

FUCHS REALTY COMPANY



The Strafford Office Buildings, built, owned and operated by the Fuchs organization, are located adjacent to the town of Wayne in the heart of the Main Line. They feature a safe, friendly campus-like atmosphere convenient to restaurants, banks, transportation, shopping, and many other services.

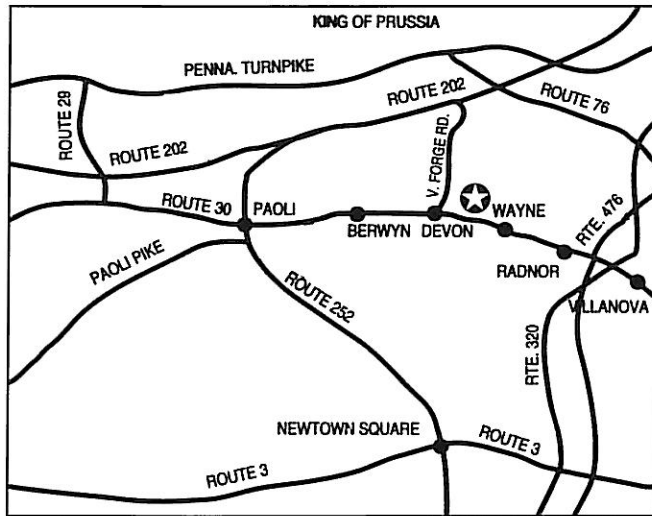
Call Fuchs Realty for further details at 610-688-2805.



THE STRAFFORD OFFICE BUILDINGS

200 Eagle Road, Suite 218 / Wayne, Pennsylvania / 19087-3178 / Tel. 610-688-2805 / Fax. 610-688-5287

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Location:

200 Eagle Road
125, 150, 175 Strafford Avenue
Wayne, PA

Municipality:

Radnor Township

Type:

Four - three-story office buildings

Size:

Strafford Building One - 18,000 sq. ft.
Strafford Building Two - 20,000 sq. ft.
Strafford Building Three - 30,000 sq. ft.
Strafford Building Four - 40,000 sq. ft.

Floor Factor:

10%

Special Features:

- On-site owner and property management
- Near public transportation (train and bus)
- Near banks, restaurants, and many other services
- Plenty of on-site parking
- Colonial-style buildings
- Beautifully landscaped
- Operable windows
- No traffic congestion

Access:

- Less than ten minutes from:
- Blue Route (Route 476), Exit 5
 - Schuylkill Expressway (I-76)
 - Pennsylvania Turnpike (276)
 - Route 202
 - Route 252

Construction:

Red brick over concrete block, drywall over steel stud office construction, acoustical tile drop ceilings

HVAC:

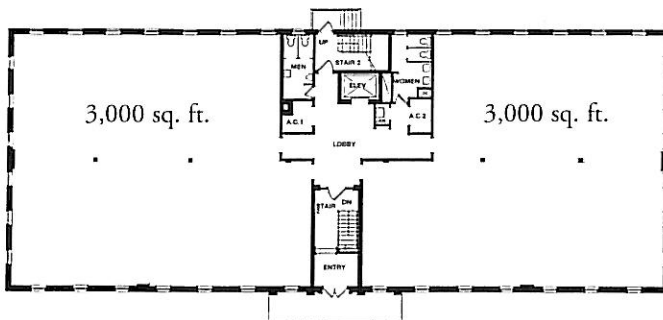
Zoned/ducted air with reheat coils (gas fired boilers), cooled by chilled water system & condensing units

Elevator:

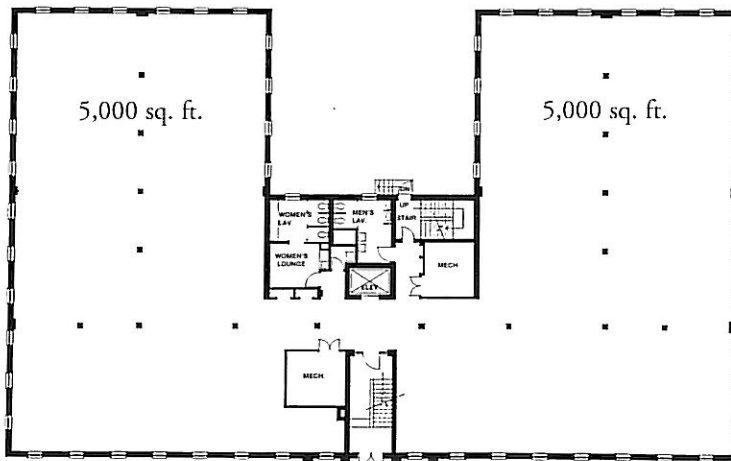
One passenger elevator per building

Parking:

4/1000



Typical floor plan - Strafford Buildings #1 & #2



Typical floor plan - Strafford Buildings #3 & #4



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