



FOR LEASE OR SALE | RARE VALUE-ADD OPPORTUNITY 48,000+ SF MEDICAL OFFICE BUILDING

1 Medical Center Boulevard

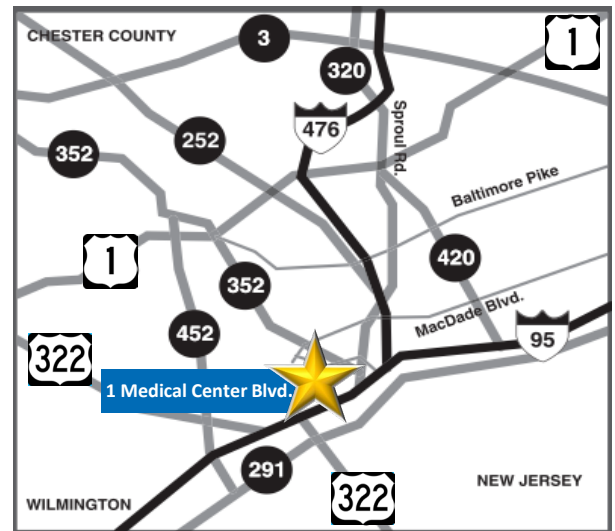
Upland, PA 19013

Available for Lease or Sale

- Rare, 4-story Medical Office Building on 1.05± AC
- Full build-out medical suites ready for occupancy
- 3rd & 4th Floor Availabilities - Asking \$15.00 PSF NNN
- Sale Price - \$5,500,000

Property Highlights

- Located on the former Crozer-Chester Medical Center Campus within Delaware County and the Greater Philadelphia Metropolitan Area
- Value-add opportunity for long term growth and stability due to strong regional demand for medical services
- Excellent regional access via I-95, I-476, US-322 and ~8 mi to Philadelphia International Airport
- Within walking distance to public transportation



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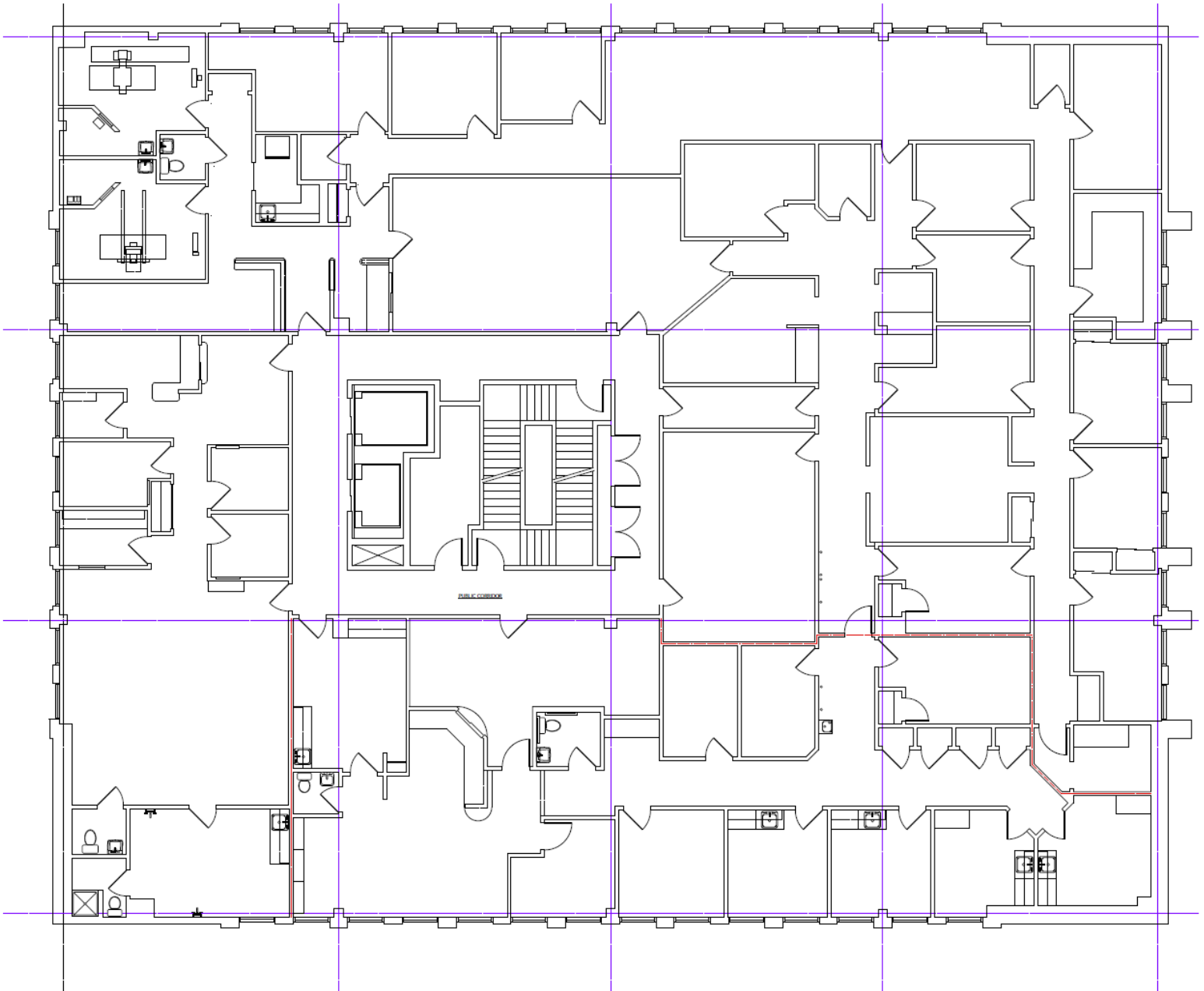
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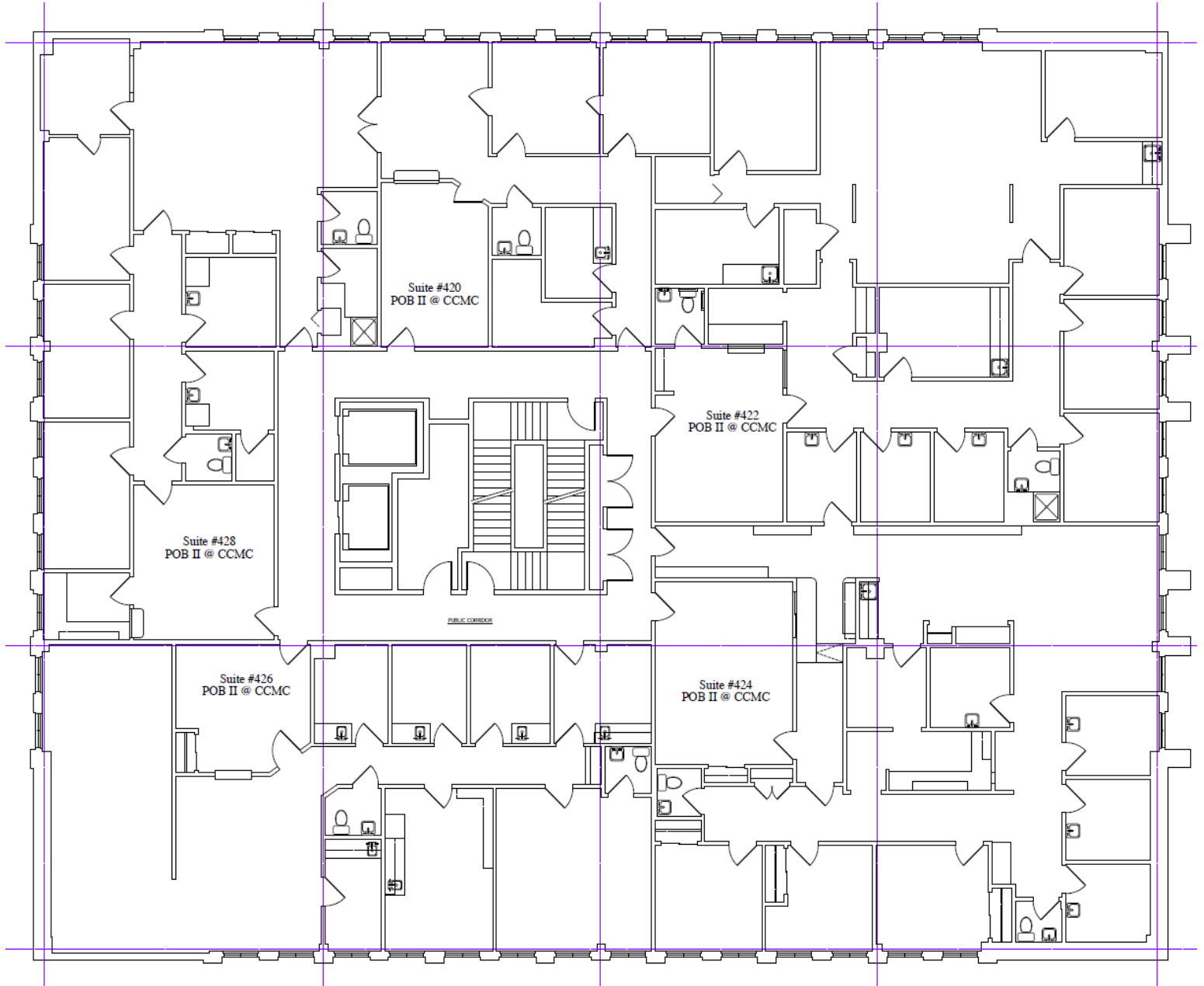
POB II – 1 Medical Center Boulevard

3rd FLOOR – 11,572 SF AVAILABLE



POB II – 1 Medical Center Boulevard

4TH FLOOR – 11,572 SF AVAILABLE



POB II – 1 Medical Center Boulevard

INTERIOR PHOTOS

