100% LEASED
MEDICAL OFFICE BUILDING
FOR SALE

1597 MEDICAL DRIVE
POTTSTOWN, PA 19464
1597 Medical Drive

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

For more information, please contact:

Adam Knox
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996 Old Eagle School Road, Suite 1117
Wayne, PA 19087
www.geisrealty.com
(610) 989-0300
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 ± 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
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.
For additional information, please contact:

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Disclaimer

This offering memorandum is subject to prior placement, withdrawal, cancellation or modification without notice at any time. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The pro forma revenues and expenses set forth in this brochure and any accompanying computer diskettes do not constitute a representation, warranty or guaranty of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived therefrom. Independent estimates of pro-forma revenues and expenses should be developed before any decision is made on whether to invest in the Property.

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.

NAI Geis Realty Group, Inc. or Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this information or making an offer unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI Geis Realty Group, Inc. is not authorized to make any representations or agreements on behalf of Owner.

This information is the property of NAI Geis Realty Group, Inc. and may be used only by parties approved by NAI Geis Realty Group, Inc. The Property is privately offered and, by accepting this information, the party in possession thereof agrees (i) to return it to NAI Geis Realty Group, Inc. immediately upon request of NAI Geis Realty Group, Inc. or Owner, and (ii) that this information and its contents are of a confidential nature and will be held and treated in the strictest confidence. This confidential information may not be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of NAI Geis Realty Group, Inc. and Owner.

The terms and condition set forth above apply to this offering memorandum in its entirety.