



NEWLY UPDATED OFFICE SUITE FOR LEASE IN PRIME WEST CHESTER LOCATION



1242 WEST CHESTER PIKE | WEST CHESTER, PA



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- ±2,158 SF Professional Office Suite Available
- Open Floorplan in Warm Shell Condition with New Flooring, Trim, & Lighting, Ready for New Tenant Fit-Out
- Shared Large Kitchenette, Waiting Area and Restrooms Included
- Ample On-Site Shared Parking
- Great Signage Opportunity
- Located in Desirable Goshen Professional Business Center on West Chester Pike
- Easy Access to Major Thoroughfares PA Rt. 202 / 322, Rt. 3, Rt. 352, & Rt.1
- Multi-Tenanted Professional Building

LEASE RATE:

\$17 PSF PLUS UTILITIES



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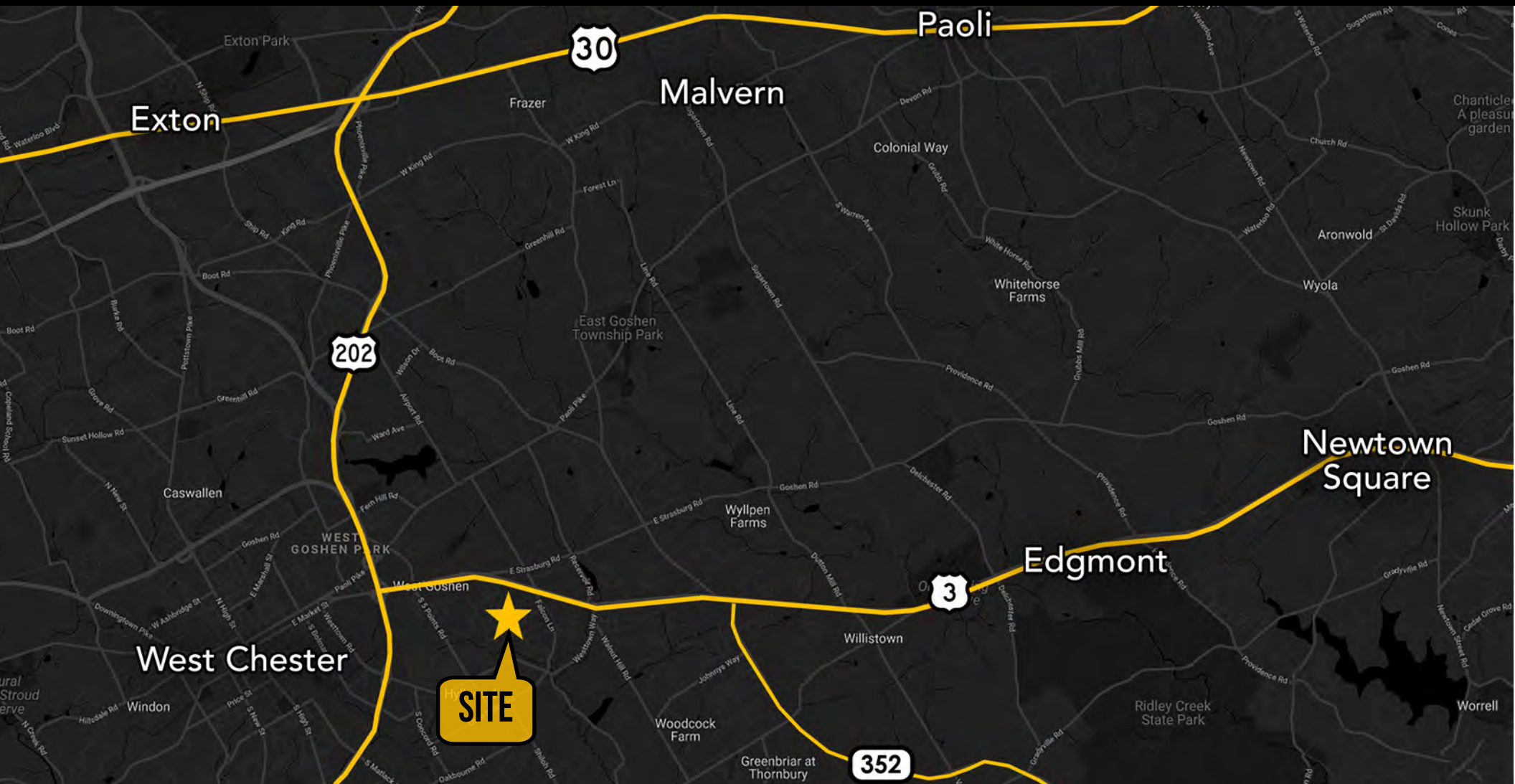
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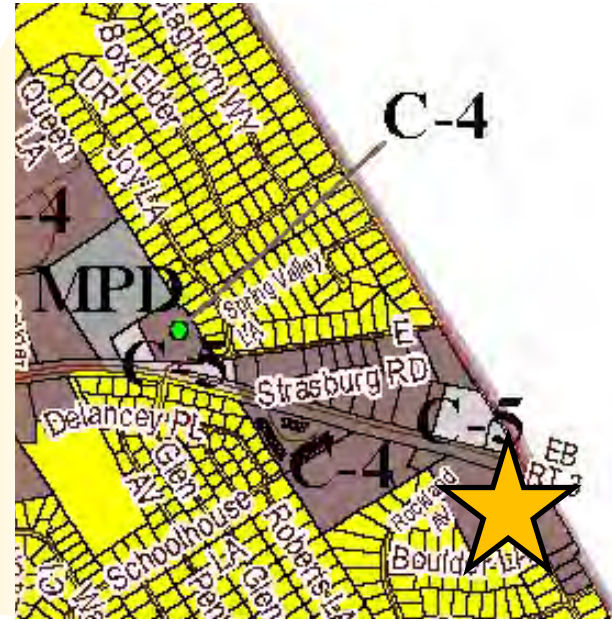
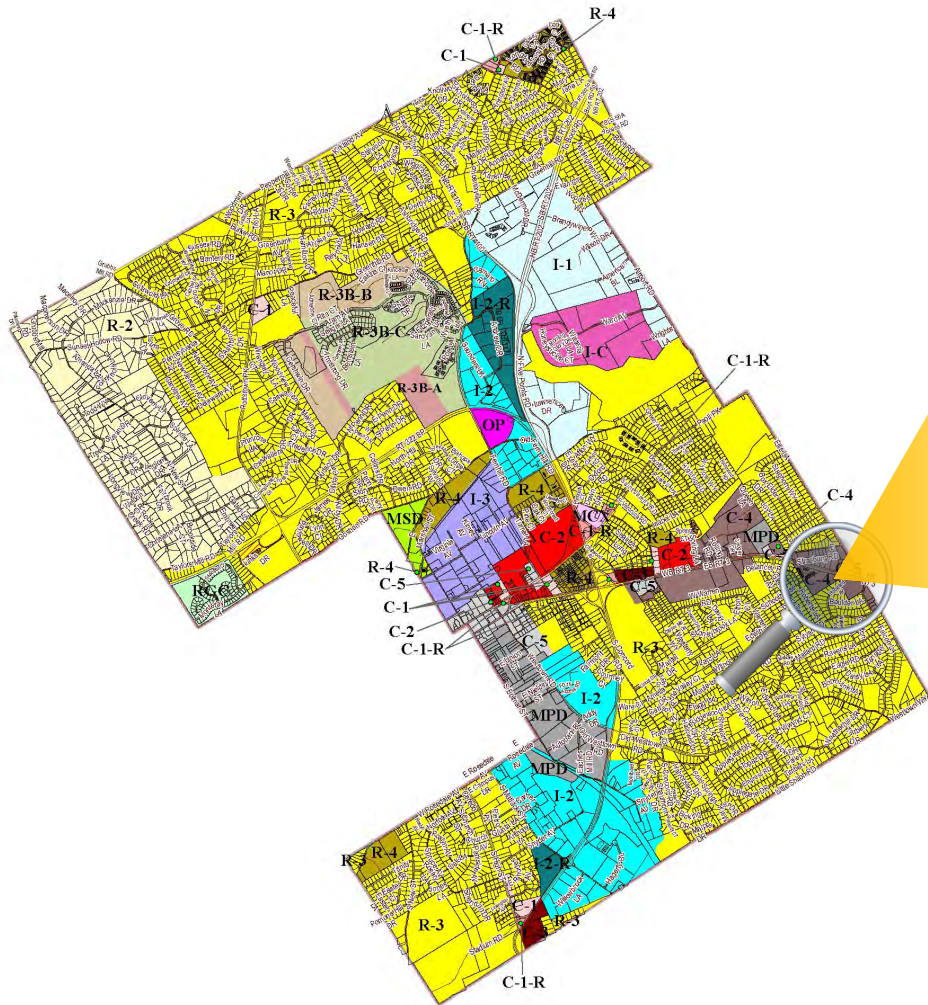
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WEST GOSHEN TOWNSHIP ZONING

C-4 SPECIAL LIMITED
BUSINESS AND APARTMENT

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A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Office building, banks.
- B. Laboratory or research facilities.
- C. Wholesale sales, storage or distribution.
- D. Church.
- E. Learning center.
- F. Nursing homes.
- G. Hospitals, medical clinics.
- H. Athletic club; private club, provided that it does not offer entertainment that would constitute a sexually oriented business.
- I. Apartment buildings.
- J. Standard restaurant, fast-food restaurant, drive-through restaurant, microbrewery and a brewery pub. [Amended 8-17-2021 by Ord. No. 12-2021]
- K. Motel.
- L. Multifamily dwellings, exclusive of apartments, in accordance with the area and bulk regulations and design standards of § 84-16C and the design standards of § 84-17B.
- M. Forestry, subject to the standards in § 84-57.8.
- N. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § 84-57.11 and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.
- O. Photographic studio.
- P. (Reserved)
- Q. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter.
 - (1) Child day-care center, subject to the regulations of §§ 84-29, 84-30, 84-31 and 84-31.1.
 - (2) The educational uses specified in § 84-57.10 of this chapter, subject to the regulations specified in § 84-57.10 of this chapter.

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A black and white photograph of two hands in business suits shaking, symbolizing a deal or agreement. The hands are positioned in the center of the frame, with the left hand slightly lower than the right. The background is dark and out of focus.

PILLAR REAL ESTATE ADVISORS

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

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