

**CHESTER COUNTY HOSPITAL BUYS 22,000 SQUARE FOOT
OFFICE CONDOMINIUM
AT THE COMMONS AT OAKLANDS IN EXTON**

WEST WHITELAND TWP, PA Lieberman Earley & Company has negotiated the sale of a new class A office condominium unit, totaling approximately 22,000 square feet of space within The Commons at Oaklands, a 128,600 square foot, 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, Fern Hill, LLC, a Limited Partnership of local doctors and The Chester County Hospital,

Aggregate sale price of the unit was \$4,180,000.

The hospital will occupy the first floor with a full service imaging center and a center for rehabilitation. The second floor will provide physician specialists.

The Commons at Oaklands is located on Lincoln Highway (Rt. 30) adjacent to the Exton/Downingtown exit of the Route 30 Exton Bypass. The Commons consists of one and two story freestanding structures ranging in size from 5,400 to 33,800 square feet. Fractional condominium units as small as 1,500 square feet 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 square feet of building area.

“The Commons at Oaklands presents an excellent opportunity for medical practitioners, healthcare professionals and small to medium enterprises to own their office space and build equity in the rapidly appreciating Chester County real estate market. In addition, units can be easily divided, making them perfect for a user/investor seeking to occupy a portion of the space while leasing unneeded areas,” Earley said.

END

For More Information, Contact: Phil Earley 610-225-0900

