PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES



117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES

PROPERTY FEATURES:

- Newly Renovated Office Building
- Located in the Heart of West Chester Borough on Gay Street
- Flexible Suite Sizes
- Single Offices Available
- 3-Story Building with Ample Natural Light
- Convenience & Amenities Include:
- Coffee & Grocery Store on 1st Floor of Building
- Shared Conference Rooms
- Storage Area in Lower Level
- +/- 100 Retail/Restaurants within Walking Distance
- Elevator Serviced Building





ALL-INCLUSIVE RENTAL RATES, Including Utilities + Building Internet

117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REAL ESTATE ADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

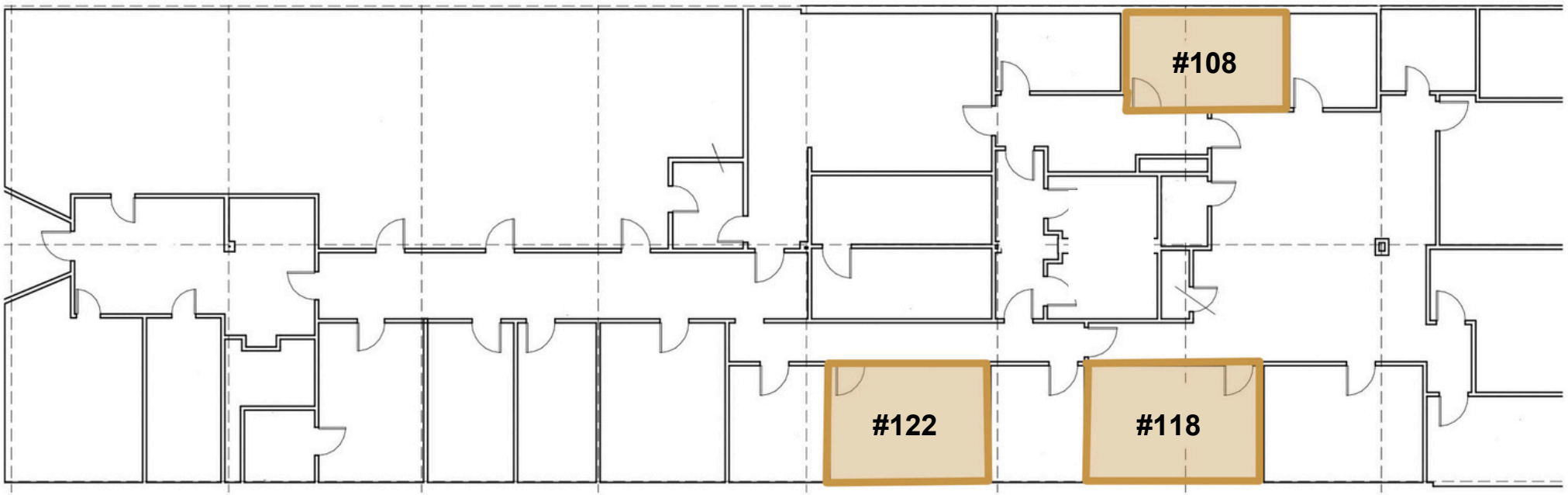
PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES

FIRST FLOOR: Available Suites

- **Suite #108:** $395/Month (All-Inclusive)
- **Suite #118:** $600/Month (All-Inclusive)
- **Suite #122:** $475/Month (All-Inclusive)



117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REALESTATEADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

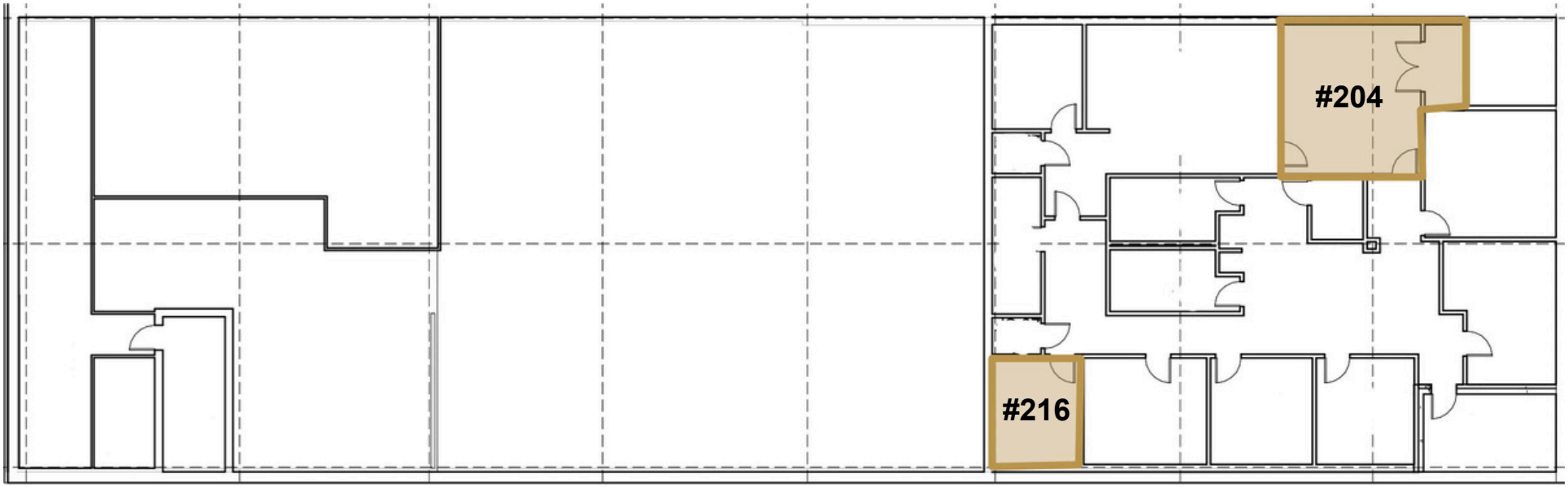
PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES

SECOND FLOOR: Available Suites

- **Suite #204:** $550/Month (All-Inclusive)
- **Suite #216:** $350/Month (All-Inclusive)



117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REALESTATEADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

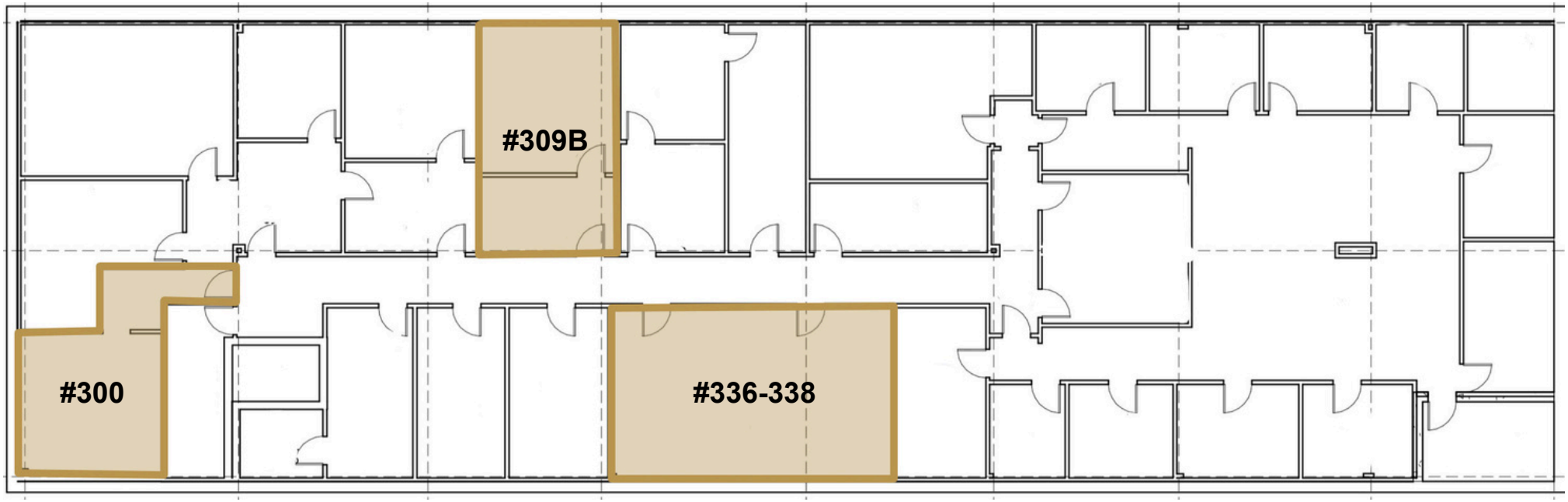
PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES

THIRD FLOOR: Available Suites

- **Suite #300:** $1,100/Month (All-Inclusive)
- **Suite #309B:** $700/Month (All-Inclusive)
- **Suite #336-338:** $995/Month (All-Inclusive)
  Can Be Demised Into (2) Large Private Offices with Separate Entrances



117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REALESTATEADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380

PILLAR
REAL ESTATE ADVISORS, LLC.

MEET THE NEIGHBORS



117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REALESTATEADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES







West Chester
pennsylvania

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley. With more than 83 shops and 59 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure. West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.

PILLAR REALESTATEADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PILLAR
REAL ESTATE ADVISORS, LLC.

THE GAY STREET COMMONS

FOR LEASE | PROFESSIONAL OFFICE SUITES



JAKE JEWELL

JJewell@PillarRealEstateAdvisors.com
484-887-8202 | Ext. 105

RYAN DODDS

RDodds@PillarRealEstateAdvisors.com
484-887-8202 | Ext. 104

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors,LLC. has not verifiedit and makesno guarantee, warranty or representation about it.It is yourresponsibility to independently confirmits accuracyand completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."

117-123 W. GAY STREET | WEST CHESTER, PA

PILLAR REALESTATEADVISORS
P: 484-887-8202 | www.PillarRealEstateAdvisors.com
535 N. Church Street, West Chester, PA 19380