



FOR LEASE

OFFICE/MEDICAL OFFICE/
RETAIL SPACE

**16 CHURCH STREET,
DALLAS, PA**

ADDRESS	16 Church Street, Dallas, PA 18612
SPACES	<u>Suite 3</u> : +/- 2715SF Medical Office
CONFIGURATION	Medical Office. Waiting Room, Multiple Exam Rooms, Break Rooms, Multiple Lavs
FINISHES	Painted Gypsum Walls, Carpeting, Drop Ceilings, Laminate Floors in Exam Rooms
BATHROOMS	3 Unisex
HVAC	Central Heating and Cooling
LIGHTING	Recessed Fluorescent Lighting
PARKING	Approximately 48+ paved and striped parking spaces, Tenant in Common use.
UTILITIES	Natural Gas, Public Water and Public Sewer
POWER	120V/200V
ZONING	Commercial
RENT	\$14PSF NNN + Utilities
RENT STRUCTURE	Triple Net Lease (Tenant pays pro-rata share of Taxes, Insurance and CAM)
AVAILABILITY	Immediate
REMARKS	+/-2715 SF Medical Office/Office or Retail space available for lease. Excellent location with high visibility in the heart of Dallas Brough. Ample Parking. Fit out as medical office.

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