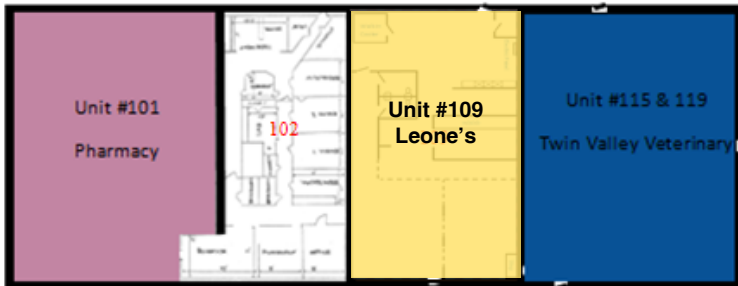


**For Lease**  
Darby Square  
4225 Main Street  
Elverson PA 19520



**One Suite Available!**



**4225 Main Street  
Elverson, PA 19520**

**Highlights:**

- ◆ Well located on busy Rt. 23, Main St.
- ◆ 1,728 SF Office / Retail Suite Avail.
- ◆ Mix of Offices and open areas
- ◆ Floor Plan can be adapted to your use
- ◆ High Growth Area
- ◆ Street Frontage w Pylon Sign!

For more information,  
contact:

**Brian McCahon, SIOR**

+1 610 370 8510

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Wyomissing, PA 19610  
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[naikeystone.com](http://naikeystone.com)

**For Lease**  
**Darby Square**  
**4225 Main Street**  
**Elverson PA 19520**

## Property Information

### GENERAL DATA

<b>Address:</b>	Darby Square 4225 Main Street Elverson, PA 19520 Berks County
<b>Zoning:</b>	Commercial
<b>Parcel Size:</b>	4.11 Acres
<b>R.E. Taxes:</b>	\$2.12 per SF Budget (2024 budget)
<b>CAM:</b>	\$3.57 per SF Budget (2024 budget)
<b>Age:</b>	2005
<b>Parking:</b>	182 spaces (7.5 / 1,000)



### DESCRIPTION

<b>Size / Area:</b>	Nice business center anchored with medical and pharmacy. Situated in front of Twin Valley High School (+1,000 Students). 2.6 Miles to Hollywood Casino (\$111 million dollar facility). Perfect spot for a business in a high growth area.  <b>One Suite available: 1,728 SF Office / Retail</b>
<b>Building Description:</b>	Classic red brick w/ hip roof. Single row of steel columns inside otherwise clear span so interior walls can be removed and your custom floor plan implemented. Insulated interior walls for sound-proofing. Grid ceilings set at 8' 6" AFF.
<b>Floor Plan Layout:</b>	Suite 102 - currently fit out with 5 offices, large open work areas, a welcoming lobby / reception area and a breakroom.  The suite can be modified by new Tenant to meet their requirements.
<b>Water &amp; Sewer:</b>	Normal usage is included in the CAM cost. Landlord reserves to the right to meter suites for higher volume users.
<b>Electric &amp; Gas:</b>	Each suite is separately metered and paid directly by the Tenant.
<b>HVAC:</b>	Heat is gas forced air and/or heat pump. All Suites are air-conditioned.



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Photos  
Suite 102



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Entrance / Façade

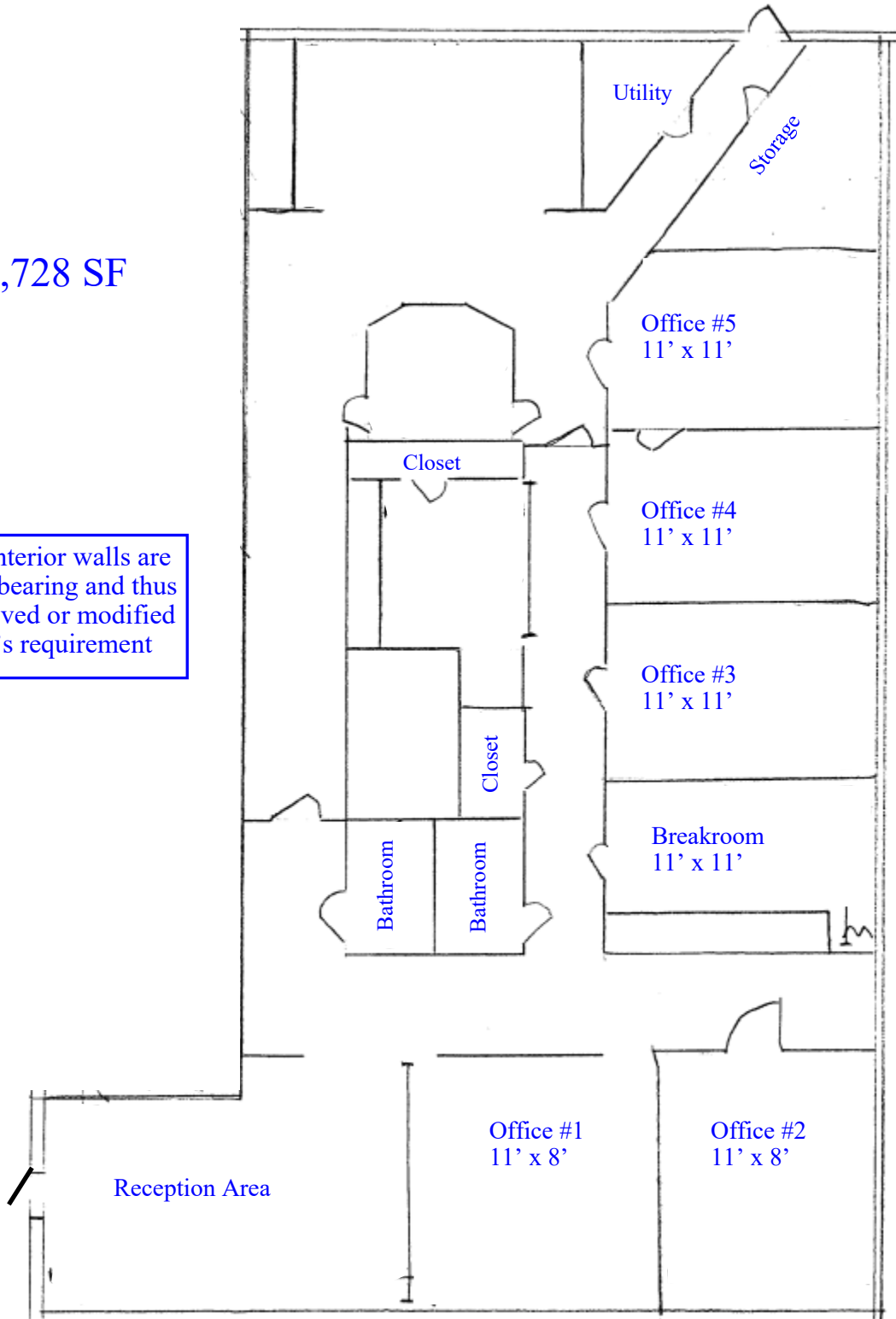


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**Floor Plan**  
**Unit 102**

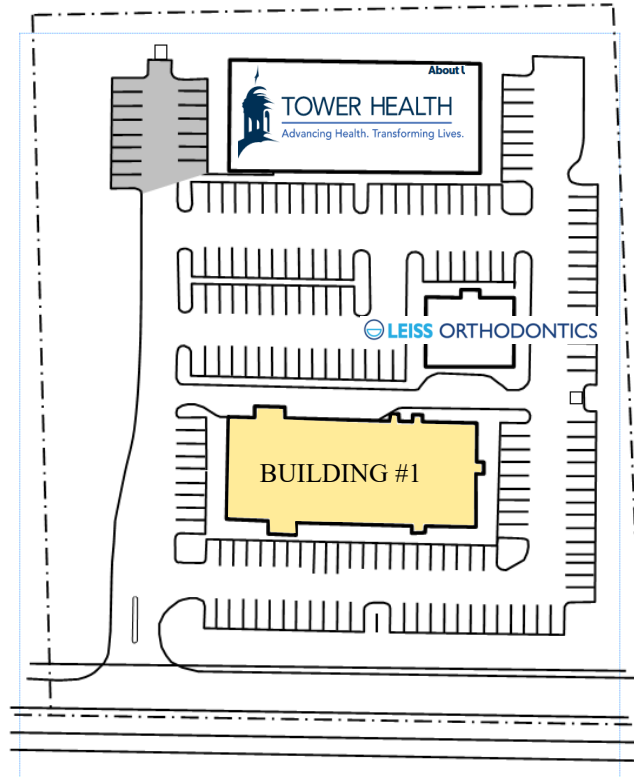
1,728 SF

NOTE: the interior walls are all non-load bearing and thus may be removed or modified to fit Tenant's requirement

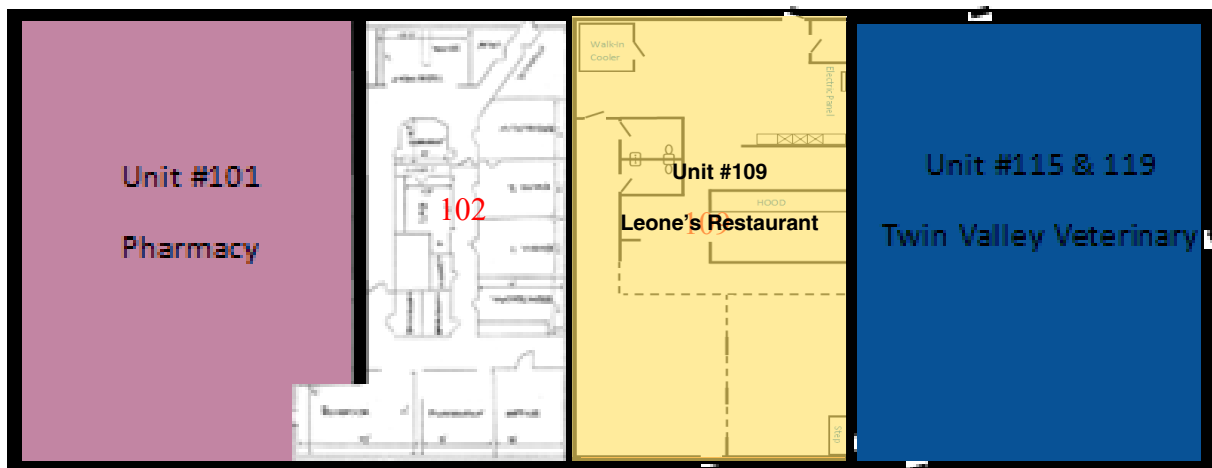


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**Site Plan**



<u>Tenant</u>	<u>Unit #</u>	<u>Square Feet</u>
Doug's Family Pharmacy	101	3,890
Available Suite	102	1,728
Leone's Restaurant	109	2,592
Twin Valley Veterinary	119, 115	3,456



**Not To Scale**

**For Lease**  
Darby Square  
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Elverson PA 19520

Location



## *Darby Square*

### Contact information

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& Industrial, LLC

Commercial Real Estate Services, Worldwide.

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