

Oaks Medical Center Bldgs A & B

400 & 450 Cresson Boulevard, Phoenixville, PA 19460



DAN MCGIVNEY
EVP | LEASING

703.615.7009
dmcgivney@remedymed.com

MATTHEW TOMEO
AVP | LEASING

267.334.7070
mtomeo@remedymed.com

- Three-story medical office buildings near Phoenixville Hospital
- Attractive, well-maintained medical campus
- Ample surface parking with convenient patient access
- Minutes from US-422 with easy access to I-76 and Downtown Phoenixville
- Prominent Route 422 visibility with monument signage opportunities
- Tenant improvement allowance available with flexible lease terms

Medical office within Phoenixville’s healthcare corridor with Route 422 frontage.

POPULATION

142,187

MEDIAN HOUSEHOLD INCOME

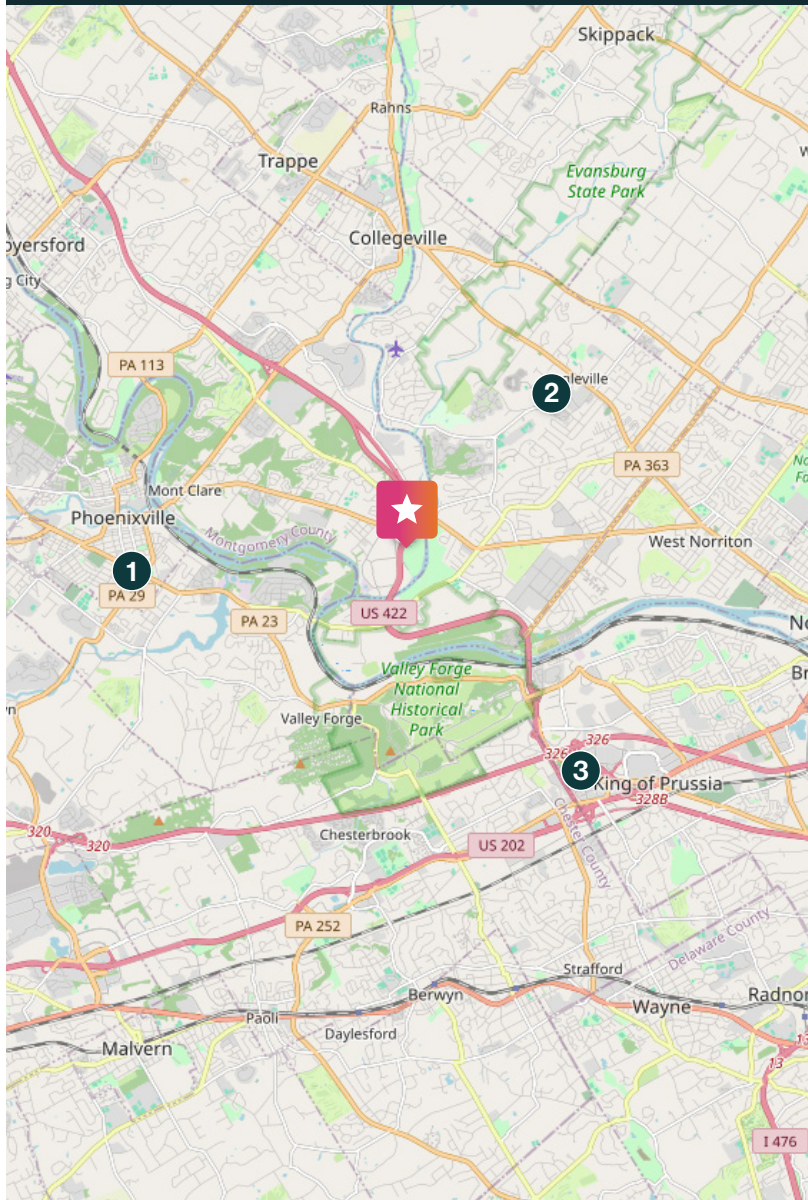
\$117,848

PERCENT OF POPULATION INSURED

95.8%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

400 & 450 CRESSON BOULEVARD, PHOENIXVILLE, PA 19460



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Phoenixville Hospital	5 mi	13 min
2. Eagleville Hospital	3.5 mi	9 min
3. Childrens Hospital of Philadelphia	6.2 mi	11 min



SURROUNDING POINTS OF INTEREST

- Ursinus College
- King of Prussia Mall
- Brandywine Living at Upper Providence
- Excel Physical Therapy – Phoenixville
- Valley Forge National Historical Park
- Philadelphia International Airport