

**100% LEASED  
MEDICAL OFFICE BUILDING  
FOR SALE**

1597 MEDICAL DRIVE

POTTSTOWN, PA 19464





For more information, please contact:

**Adam Knox**

Vice President

aknox@geisrealty.com

**Sean Higgins**

Associate

shiggins@geisrealty.com

NAI Geis Realty Group, Inc. is pleased to present for sale this 100% leased opportunity. **1597 Medical Drive** is a Class "A"+ multi-tenanted medical office building containing approximately 9,753 rentable square feet, located in Pottstown, PA.

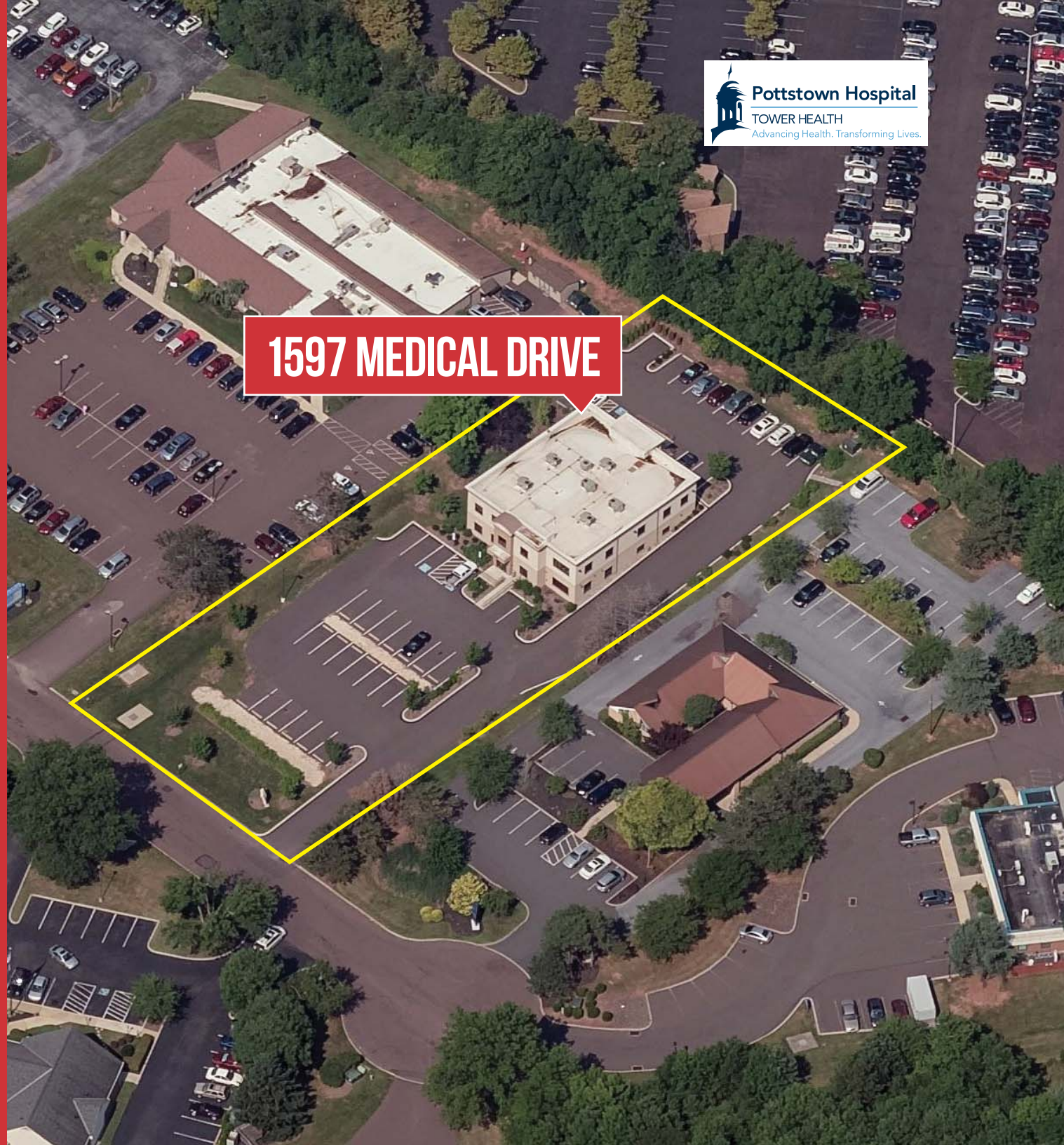
**SALE PRICE**  
**\$3.25 MM**

**NAI** Geis Realty  
Group, Inc.

996 Old Eagle School Road, Suite 1117  
Wayne, PA 19087  
www.geisrealty.com  
(610) 989-0300



**1597 MEDICAL DRIVE**





# INVESTMENT HIGHLIGHTS

## “BEST IN CLASS” MEDICAL ASSET

- Class “A+” multi-tenanted medical office building
- Approximately 9,753 SF
- Well accredited tenants on long term leases
- High end finishes throughout
- Impeccable physical condition
- No deferred maintenance

## EFFICIENT DESIGN

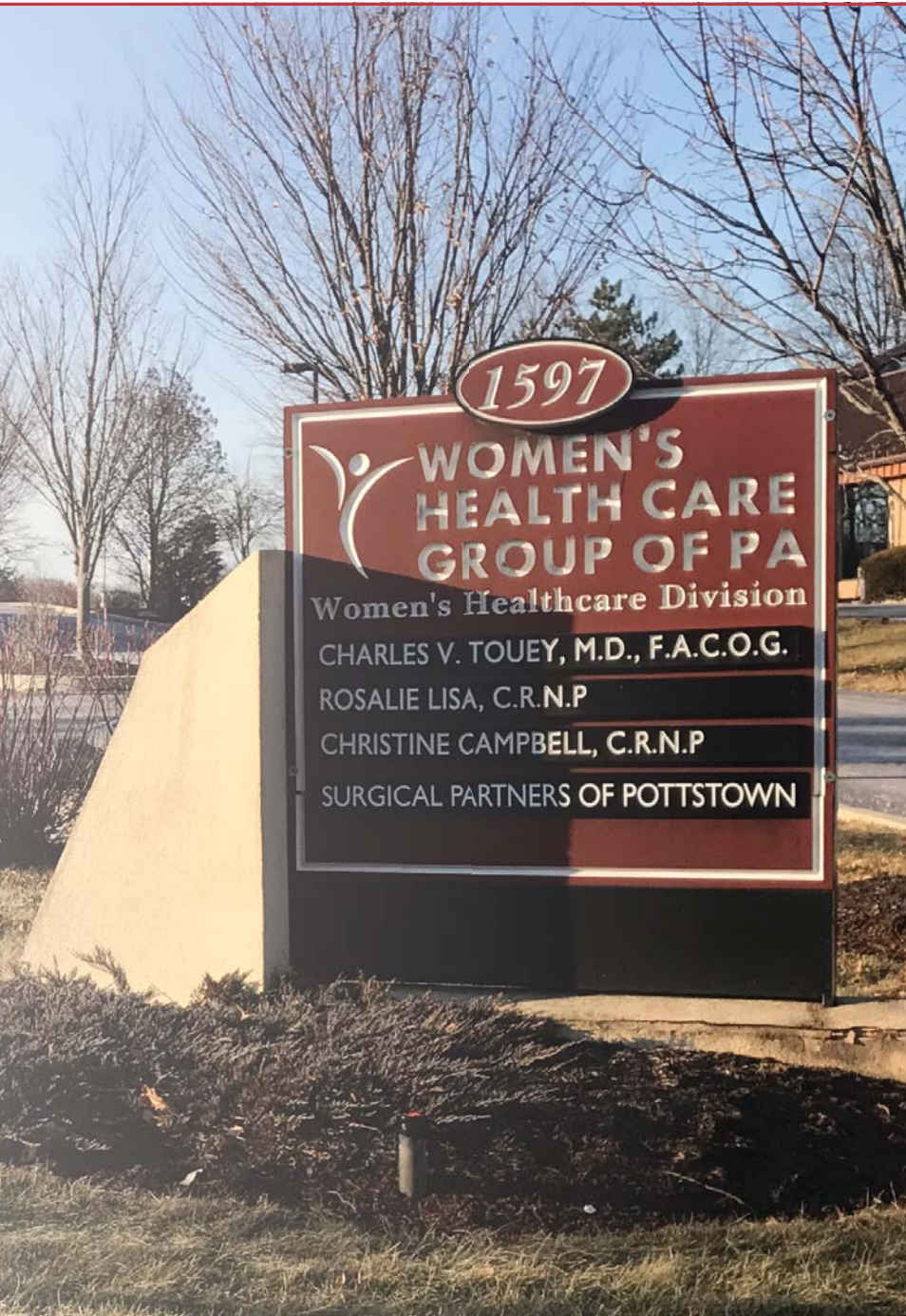
- ADA compliant
- Ground level access to both floors
- Modern architectural design
- Minimal common area maintenance

## PREMIER ASSET

- Modern medical office space
- Constructed in 2011
- Abundant Parking ratio of  $\pm$  4.2/1,000 SF

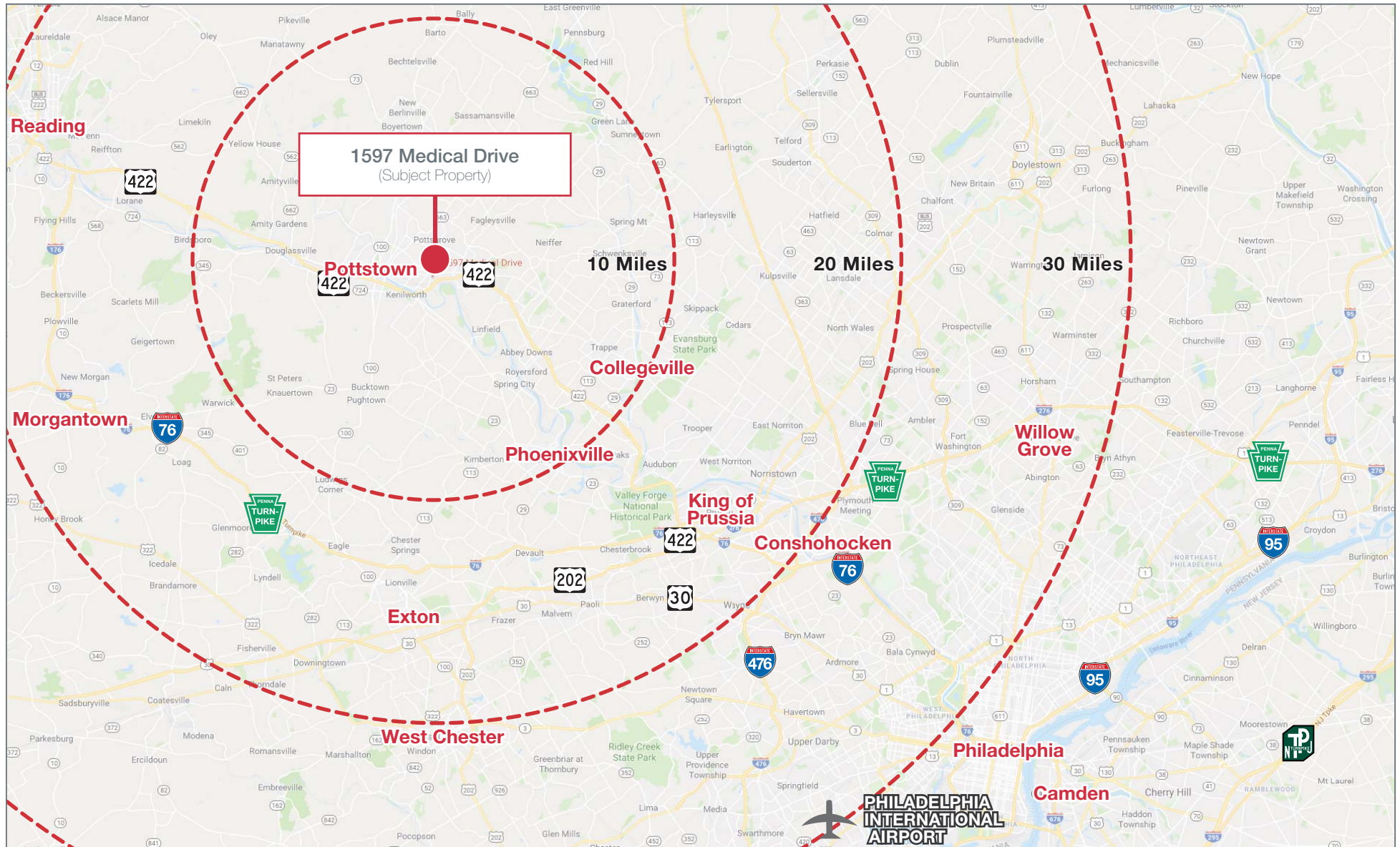
## PROMINENT LOCATION, CONVENIENT ACCESS & LOCAL AMENITIES

- Backs up to Pottstown Memorial Medical Center
- Nestled in a park with a plethora of other medical tenants
- Convenient access to US Rt 422, Rt 100, Rt 724
- Minutes away from Philadelphia Premium Outlets among other retail destinations
- Access to a large pool of healthcare and other medical professionals





## REGIONAL MAP







LOCAL MAP

1597 MEDICAL DRIVE





# Call For Offers

**Initial Call for Offers:**  
**Tuesday, April 10, 2018 by 4:00pm EST**

**Property Tours:**  
By appointment only.

Please do not attempt to tour the property  
outside of your scheduled appointment.



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This offering memorandum contains selected information pertaining to 1597 Medical Drive, Pottstown, Pennsylvania 19464 (the "Property") and is not intended to be all-inclusive or contain all of the information a prospective purchaser might desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Certain documents, including leases and other materials, are described in summary form. The summaries are not purported to be complete, nor necessarily an accurate description of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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