

THE HOMER OFFICE COMPLEX
2605-2607 EGYPT ROAD
LOWER PROVIDENCE TOWNSHIP, TROOPER, PA 19403



AVAILABLE FOR LEASE

2605 Egypt Road

5,510 sq. ft. \$15.00 per sq. ft. \$6,890.00 per month plus utilities

Divisible to 1,800 sq. ft. offices (\$2,550.00 per mo.) & 3,710 sq. ft. Shop (\$4,328.00 per mo.)

Gas / Hot Air Heat & Central Air Conditioning, 440 Volt Electric Service, 12' Ceiling Height

2607 Egypt Road

Side (Separate Entrance) 2,497 sq. ft. \$17.50 per sq. ft. \$3,641.00 per mo. plus electric
(Includes kitchen w/ washer/dryer hook up, private powder rooms & separate pylon sign)

Suite 204- 800 sq. ft. \$18.00 per sq. ft. \$1,200.00 per month all inclusive

Suite 206- 1,955 sq. ft. \$16.00 per sq. ft. \$2,607.00 per month all inclusive

- ✓ High Visibility Property with Signage Available on Major Intersection
 - ✓ FEDEX and USPS drop off On Site
- ✓ Easy Accessibility To Major Highway Arteries - Walk to Stores, Shops and Restaurants
- ✓ Zoned GC – General Commercial Allowing Most Commercial and Professional Uses

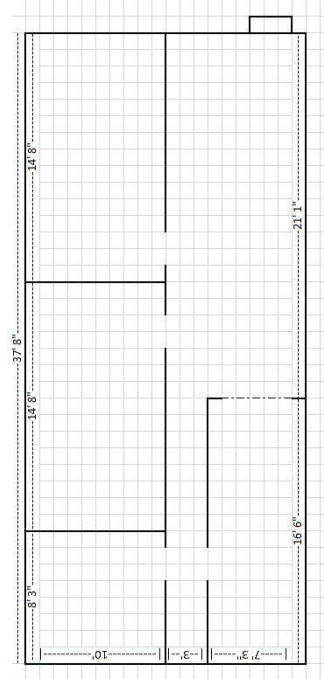
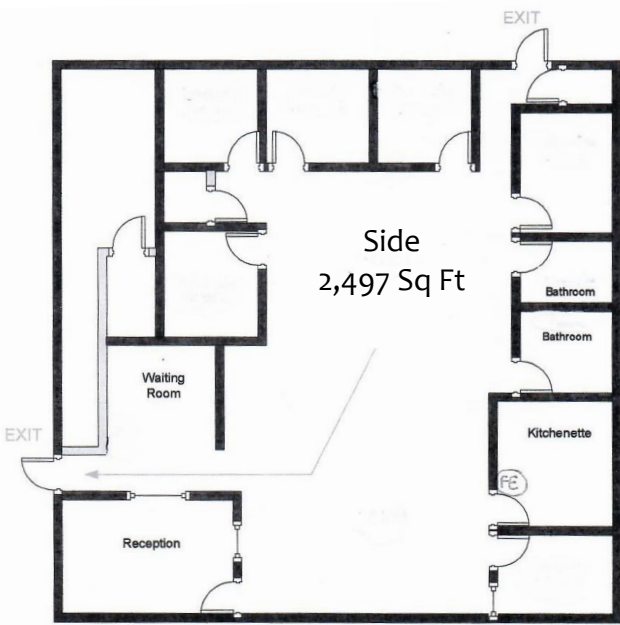
J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS

Tel. 610.768.4000 Fax 610.768.4006 Email: sbasile@jmbasile.com

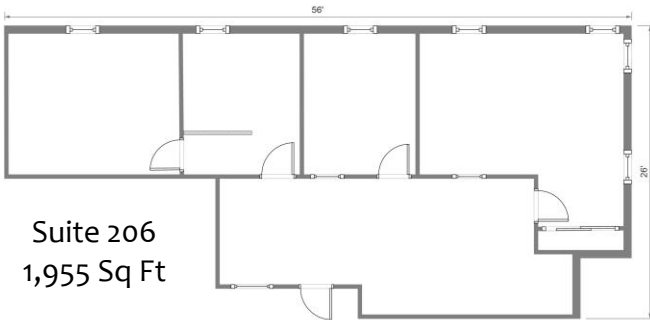
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Information is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Floor Plans

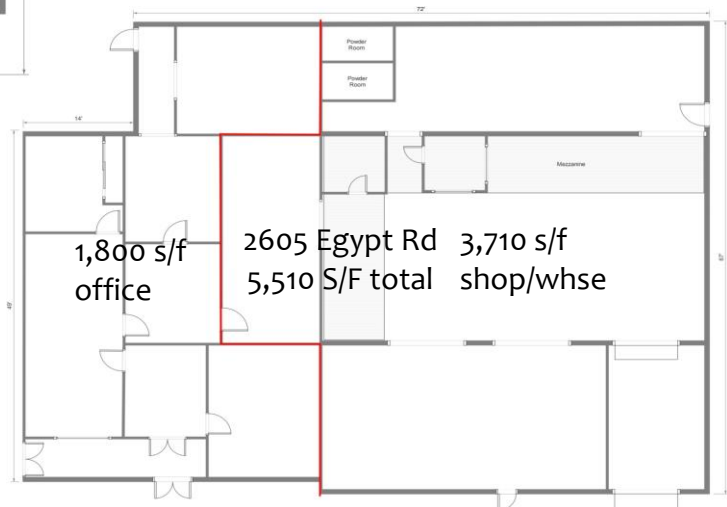
Not To Scale



Suite 204
800 Sq Ft



Suite 206
1,955 Sq Ft



1,800 s/f office
2605 Egypt Rd 3,710 s/f shop/whse
5,510 S/F total