

**LIEBERMAN EARLEY & COMPANY NAMED AGENT FOR THE SALE AND LEASE
OF TWO OFFICE/FLEX CONDOMINIUM SUITES
AT 1157 PHOENIXVILLE PIKE IN WEST CHESTER**

WEST GOSHEN TOWNSHIP, PA --- Lieberman Earley & Company in Wayne, PA has been named the exclusive agent for the sale and lease of 10,090 square foot office/flex condominium suites situated within the Park Valley Corporate Center located at 1157 Phoenixville Pike in West Chester.

Phil Earley, a principal of Lieberman Earley and Company, is representing the owner of the property in marketing the building to prospective users/investors in and around the Chester County area.

Asking price to purchase both suites is \$1,315,000. It is also being offered for lease at \$12.00/SF/NNN for office/production and \$6.50/SF/NNN for warehouse. These two suites are also available for purchase or lease individually.

According to Earley, “there are two office/flex condominium suites available, Unit 106 which contains about 6,326 SF of office and production/warehouse space with 2 tailgates, 1 with dock leveler, and Unit 107 with a total of 3,764 SF of office and warehouse space also with 2 tailgates, 1 with a ramp. Features include ceiling heights of 18’ to 20’, gas heat, fully sprinklered building and ample parking on site.

Park Valley Corporate Center is an exceptionally well-located facility at the center of the rapidly growing Route 202 Corridor within minutes of the Route 30 Bypass, Route 100 and the Pennsylvania Turnpike.

Lieberman Earley & Company serves clients in the tri-county areas of Delaware, Chester and Montgomery Counties. The firm specializes in the sale, lease and management of office, industrial, retail, and investment real estate as well as land sites located throughout southeastern Pennsylvania.

For more information, contact:

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