

**LIEBERMAN EARLEY & COMPANY CLOSES NINE SALE AGREEMENTS
TOTALING \$9,895,000 FOR 54,000 SQUARE FEET OF PROFESSIONAL
SPACE WITHIN THE COMMONS AT OAKLANDS**

WEST WHITELAND TWP, PA Lieberman Earley & Company has negotiated nine sale agreements for class A office condominium units totaling approximately 54,000 square feet of space within The Commons at Oaklands, a 128,600 square foot, 12-building office complex here.

Phil Earley, a principal with Lieberman Earley & Company in Wayne, PA., finalized the sale contracts with eight medical professionals and a muscular rehabilitation practice.

Aggregate sale price of the nine units was \$9,895,000 with sale values of \$190 to \$225 per square foot based on shell construction only, Earley said.

The largest of the sales involves Unit 6, containing 22,000 square feet of space on two floors. It was purchased by a partnership of local doctors and the Chester County Hospital. The hospital plans to open imaging and rehabilitation centers at the site.

Units 8, 10 and 11 each contain 6,000 square feet and were put under agreement by Chester County Eyecare, a local ophthalmology practice which currently has offices in the Exton and West Chester areas, Joe Verna and Carl Hiller, Chiropractors, sharing a building with Hampton Brown, Esquire, investor, both of who purchased 3,000 square feet each of Unit 10, and Drs. Parsons, MacGuire and Belfiglio, Family Practice Associates who are situated in Exton.

Units 2A, 2B, 12A and 12B each totaling 2,700 square feet, are now under agreement by Dr. Anshul Gambhir, Medical Director of Couture Laser and Skin currently located in Exton, Jeff Brandt, CPO of Ability Prosthetics & Orthotics located in Gettysburg, PA, Orthopedic Surgeon, Dr. Andrew Frankel, currently practicing in Exton and Dr. Frank D'Urso, a prominent pediatrician in Downingtown .

The last unit to go under agreement is Unit 3B which is 3,600 square feet and is reserved by Mersad Hoorfar, DMD, whose practice is Cosmetic and Implant Dentistry.

Settlements on all the above are anticipated for late spring or early summer, except for Chester County Eye Care which expects to begin scheduling patients this February.

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 un-needed areas,” Earley said.

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