

EASTERN PA

Including 6,000 s/f office condominium located in Lionville Professional Ctr. Phil Earley of Lieberman Earley and Company completes sales totaling \$1.707 million

UWCHLAN TWP., PA — Three local investors trading as 55-67 Dowlin Forge Rd., LLC, have purchased a 6,000 s/f office condominium building within the Lionville Professional Center, 55-65-67 Dowlin Forge Rd. in Lionville. Phil Earley, a principal of Lieberman Earley and Company in Wayne was the sole broker involved in the transaction.



Phil Earley



55-65-67 Dowlin Forge Rd.

John E. Panizza was the seller. Sale price of the property was \$1,356,383.

Earley said, "55-65-67 Dowlin Forge Rd. is a 3 year old, class A single story, office condominium building containing three suites. Suites A and B were fully leased at the time of the sale with multiple years remaining on each lease. Suite C, which contains 2,751 s/f, was occupied

by the previous owner and will now be occupied by two of the purchasing partners. They will be establishing their new dental practice this summer".



The Commons at Oaklands

Lionville Professional Center

is located at the corner of Eagleview Blvd. and Dowlin Forge Rd. close to the entrance of the Eagleview Corporate Center and Rte. 113. This complex is within minutes of Downingtown entrance to PA Tpke., Rte. 202 and Rte. 100.

In a second transaction in West Whiteland Twp., Lieberman Earley & Company has negotiated the sale of a new class A office condominium, Unit 4B, totaling approximately 1,756 s/f of space within The Commons at Oaklands, a 128,600 s/f, 14 building office complex here.

Phil Earley, a principal with Lieberman Earley & Company in Wayne, PA., finalized the sale contract between Grimmet Limited Partnership #4, the owners and the buyers, Dr. Liping Yao and his wife, Mingqi Zhu, and the Main Line Pain & Acupuncture Center, LLC, who were represented by San Qi of Keller Williams Real Estate. Aggregate sale price of the unit was \$351,213.

Dr. Liping Yao specialize in pain management at his current office in King of Prussia. He is planning on occupying this new suite sometime in the Summer of 2008.

The Commons at Oaklands is located on Lincoln Hwy. (Rt. 30) adjacent to the Exton/Downingtown exit of the Rte. 30 Exton Bypass. The Commons consists of one and two-story freestanding structures ranging in size from 5,400 to 33,800 s/f. Fractional condominium units as small as 1,500 s/f are also available.

Built-in features of The Commons at Oaklands include brick exteriors, full sprinkler protection, tenant controlled heating, ventilating and air conditioning systems, separately metered utilities, vaulted ceiling lobbies, thermal pane window systems, 9' ceilings, highly visible sign options, custom designed interior decors to accommodate a wide variety of decorating tastes and paved, lighted parking for 4 cars per 1,000 s/f of building area. ■