



# OFFICE/MEDICAL SPACE FOR LEASE



**AVAILABLE  
FOR LEASE**

**\$22.00 SF NNN**

**LOCATION: 351 E Conestoga Rd., Wayne, PA 19087**

## PROPERTY HIGHLIGHTS:

- ◆ 2 STORY OFFICE/MEDICAL BUILDING
- ◆ FIRST FLOOR HAS 2,200 SF AVAILABLE
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION 139,713 & AHI \$158,321.00
- ◆ LOCATED RIGHT OFF OF ROUTE 30
- ◆ 1,000 FT FROM DEVON VILLAGE SHOPPING CENTER; WHOLE FOODS, STARBUCKS, ORANGE THEORY, ETC.
- ◆ +/- 20 PARKING SPACES

### Contact:

**Alexander Topalidis**

Cell: 484-473-5358

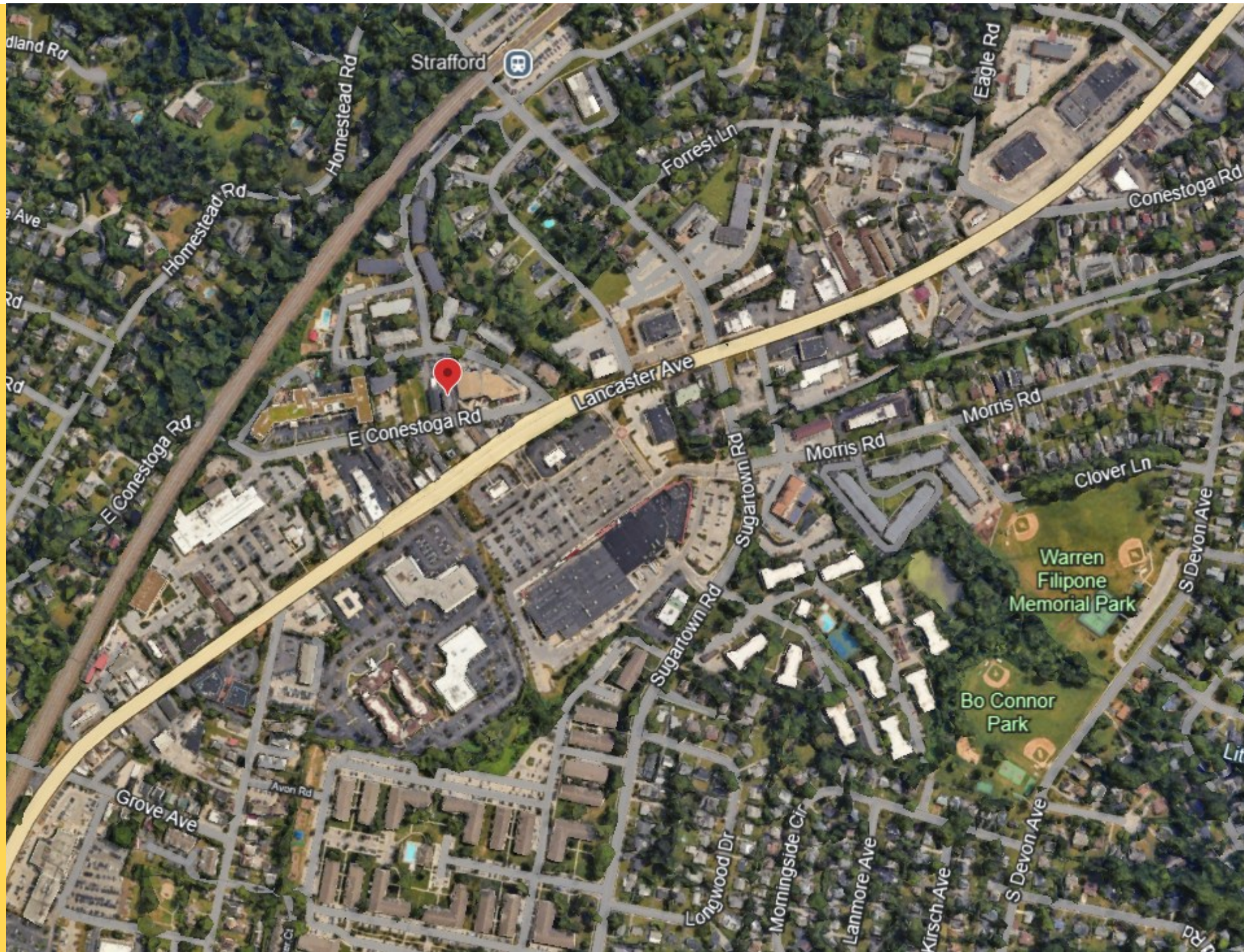
Office: 610-359-9700

atopalidis@capitalcomre.com



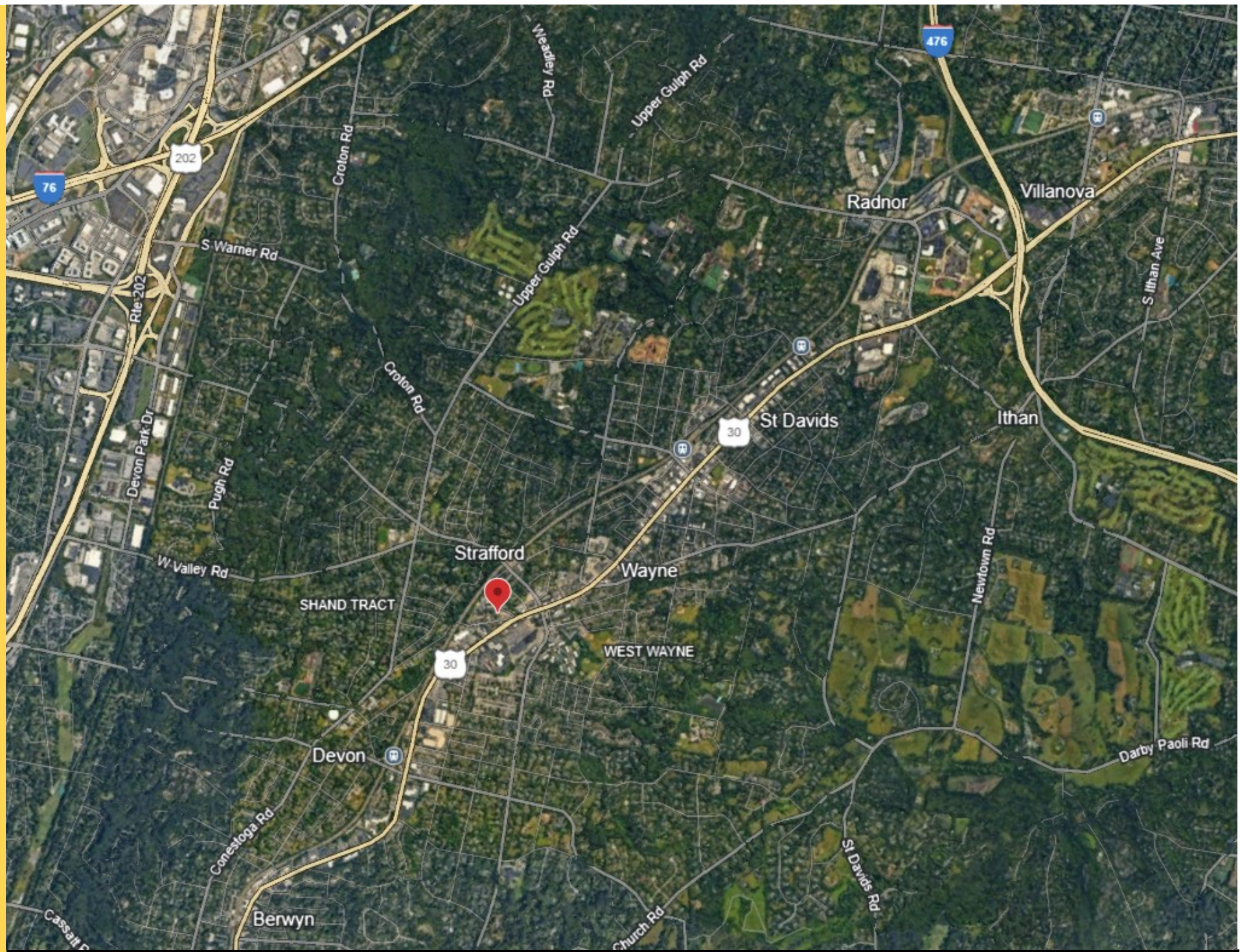
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.





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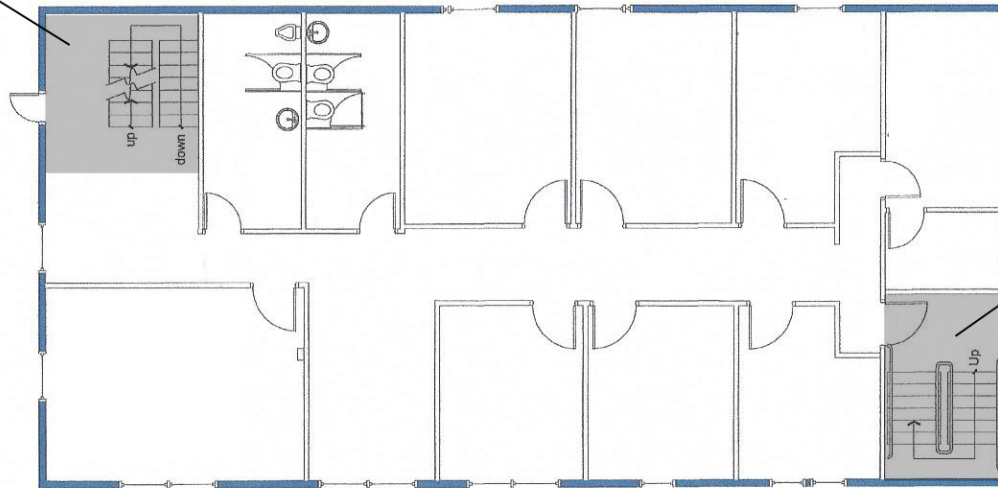
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# 1st Floor

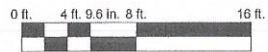
351 East Conestoga Road  
Wayne, PA

Common  
Area



Common  
Area

Exhibit A



*Drawing is for general informational use only. All sizes and dimensions should be verified.*