PILLAR
REAL ESTATE ADVISORS, LLC.

COMPLETELY RENOVATED CLASS "A" PROFESSIONAL OFFICE BUILDING FOR LEASE



220 WEST GAY STREET | WEST CHESTER, PA



Welcome

TO THE PROFESSIONAL OFFICES AT

THE CHAMBERS

Welcome to The Chambers Professional Offices at 220 W. Gay Street, West Chester's newest premier office destination. A complete, down-to-the-studs renovation of the main building, enhanced by the addition of an atrium annex, has just recently been completed and spaces are leasing quickly!

Located directly adjacent to the Chester County Justice Center, The Chambers grants unparalleled convenient access to individuals and businesses that desire a close proximity to the courts as well as the multitude of West Chester's finest dining, entertainment and cultural venues.

Built with intention to serve the luxury office market, The Chambers can serve businesses and individuals desiring space with flexible lease terms. The building was crafted to blend historical West Chester architecture with modern amenities, accessibility, technology and efficiency.

We invite you to tour The Chambers and experience the unique office spaces that span the three-story building, and envision the value a true all-inclusive, full-service office lease provides. Included in your single rent payment are all utilities; use of the Conference Rooms; shared kitchenettes and common spaces as well as access to state-of-the-art scanners and printers.

Joining The Chambers Tech Package will also create efficiency in both time and money as we have negotiated a 1 Gig plug-and-play wired and wireless internet package, with Xfinity. Spend your time running your business and not managing utilities, technology and the multitude of contracts and costs that come with traditional office leases.



Property HIGHLIGHTS

AVAILABLE NOW

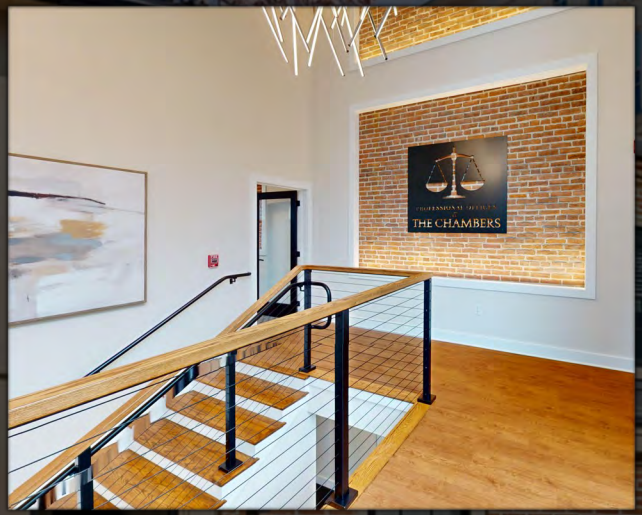
- Professional Office Space on Gay Street in Downtown West Chester directly adjacent to the Chester County Courthouse
- Single Offices, with Larger Suites Available
- Stand-Alone Building Features Historical Accents with High Ceilings & Large Windows
- Shared Amenities Include Conference Room, Break-Out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

LEASE RATES:

STARTING AT $900 / MONTH

Property PHOTOS

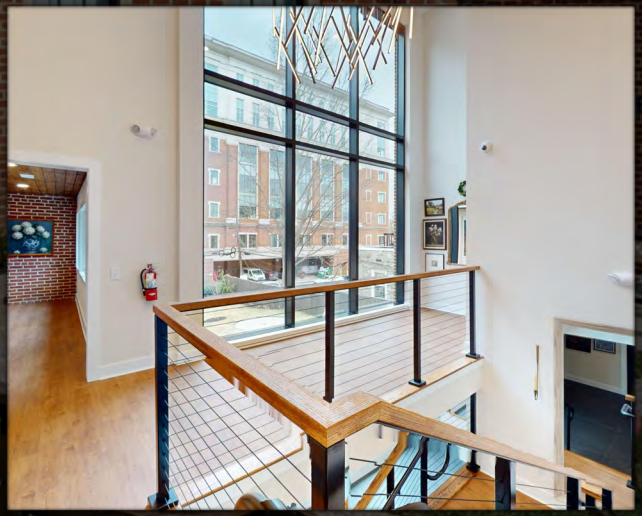












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Floorplans

FIRST FLOOR



Suite #	Monthly $
100	$3,350
103	$1,575
106	$1,000

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Floorplans

SECOND FLOOR



Suite #	Monthly $
205	$1,050
209	$925
220	$2,750

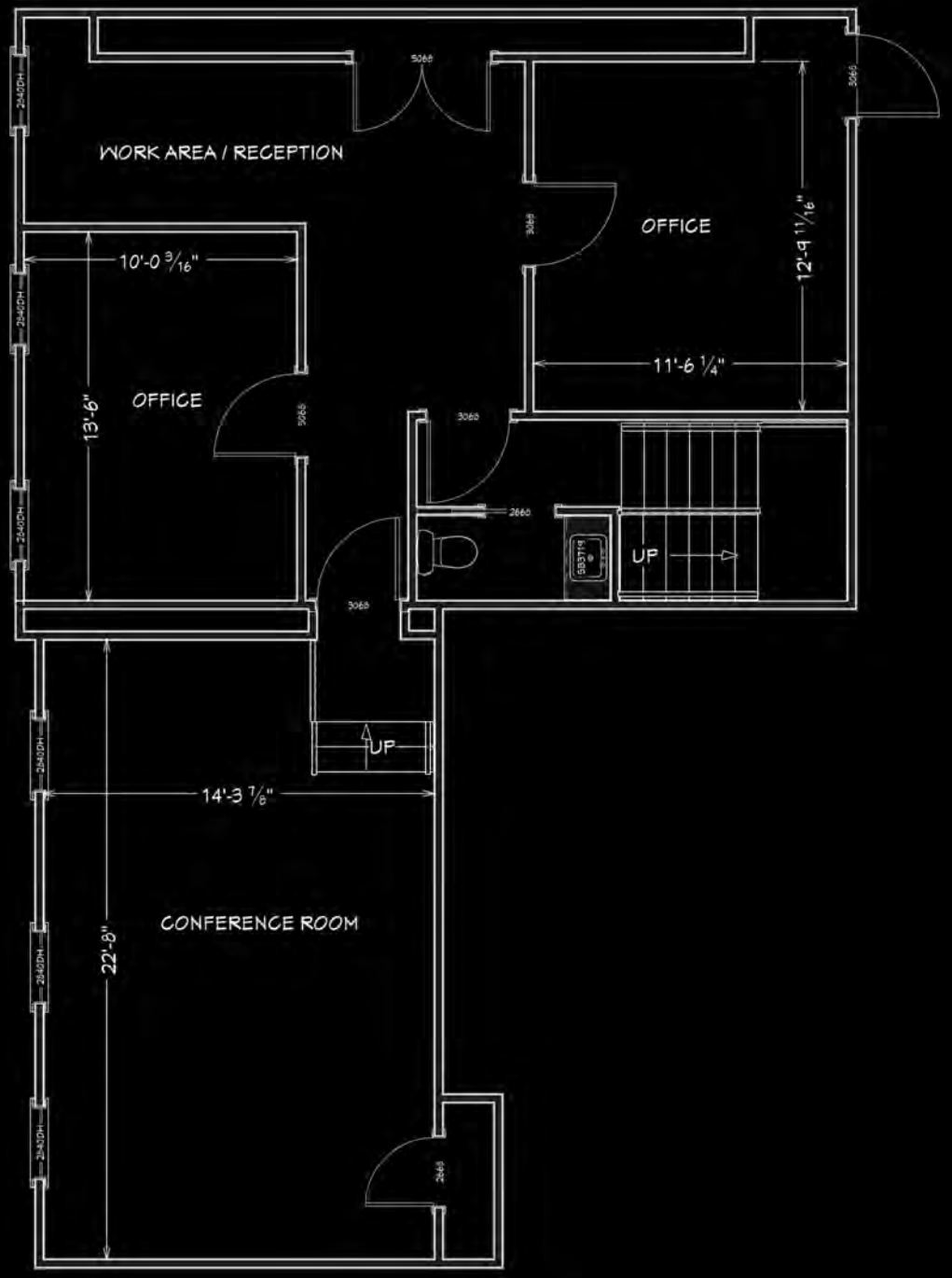
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Floorplans

THIRD FLOOR

Two (2) on-site parking spaces included.

Suite #	Monthly $
300	$6,300



THIRD FLOOR *Rendering*

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Tech Package

Enhanced Internet Plan

- Fully Managed network providing High Speed Internet connectivity through Comcast with a full 1GB Fiber Line. Each Tenant will be provided the highest possible secured Network design with VLAN segmentation and a UniFi setup MANAGED NETWORK, including 24/7 monitoring, all firmware, VLAN Isolation, testing, documentation and tenant SSID templates.

- In addition each Tenant will be onboarded and have their network created with full support and coordination with an ENHANCED SERVICE PLAN.

The ENHANCED PLAN provides full management of the core network infrastructure along with proactive security and device maintenance for all connected systems, including:

- 24/7 network monitoring, firmware management, and VLAN isolation
- Endpoint Security & Patching: Managed antivirus, malware protection, and routine OS/application patching for all tenant-connected end points
- 1hr of remote support per month
- Remote troubleshooting for connectivity and access issues. This plan ensures each tenant's workspace remains secure and stable while maintaining full network segmentation and compliance with best practices.

In addition, XFINITY contractually guarantees we will never be without service for more than 4 hours.

Tech Fee will be charge monthly in addition to rent at a base rate of $145/month which includes 1 wired connection and 1 private and secure WIFI network. Additional wired connections will be charged at $19 a month.

PRINT/COPY/SCAN

State of the art, convenient, fast, reliable and safe; our packages provide tenants immediate access to conveniently located equipment.

Include in base rent is the ability to scan and fax. B& W print and copies will get billed automatically to you at $.05 per sheet. Color at $.25 a sheet.

West Chester LOCATION

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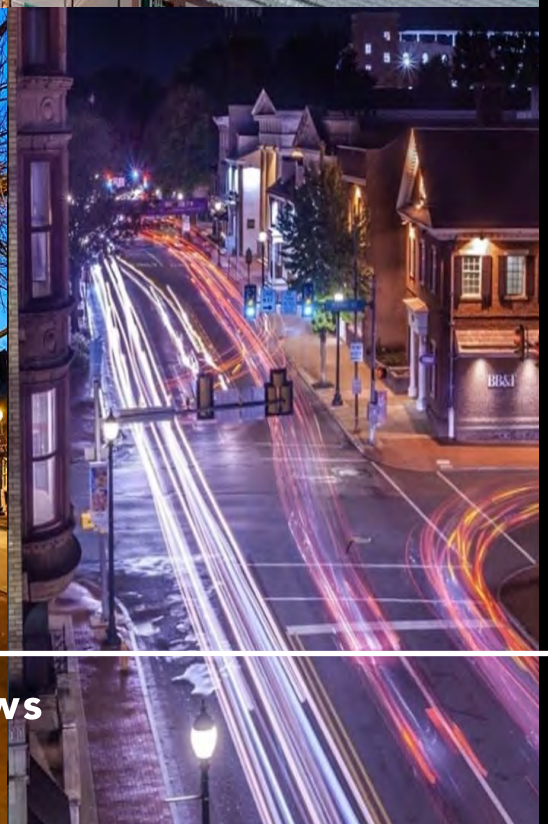


WEST CHESTER PUBLIC PARKING









@westchesterviews

West Chester

pennsylvania

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.

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