



## ***Office Building For Sale or Lease***

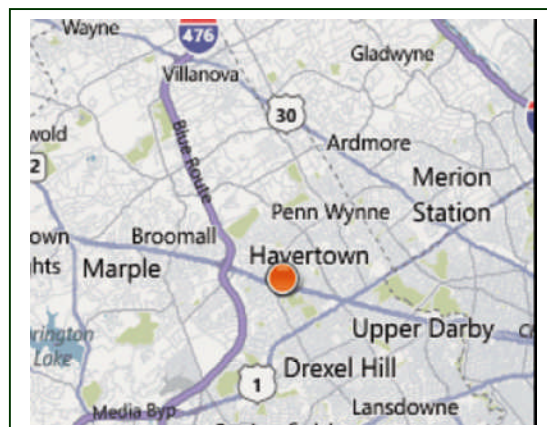
### **Office Property Highlights**

- 4,000 S/F Office Building
- For Sale: \$975,000
- Lease: \$15 - \$20 per S/F
- 500 – 1,000 S/F Available
- Move– In Condition
- Ample Parking On-Site
- Central Heat & AC
- New Roof & Parking Lot
- Owner /User Opportunity

- Situated On Eagle Road
- Across from Manoa Center
- Excellent Highway Access
- I-476 (Blue Route) & I-95
- Public Transportation
- Shopping & Restaurants

For additional information contact:  
Dan Labes @ Office: 610-647-8800  
Email: Properties@ADLCRE.com

***109 North Eagle Road***  
***Haverford Township, Delaware County***  
***Havertown, Pennsylvania 19083***  
***Just off Corner of Route 3 & Eagle Rd***



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, or other conditions, prior sale, or lease, or withdrawal without notice.

1500 E. Lancaster Avenue, Suite 103, Paoli, PA 19301  
Office: (610) 647-8800 Facsimile: (610) 647-8016