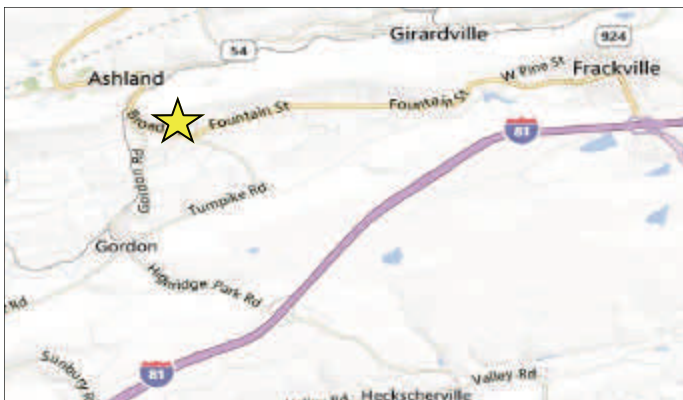


For Lease

7,200 SF Medical Office Building
Ashland, PA



Address

**103 Broad Street
Ashland, PA 17921**

General building description

7,200 SF Medical Office Building. Currently de-mised into four 1,800 SF suites, separately metered. Includes exam rooms, receptionist areas, ADA restrooms, x-ray room, parking ratio of 8 spaces per 1,000 Sq. Ft.

FOR LEASE

- \$10.00 / Sq. Ft. NNN
- \$3.25 / Sq. Ft. CAM & TAXES
- 4 INDIVIDUAL SUITES OR CAN BE COMBINED
- BUILT IN 2004
- SEPARATELY METERED
- NATURAL GAS

For more information, contact

John Buccinno

+1 610 370 8508



3970 Perkiomen Avenue, Suite 200
Reading, PA 19606
+1 610 779 1400

For Lease

103 Broad St. Ashland PA



General Data	
Property Type:	Medical Office Building
Lot Size:	.89 Acres
Zoning:	Commercial—office
Tax ID:	04-05-0032.002
Year Built:	2005

Availability Data			
Size (SF):	7,200	# of Units	4
Core Factor:		Unit 1	1,800 RSF
Common Areas:	Lobby/Parking		

Description			
Size (SF):	7,200	Stories:	1
Floor construction:	Concrete Slab	Floor Covering:	Carpet/ Tile
Lighting type & intensity:	Florescent		
Wall covering:	Paint		
Window type:	Insulated	Window treatment:	Blinds
Number of restrooms:	4		
Heat/Air conditioning:	Yes		
Type:	Forced Air	Number of units:	4
Zones:	4	Zones Per Sq. Ft.	1/1,800sf
Ceiling heights:	9'		
Sprinkler system:	No		
Computer room:	IT area in Mechanical Room	Size:	
Improvements:			
Security system:		Building Parking:	8/1,000 SF
Telephone/communication system:	Wired for phone and data throughout building		
Office area condition:	Good		
Amenities:			
Data Lines	Cat 5		
Has Fiber Optic	No		

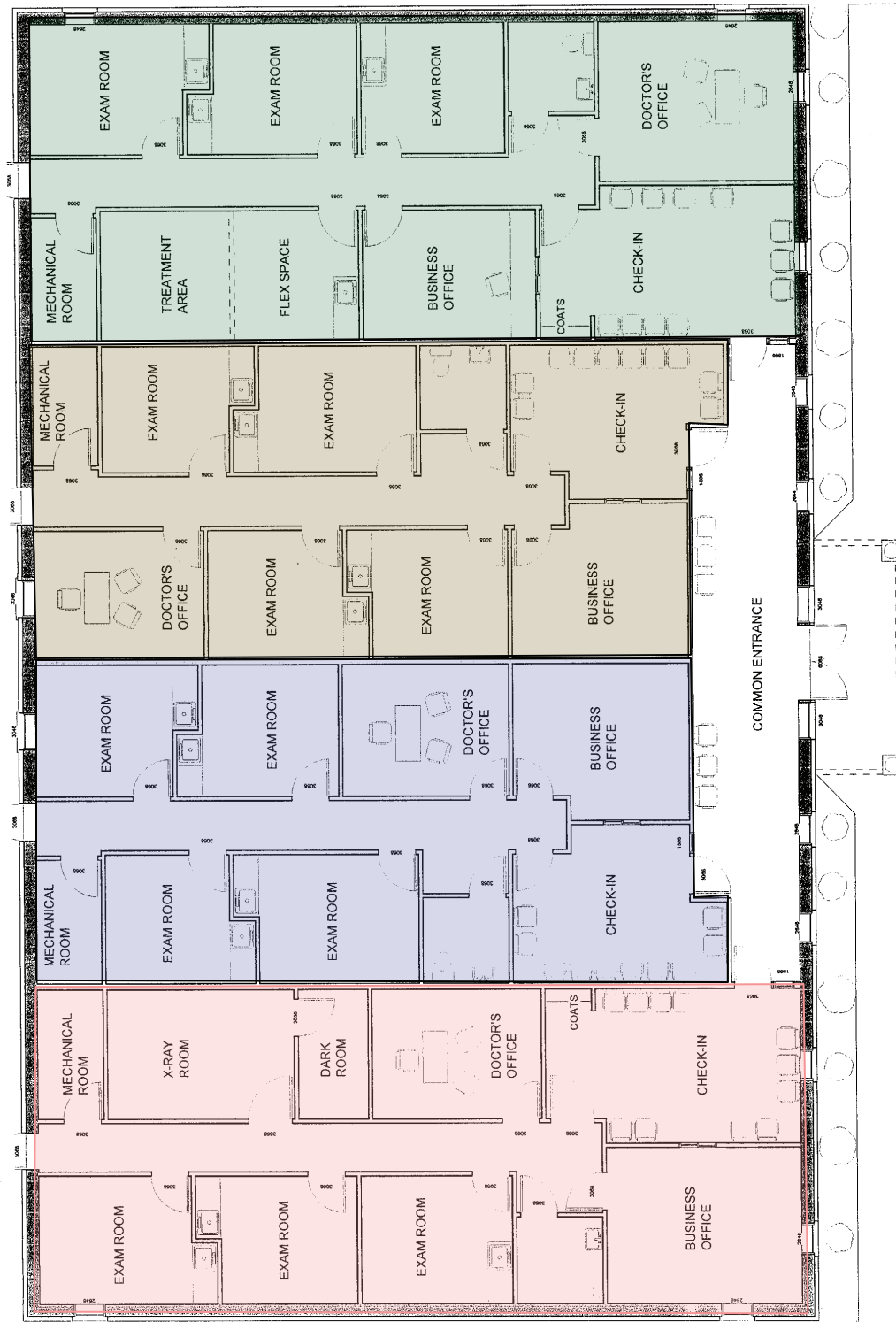
Sale & Lease Information			
Sale Price Information			
Asking price:		Property availability date:	Immediate
Leasing Information			
Lease Rate	\$10.00 / SF	Lease Rate Type	NNN



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For Lease
103 Broad St. Ashland PA



PROPOSED DOCTORS' OFFICE BUILDING



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For Lease
103 Broad St. Ashland PA



NAIKeystone

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