

HIGH-END MEDICAL SUITES LOCATED NEXT TO CHESTER COUNTY HOSPITAL



North Hills Medical Office Building | 795 E Marshall Street West Chester, PA 19380

Available Space

904 - 8,897 SF

Building Size

55,060 SF

Property Highlights

- Aggressive ownership looking for new tenants
- Suites running from 904 RSF up to 8,897 RSF
- T.I. Allowance provided by landlord for new tenants
- Fully ADA accessibility and elevator serviced building
- Opportunity for new tenants to purchase into building partnership
- Parking ratio of 5 spaces per 1,000 SF
- Easily accessible from Route 100, 322 and 202

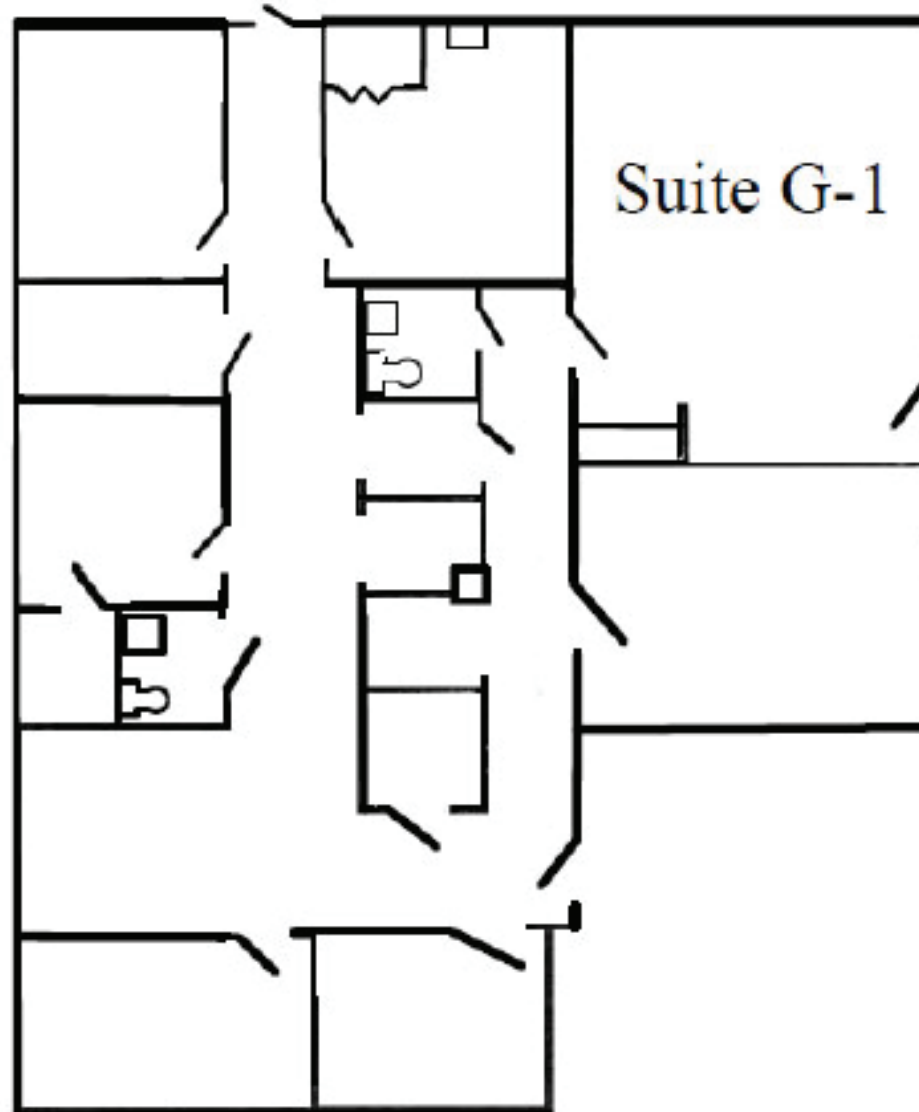


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Suite G-1: 1,809 RSF

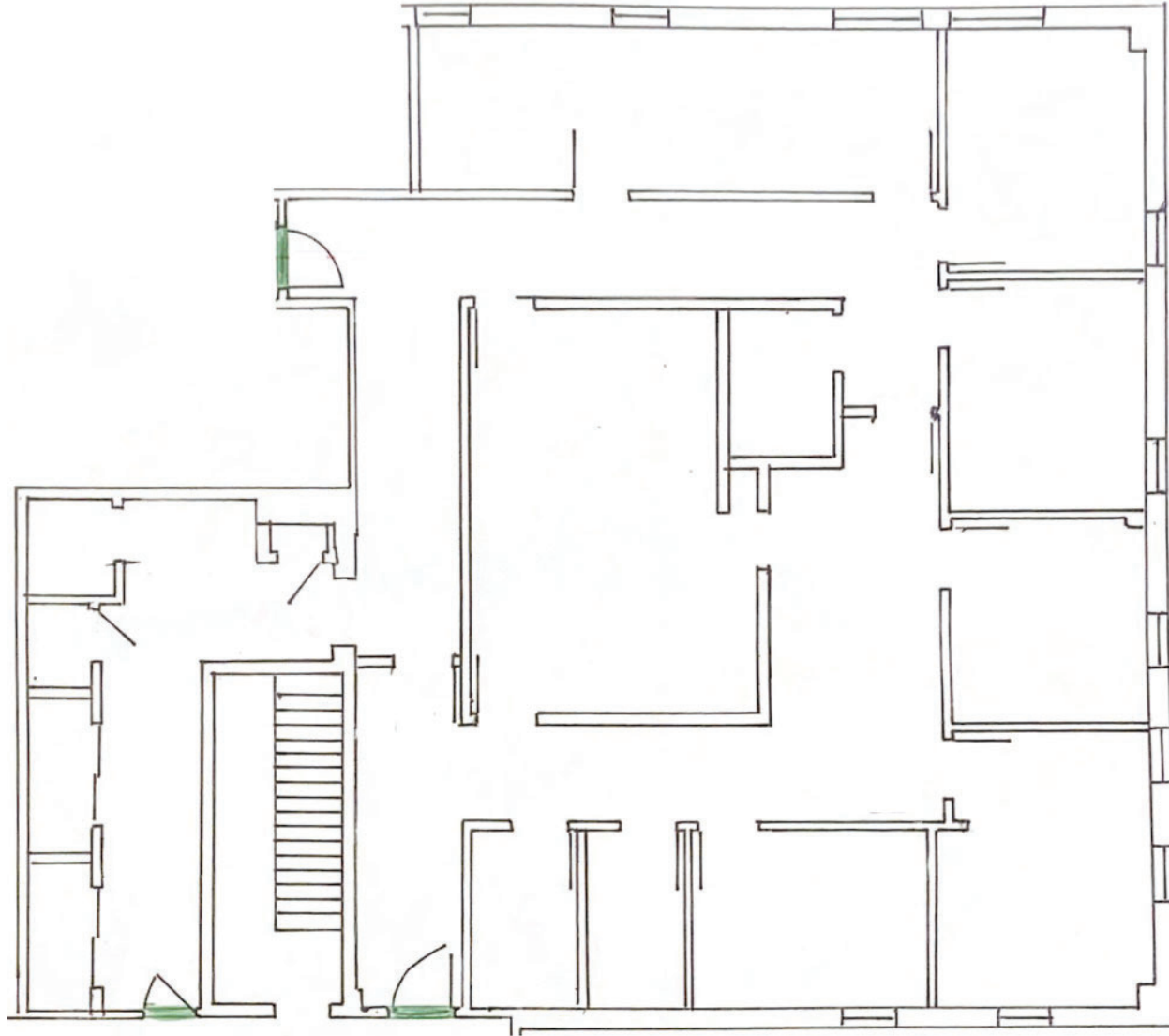
- Ground floor
- Negotiable
- Large waiting room
- Nurse's training room
- 5 exam rooms
- 2 nurse's stations
- 1 break room
- In-suite restrooms



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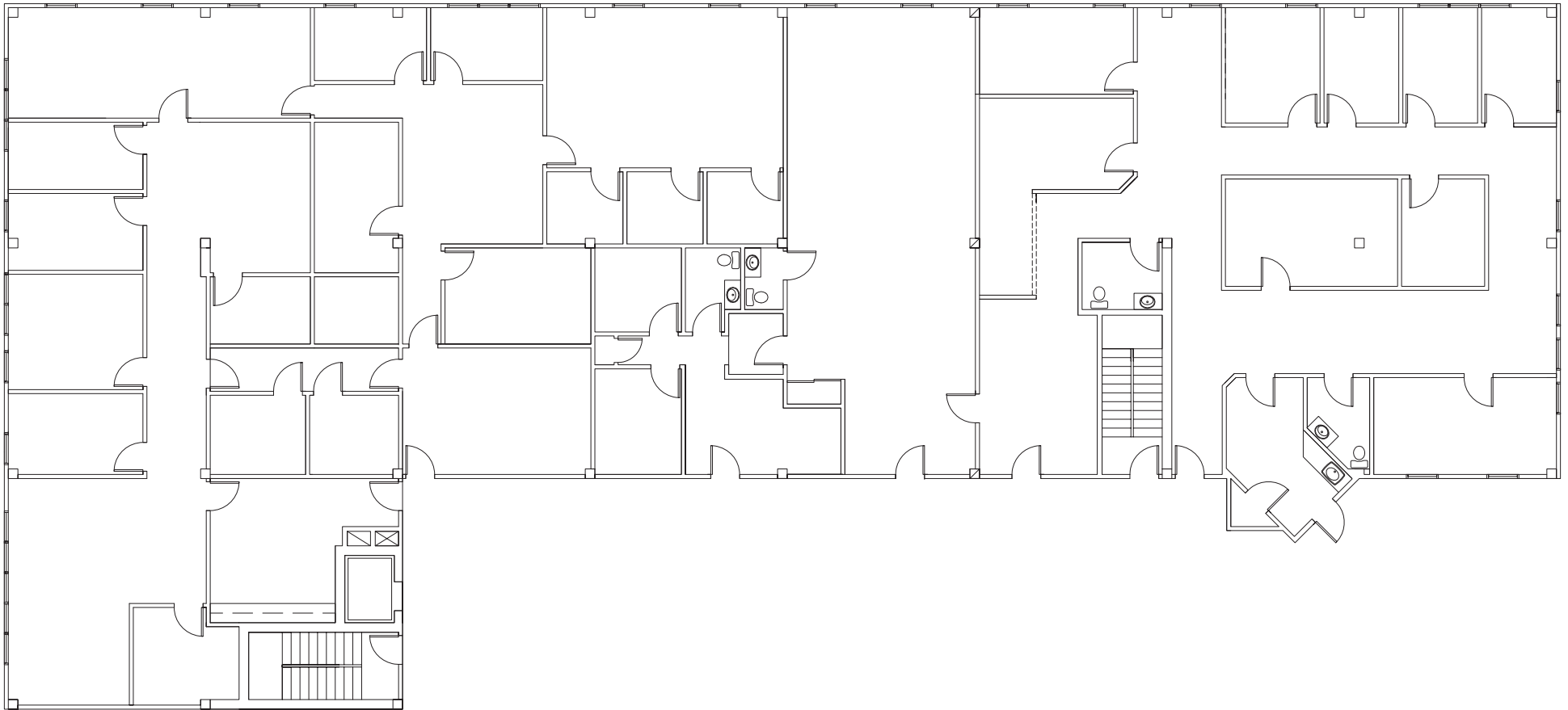
Suite 104: 2,751 SF



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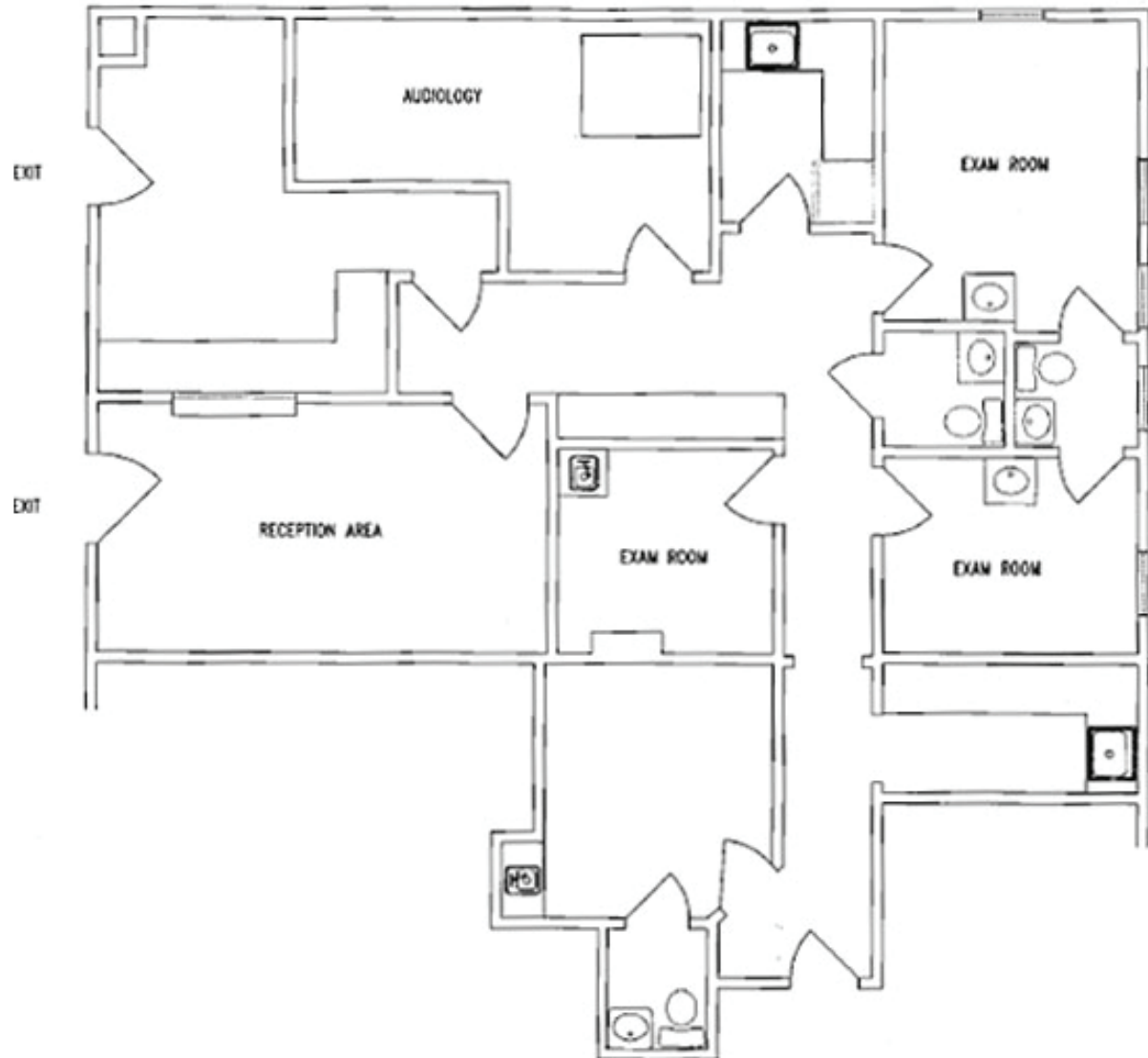
Suite 204, 205, 206, 207: 8,897 RSF
can be demised accordingly



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Suite 303: 1,413 RSF

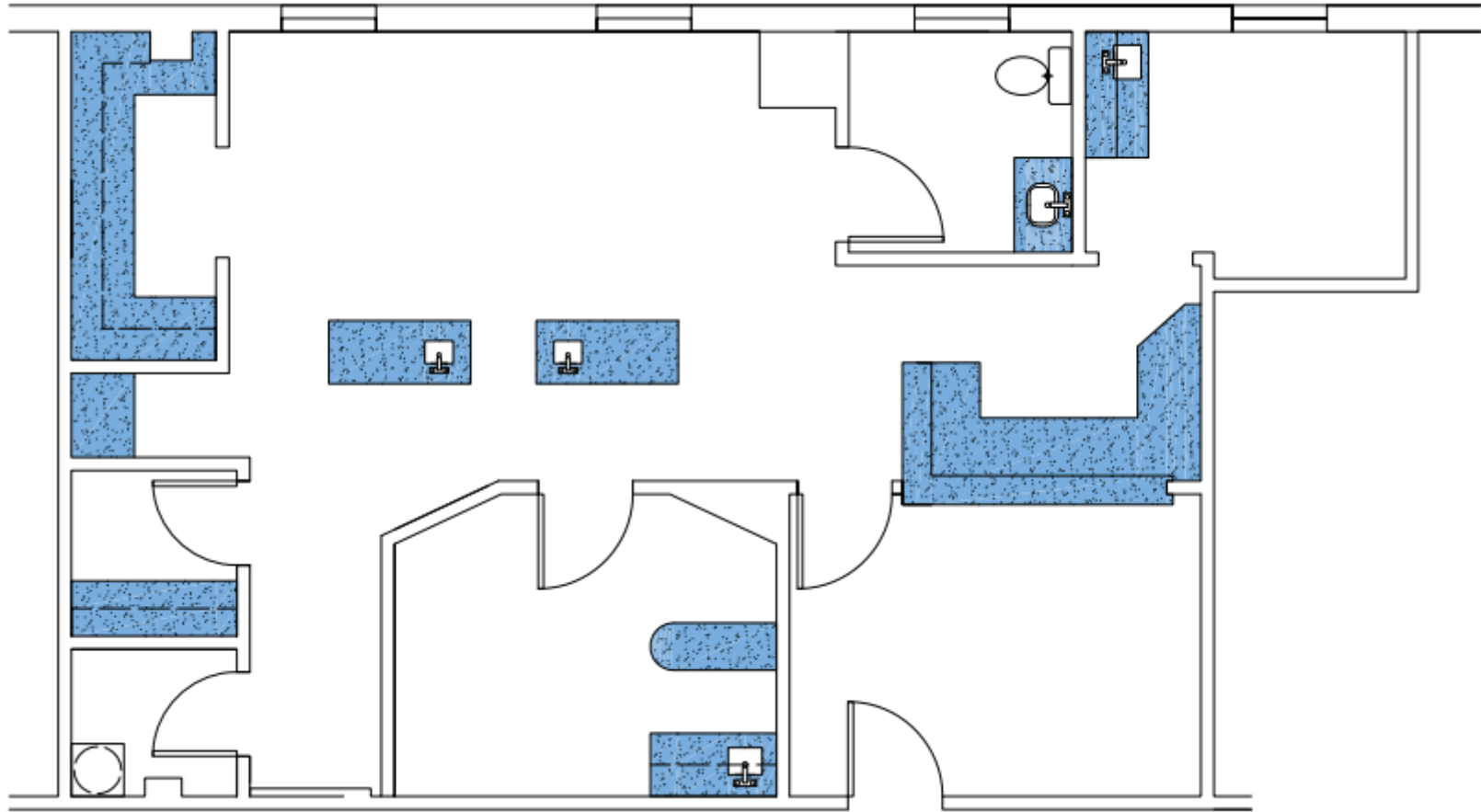
- 4 exam rooms with the potential to make a 5th or an office
- Waiting room with receptionist area
- In-suite restroom



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Suite 305: 1,130 RSF



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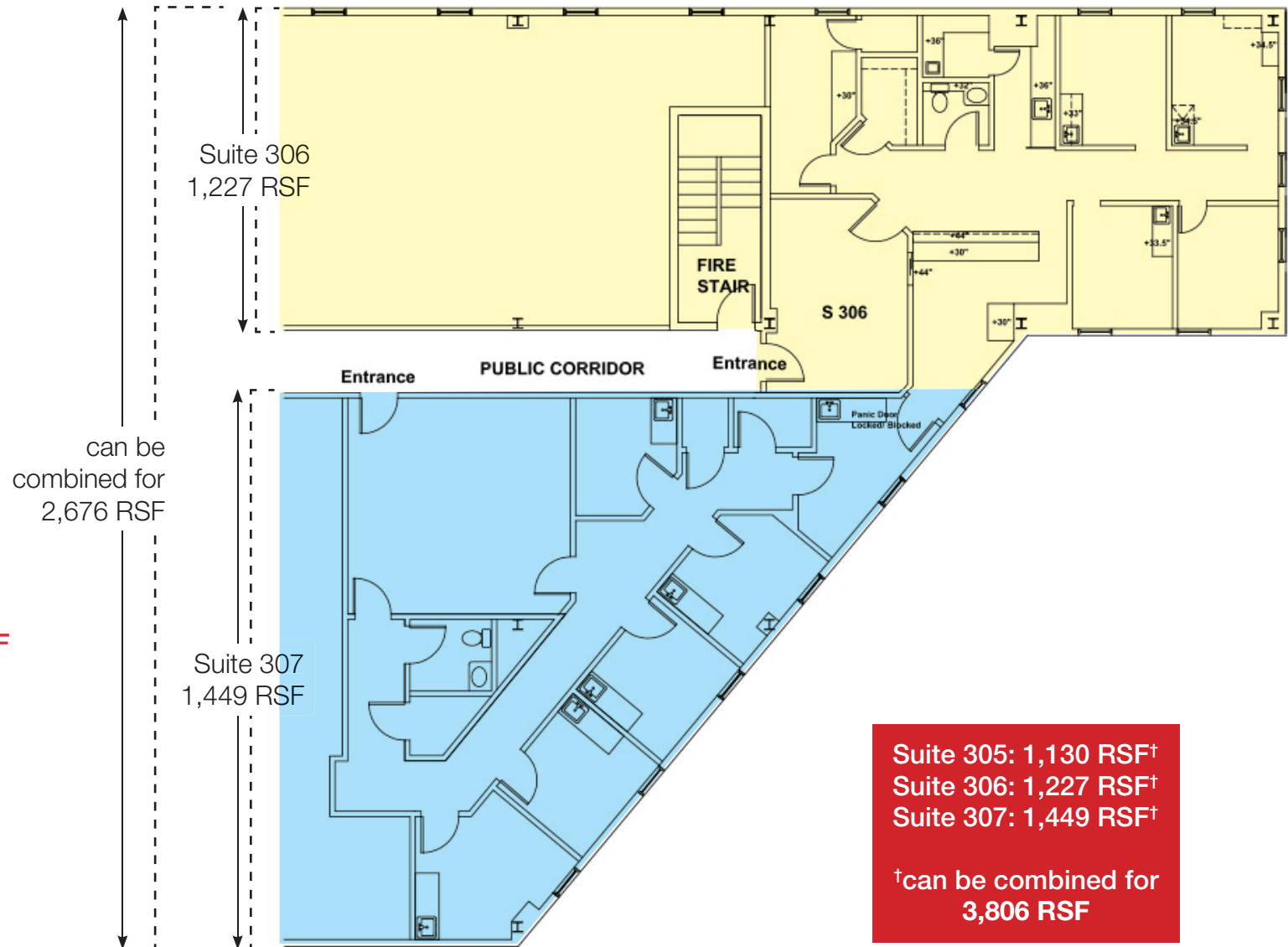
Suite 306: 1,227 RSF*

- Former dental space with all infrastructure in place
- 4 operatories
- 2 nurse's stations
- 1 private office
- In-suite restroom

Suite 307: 1,449 RSF*

- Large waiting room
- 6 exam rooms
- In-suite restroom
- Multiple storage closets

*can be combined for 2,676 RSF



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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,523	64,579	125,325
Average Age	32.8	34.2	37.6
Average Age (Male)	31.3	33.4	36.4
Average Age (Female)	35.0	35.2	38.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,120	23,793	47,918
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$71,635	\$94,522	\$106,306
Average House Value	\$363,042	\$377,389	\$397,057

