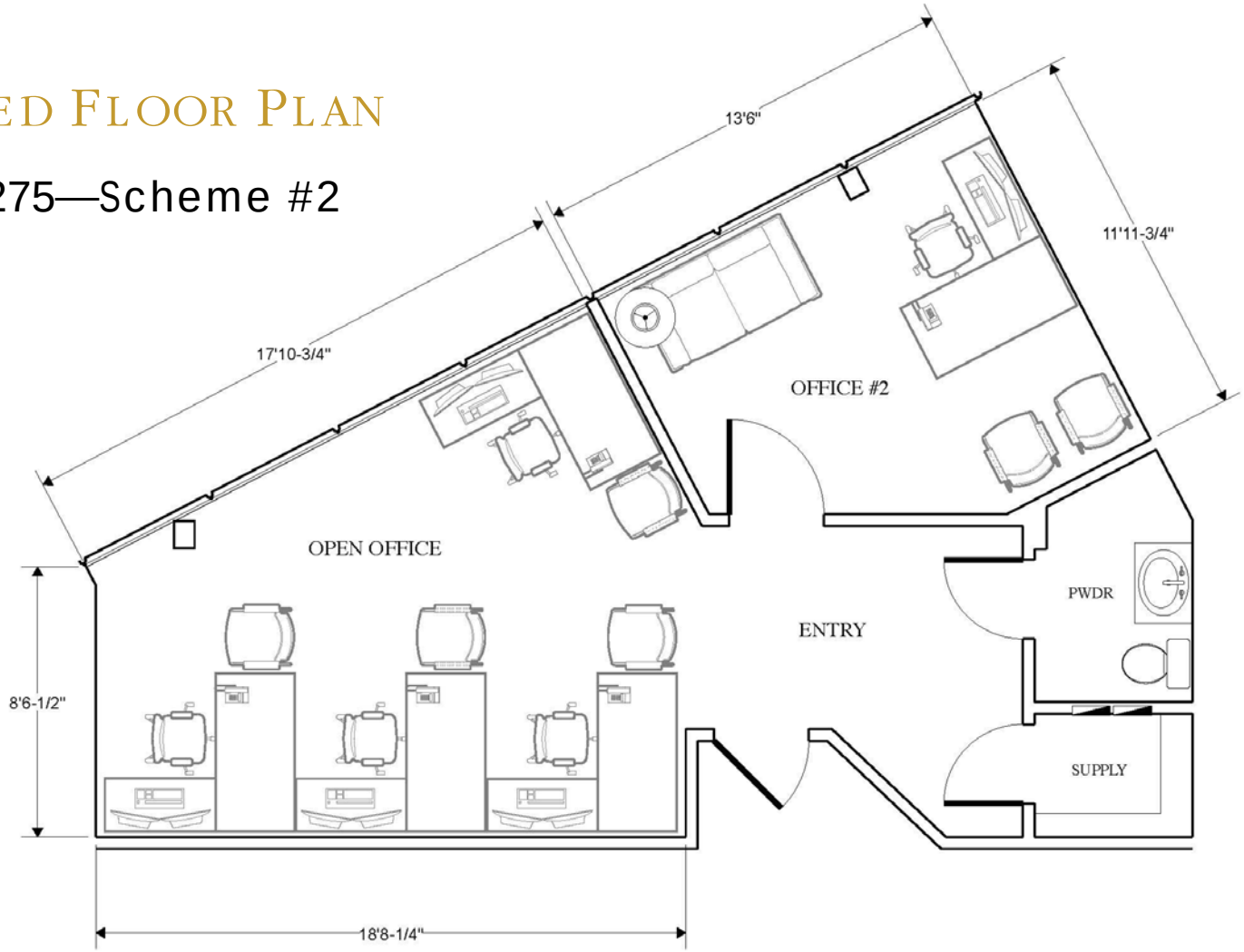
Proposed Floor Plan

Suite #275—Scheme #2



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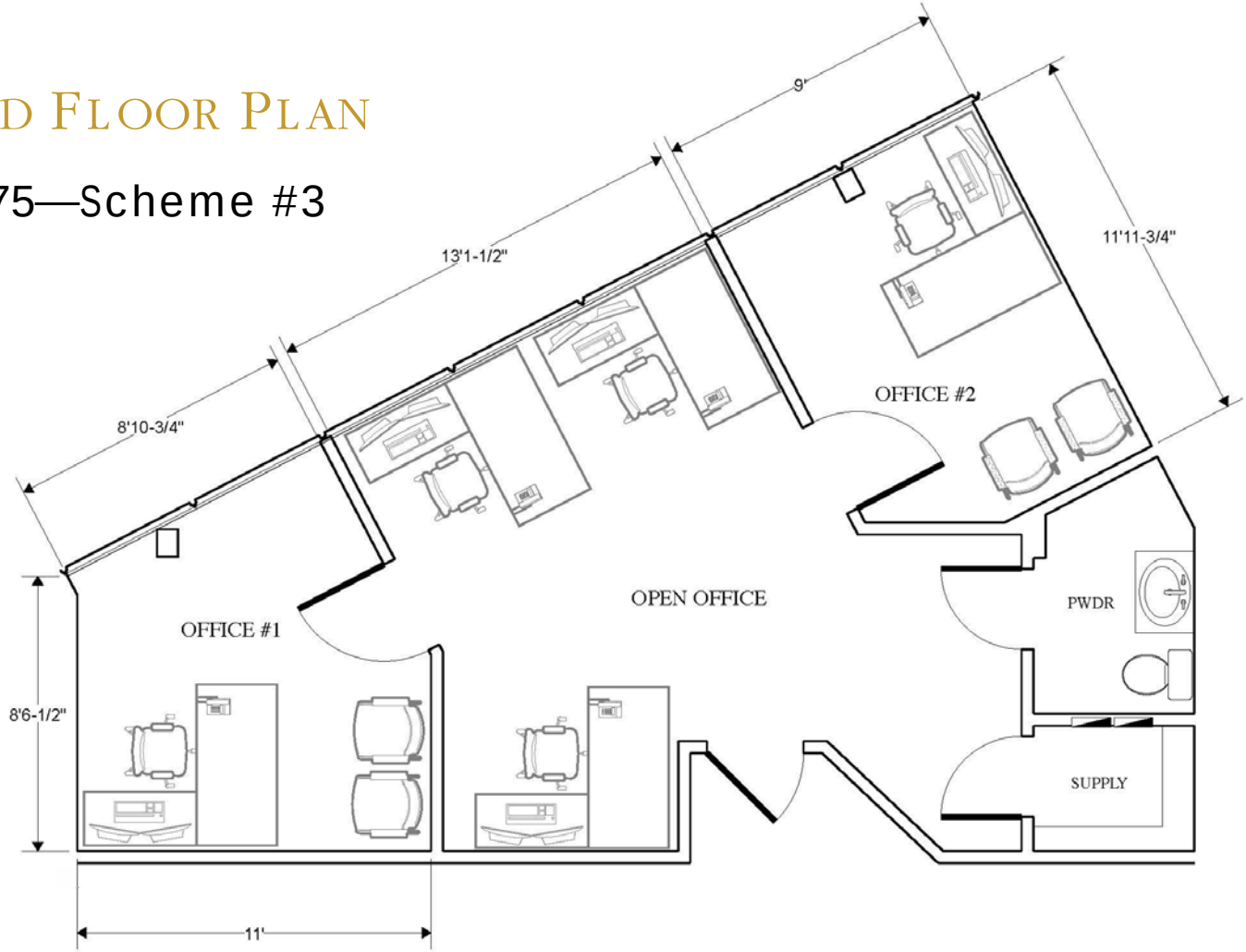
Proposed Floor Plan

Suite #275—Scheme #3



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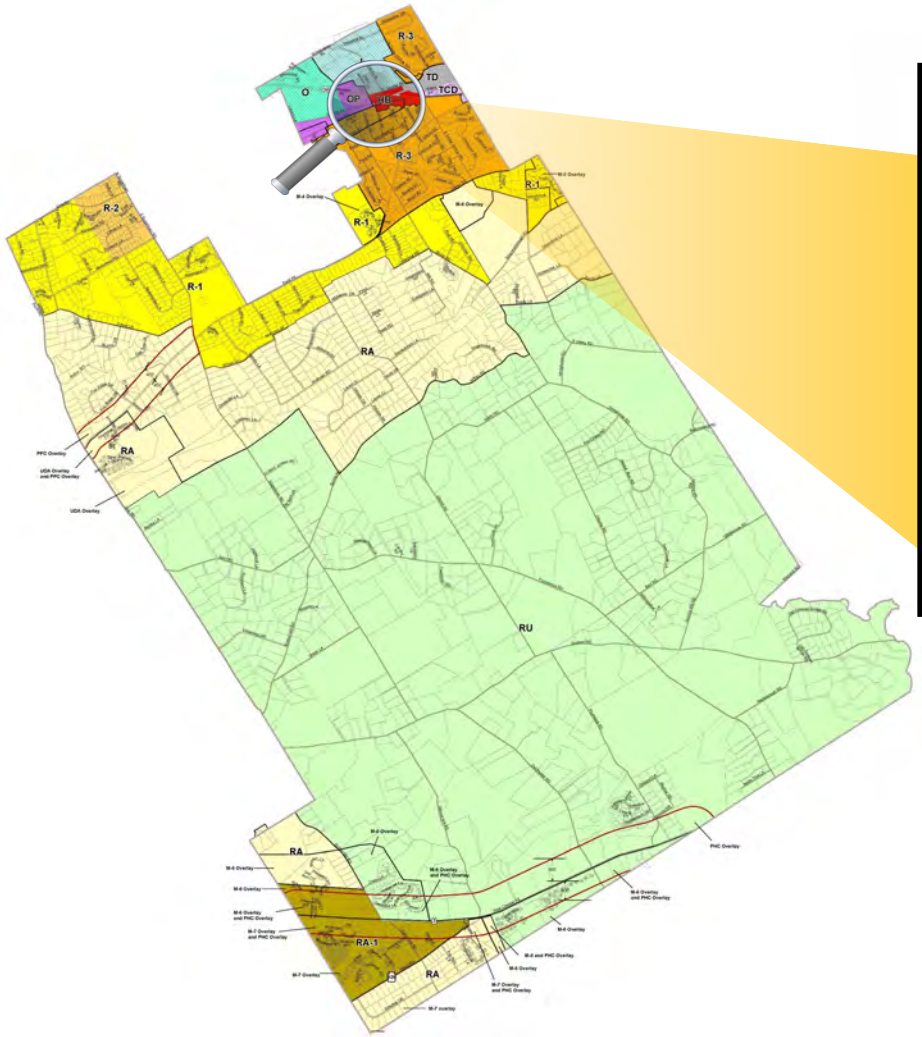
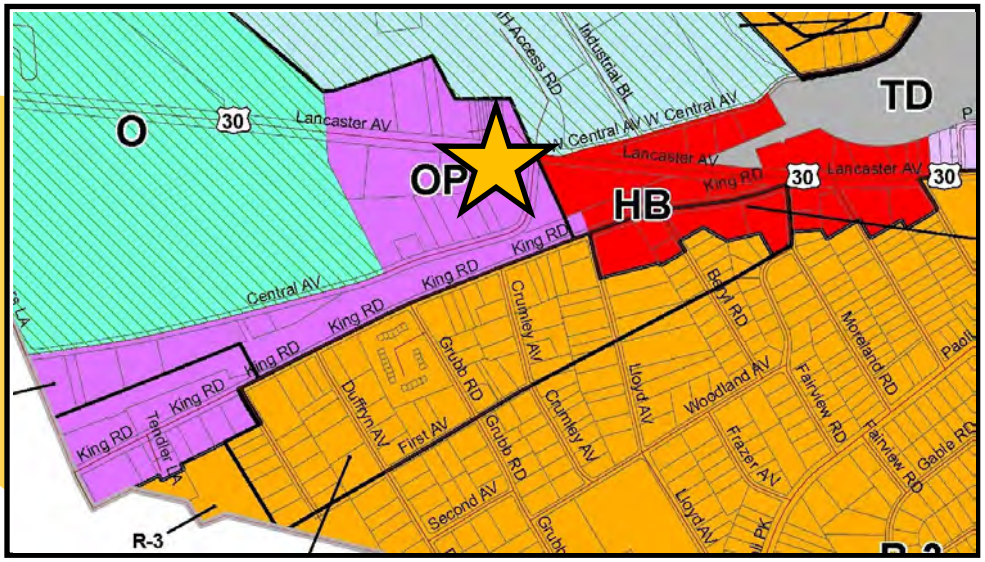
Zoning Map





Zoning:

OP—Office Professional

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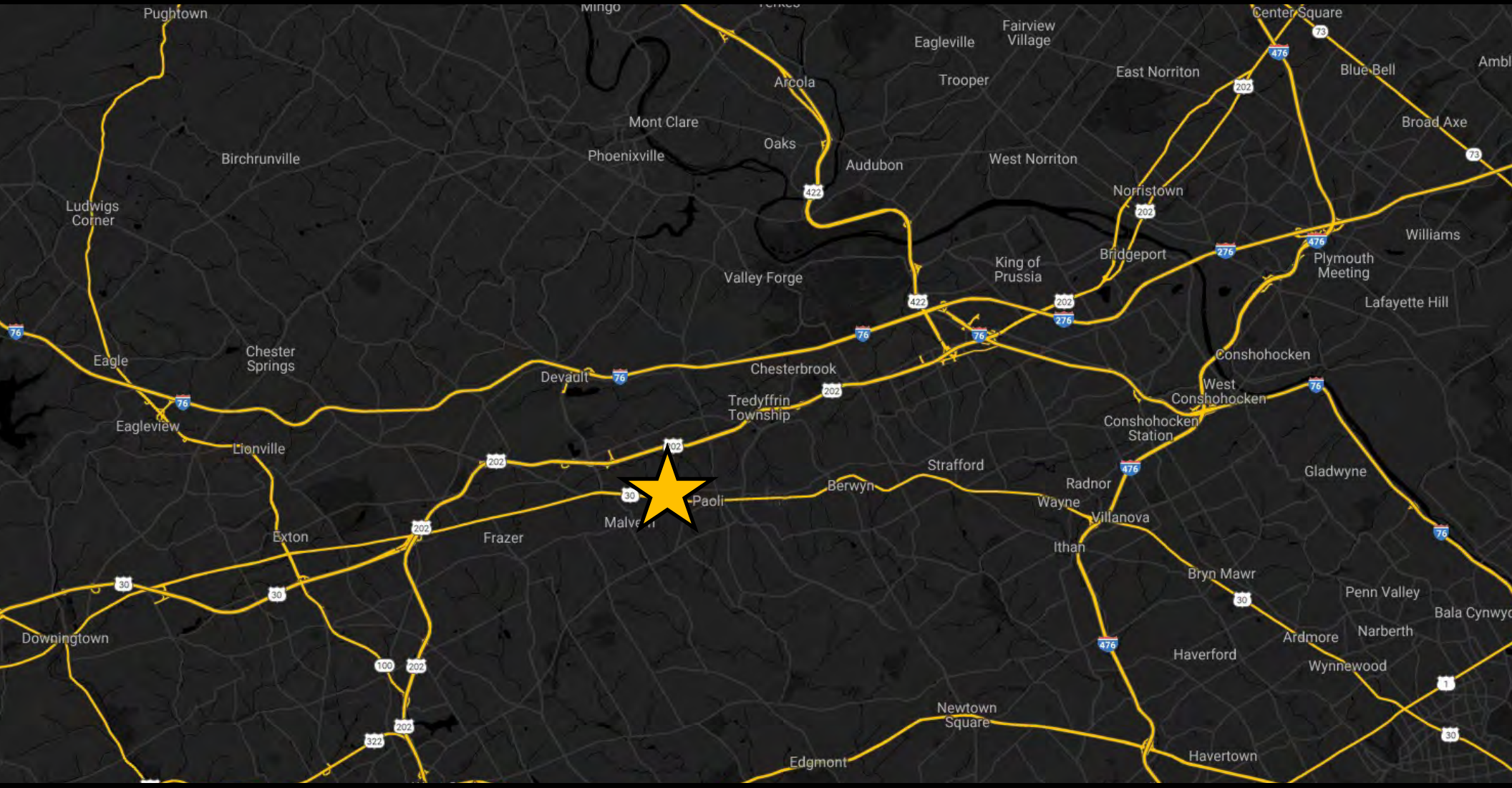
Area Map



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