

**LIEBERMAN EARLEY & COMPANY BROKERS SALE OF OFFICE BUILDING AT
945 HAVERFORD ROAD IN BRYN MAWR
TO PRIVATE INVESTORS**

HAVERFORD TOWNSHIP, PA – JoAnne Cuddahy, a senior associate with Lieberman Earley & Company, has negotiated the sale of 945 Haverford Road in Bryn Mawr. The approximately 20,000 square foot building sold for just over \$4,000,000.

According to Cuddahy, the building was purchased by 945 Haverford Road, LP, a group of investors; the sellers, Independence Communications, will remain as a tenant in the building along with long-time tenants Bryn Mawr Sports Rehab and Mach Tech.

The two-story building, just blocks from Bryn Mawr Hospital, was originally built in the 1980's and a 10,000 square foot addition was added in 1993 when the previous owners purchased the property. "The new owners have plans to renovate the outside of the building as well as to update the common interior spaces which will make this a premier building in the area," says Cuddahy.

In addition to brokering the sale of the building, JoAnne had previously leased office suites to Inspirica and Rehabilitation Associates of the Main Line both tenants signing long-term leases. There is currently a 5,000 square foot suite that remains available for lease.

945 Haverford Road is situated on 2.55 acres and is easily accessible to Bryn Mawr Hospital and within walking distance to restaurants, post office, banks, shopping and public transportation and all that downtown Bryn Mawr has to offer.

For more information, contact: Joanne Cuddahy (610) 225-0903

