



HIGHLY VISIBLE OFFICE SPACE AVAILABLE ON THE MAIN LINE



1301 LANCASTER AVE | BERWYN, PA 19312



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

PROPERTY FEATURES

- 1,420-2,070 SF Office Space For Lease
- 1 Month of Free Rent for Every Year of Initial Term of Lease (For Lease Signed Prior to 12/31/2025)
- High Visibility Signage Opportunity on Lancaster Ave
- Very Well-Maintained with On-Site Management
- High Traffic Area with Strong Demographics
- Abundance of On-Site Parking
- Professional Tenant Mix

LEASE RATE: ~~\$24/SF~~ \$20/SF PER YEAR



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AVAILABLE SUITES:

Suite 101:

- 2,070 SF
- Private Reception/Waiting Area
- Private Conference Room
- Private Kitchen



Suite 202:

- 1,420 SF
- Private Reception Area
- Bullpen Space
- 3 Private Offices
- Private Conference Room



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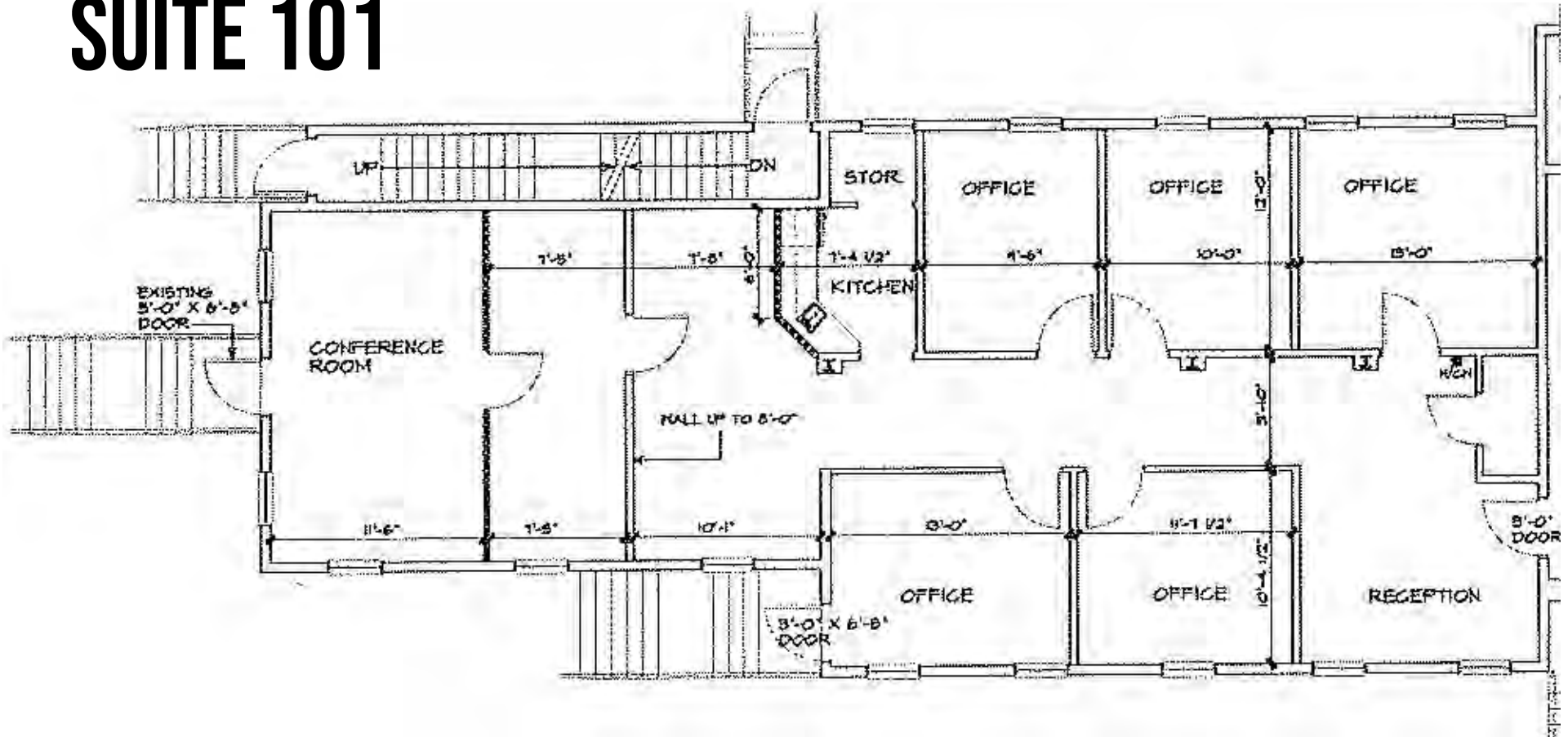


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SUITE 101



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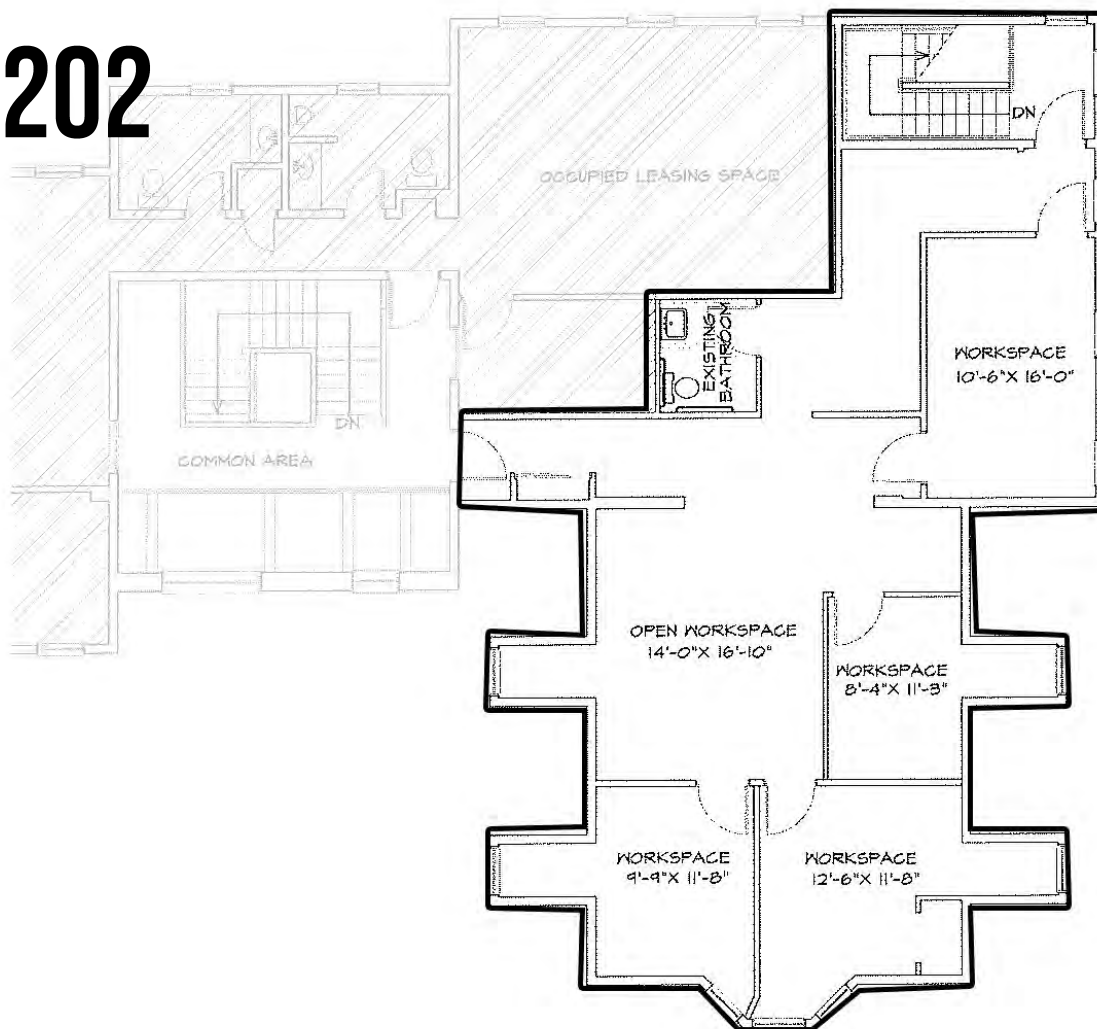


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SUITE 202



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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