

**Artist Rendering



BEAUTIFULLY RESTORED
CLASS "A" PROFESSIONAL
OFFICE BUILDING
FOR LEASE



220 WEST GAY STREET | WEST CHESTER, PA

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Property HIGHLIGHTS

AVAILABLE Q4 2025

- Professional Office Space on Gay Street in Downtown West Chester directly adjacent to the Chester County Courthouse
- Single Offices, with Larger Suites Available, up to 4,185 SF
- Stand-Alone Building Features Historical Accents with High Ceilings & Large Windows
- Shared Amenities Include Conference Room, Break-Out Room, Kitchenette, & Coffee Bar
- Elevator Serviced
- Grandiose Atrium Entry
- Great Signage Opportunities
- Beautifully Landscaped Courtyard
- (7) On-Site Parking Spaces w/ Additional Off-Site Passes Available (1 Block Away)



**LEASE RATES:
STARTING AT \$1,150 / MONTH**

Floorplans

FIRST FLOOR



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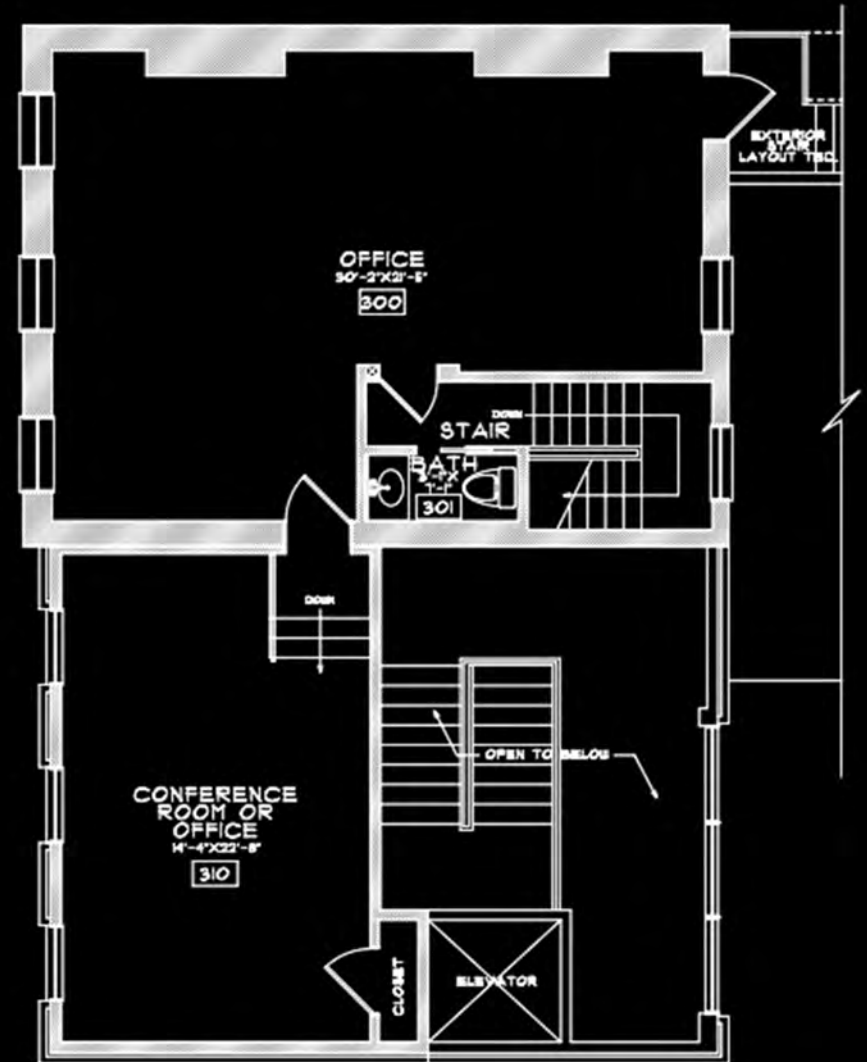
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Floorplans

THIRD FLOOR

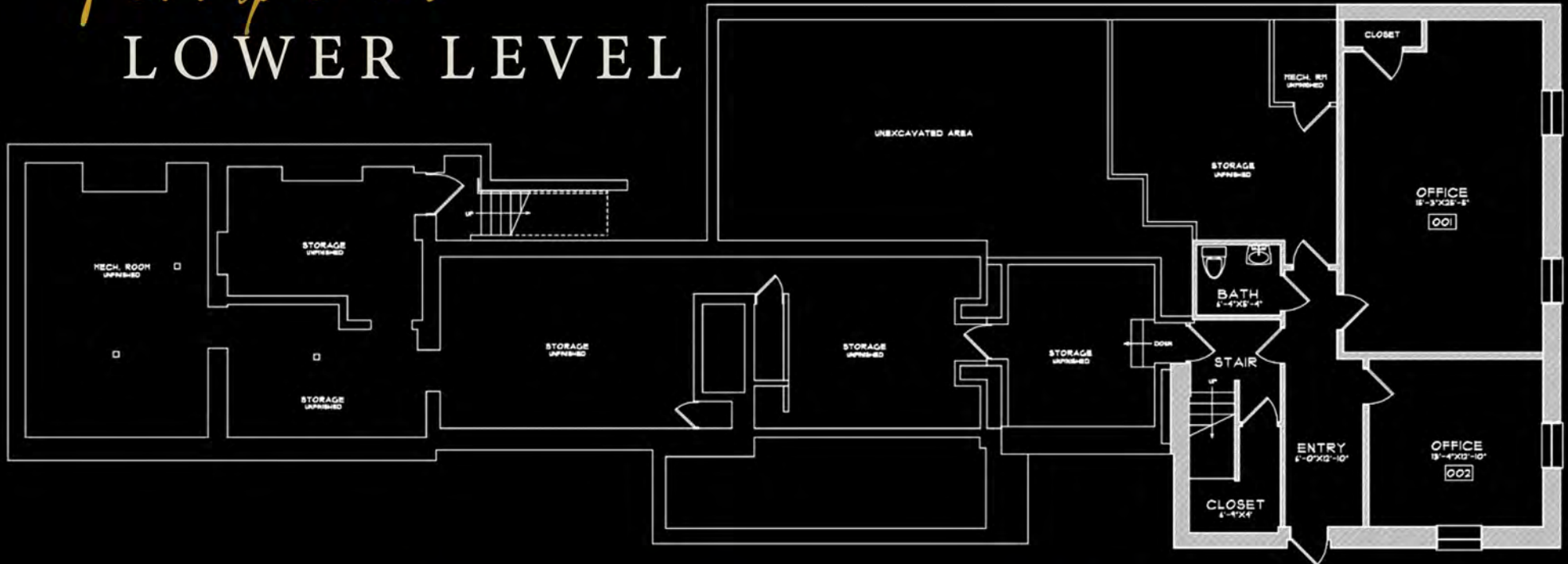


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Floorplans

LOWER LEVEL



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West Chester LOCATION



IRON HILL
BREWERY & RESTAURANT



SITE



WEST CHESTER PUBLIC PARKING





West Chester

p e n n s y l v a n i a

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 60 shops and 65 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.

@westchesterviews

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