


KENNETT MEDICAL ARTS BUILDING

Kennett Square, PA

More Pictures at www.KennettMedicalArts.com



- New Construction
- Exclusively Medical
- 25,000+ Square Feet – Class “A” Space
- Energy Efficient, Green Construction
- Build to Suit—1,000 - 7,900 Sq. Ft. 
- Prime Location & High Visibility
- Abundant, Level Parking
- Lease and Buy-In Options
- Owner Occupied – No Hospital Tie-Ins

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PROJECT DESCRIPTION

The **Kennett Medical Arts Building** is located at the gateway to Kennett Square on a 6 Acre Campus in Kennett Square, PA. This location is highly visible from both Route 1 and Old Baltimore Pike. The 3-story, 25,000 Sq. Ft. Medical Office Building is owner occupied by a local practitioner with **No Hospital Tie-Ins**.

This Class "A" project is like no other in the area. The **Kennett Medical Arts Building** is beautifully designed, energy efficient incorporating green construction elements, offering both Lease and Buy-In options. Units are restricted to Medical & Medical Related Services.

Units range in size from 1,000 to 7,900 square feet. All suites are custom designed and built by the contractor of the Tenant's choice. **Unlike many medical office projects**, these units have a low common interior space. Each tenant is in complete control of their unit design and finishes, allowing each medical practice to design a space specifically to meet their needs. Units are approved and ready for construction.

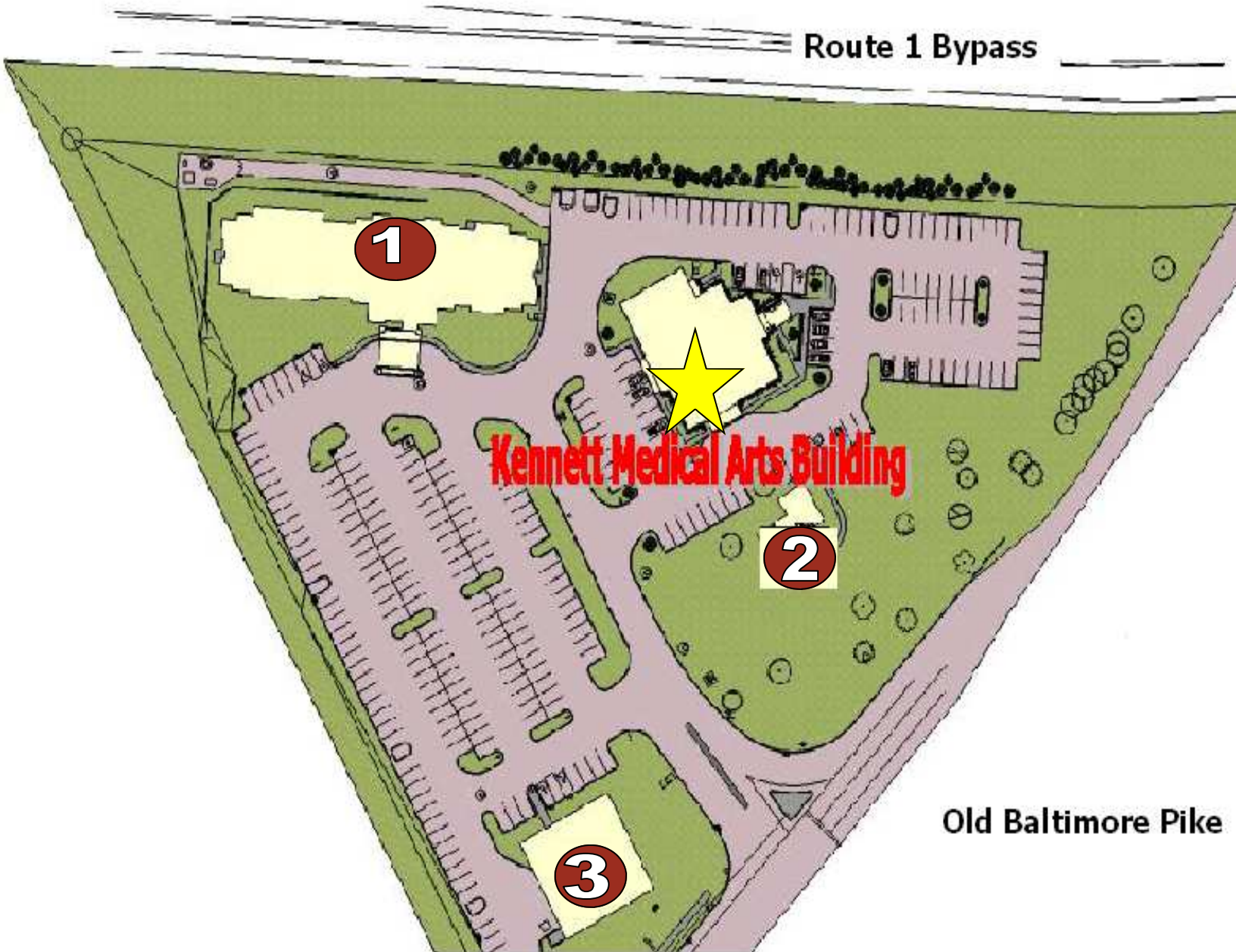
Delivery schedule for a finished unit is estimated to be 6 months or less.

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SITE PLAN



The Kennett Medical Arts Building Sits on a 6 Acre Campus:

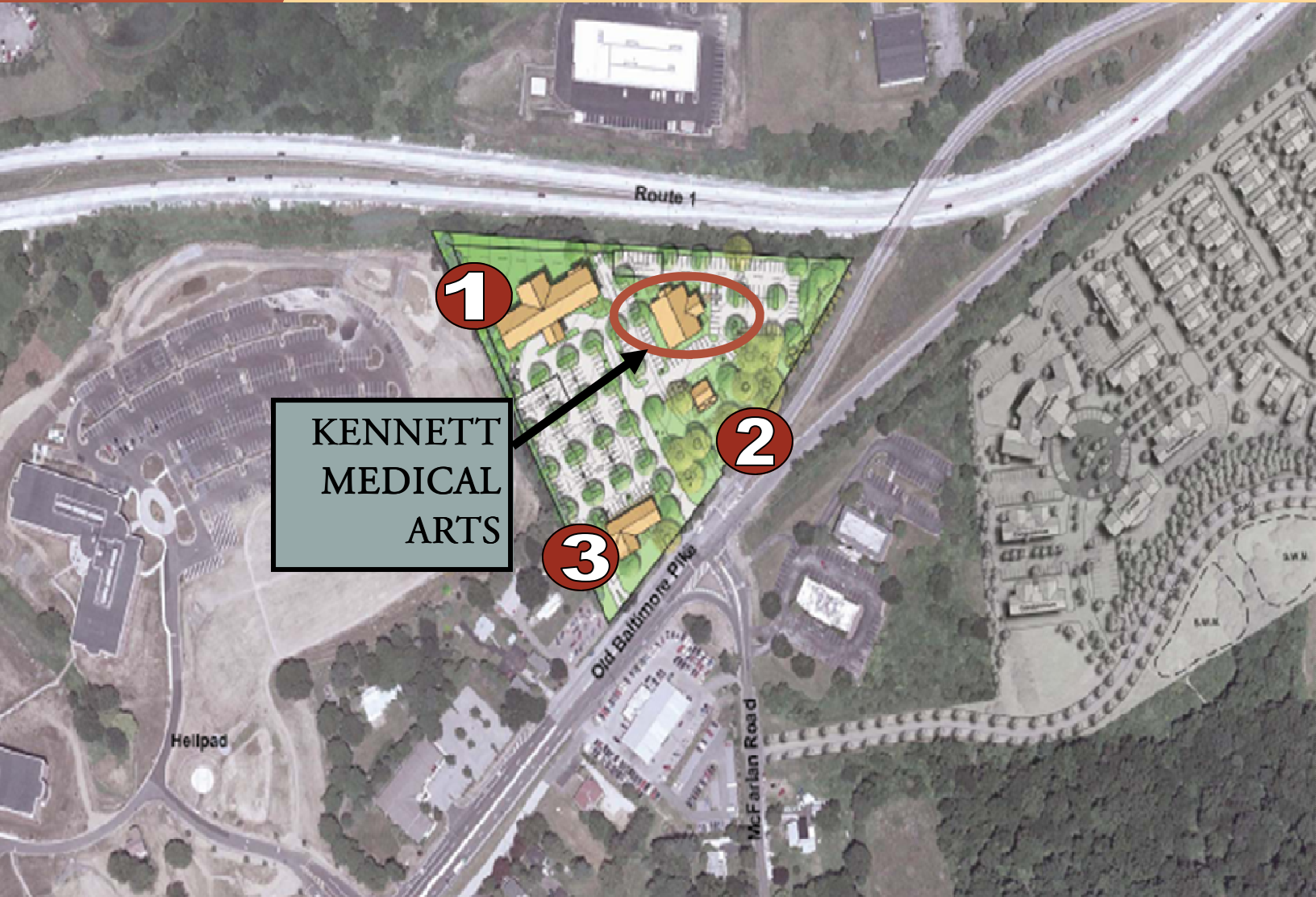
1. Existing 109-Room Marriott Hotel
2. Existing 2-Story Small Office Building
3. 6,000 Sq. Ft. Restaurant Under Development

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SITE OVERVIEW



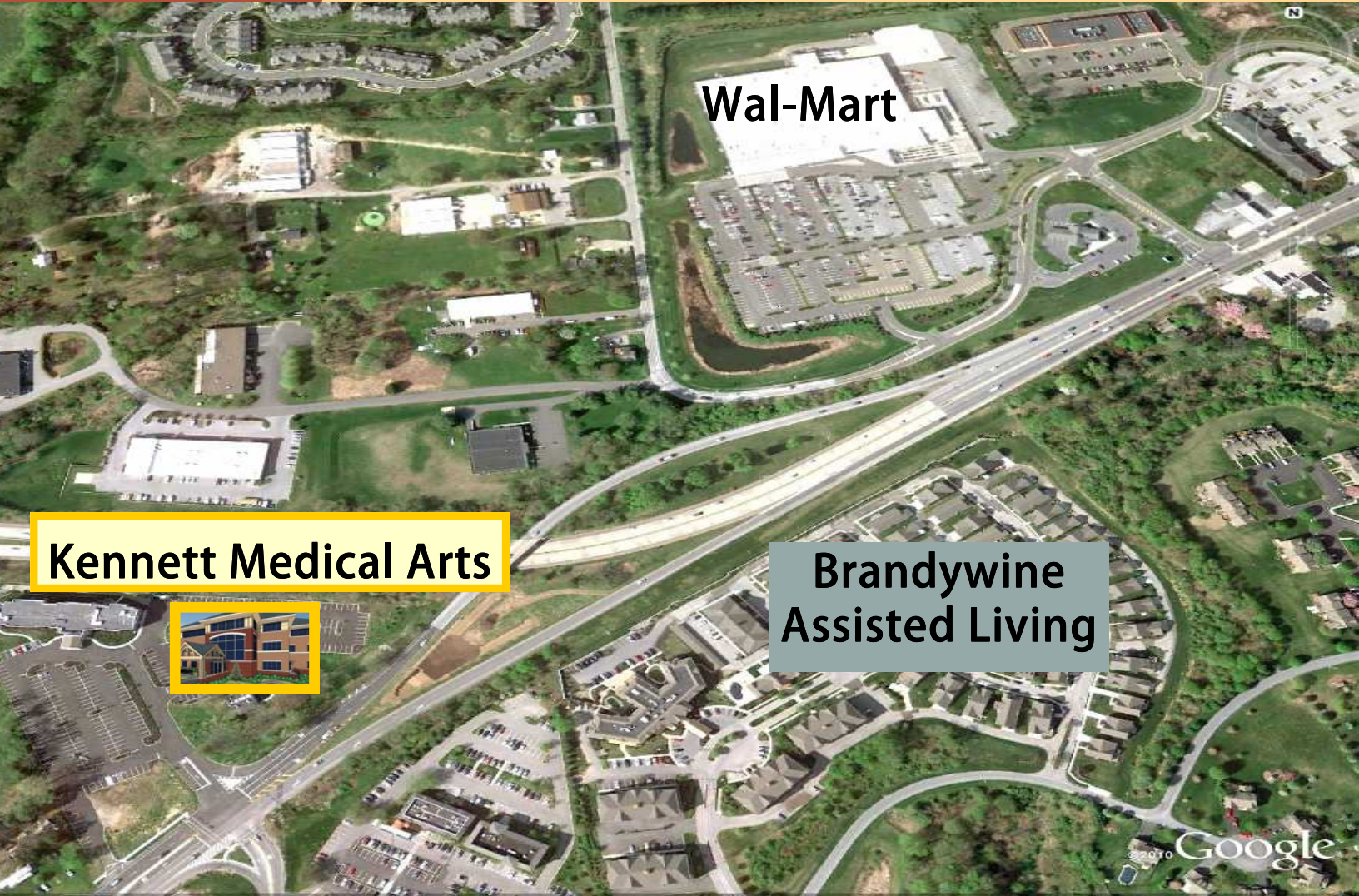
- High Visibility from Route 1 & Old Baltimore Pike
- Excellent Proximity to Main Thoroughfares
- Easy Access with Traffic Light at Campus Entrance
- Zoned for Medical Use
- Abundant, Level Parking to Medical Services

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AERIAL VIEW



Kennett Medical Arts



**Brandywine
Assisted Living**

- Conveniently Located at “the Gateway to Kennett Square”
- Strong Residential Concentration in Immediate Area
- Demographics (15-Mile Radius):

Population:	832,000+
Avg. Income:	\$95,401
Median Age:	38.4

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PRICING

Lease Item	Description
Base Rent:	\$22-\$24 per Sq. Ft.
Initial Terms:	5 Year +
Fit-Out Allowance:	Based on Length of Term
Triple Nets:	Taxes, Insurance and CAM
Estimated CAM:	\$5.50-\$6.50 per SF

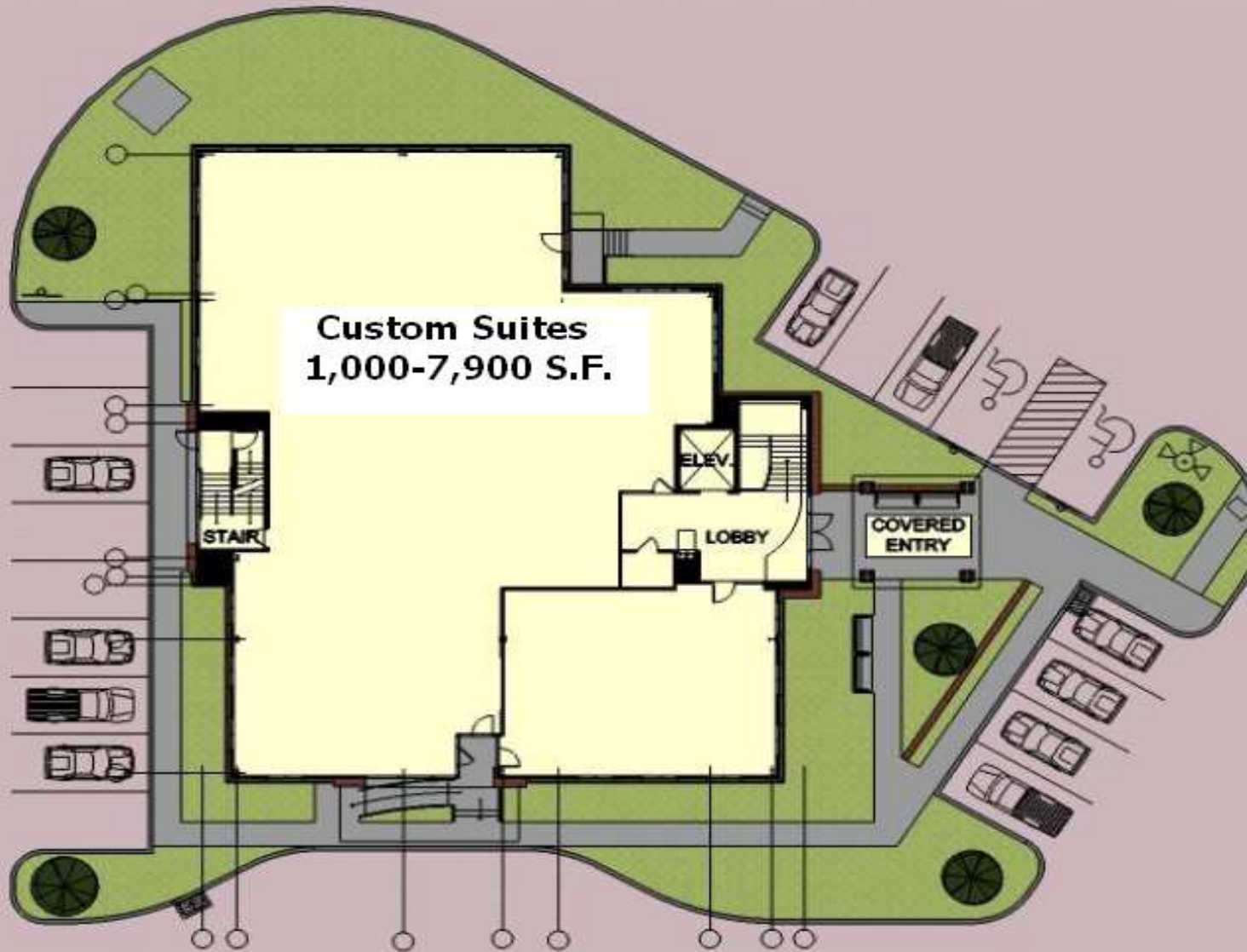
Pricing is subject to change at any time prior to contract

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SAMPLE FLOOR PLAN



- Custom Units 1,000-7,900 Square Feet
- 3 Floors with Beautiful Views
- Modern Design Elements for Lobby and Common Areas

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LEASE COMPARABLES



Kennett Medical Campus—New Medical Office Space

Kennett Square, PA

\$22.00/Sq.Ft. 1,000-10,000 Sq. Ft. Medical Office



Beiler-Campbell Center II

Kennett Square, PA

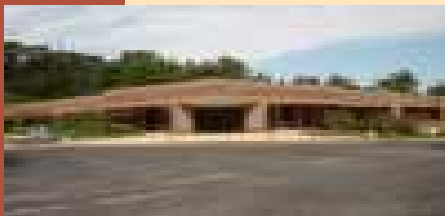
\$19.50+/-Sq.Ft. 2,500-15,000 Sq. Ft. Office Building



Kennett Medical Campus—Existing Medical Office Space

Kennett Square, PA

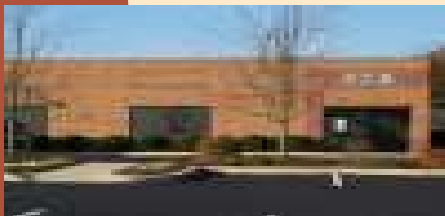
\$19.00/Sq.Ft. 1,000-10,000 Sq. Ft. Medical Office



415 McFarlan Road

Kennett Square, PA

\$22+/-Sq. Ft. 242-2,132 Sq. Ft. Office Building



425 McFarlan Road

Kennett Square, PA

\$22.50/Sq.Ft. 1,200—10,000 Sq. Ft. Office Building



Chadds Ford Professional Center

Chadds Ford, PA

\$19.00-\$21.00/Sq.Ft. 1,461-9,728 Sq. Ft. Office Building