



# SINGLE PROFESSIONAL OFFICE SUITES FOR LEASE IN WEST CHESTER



1242 WEST CHESTER PIKE | WEST CHESTER, PA



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380



## PROPERTY HIGHLIGHTS

- Multiple Private Professional Office Suites Available ranging from 65 SF to 400 SF
- Full Service Rates (rent includes utilities / CAM, parking, and access to shared common areas)
- Access to Large Shared Conference Room
- Access to shared kitchenette
- Abundant Natural Light
- Ample on-site shared parking
- Located just outside West Chester Borough on West Chester Pike
- Easy access to major thoroughfares PA Rt. 202 / 322, Rt. 3, Rt. 352, & Rt. 1

LEASE RATES  
STARTING AT \$300/MONTH  
(UTILITIES INCLUDED)



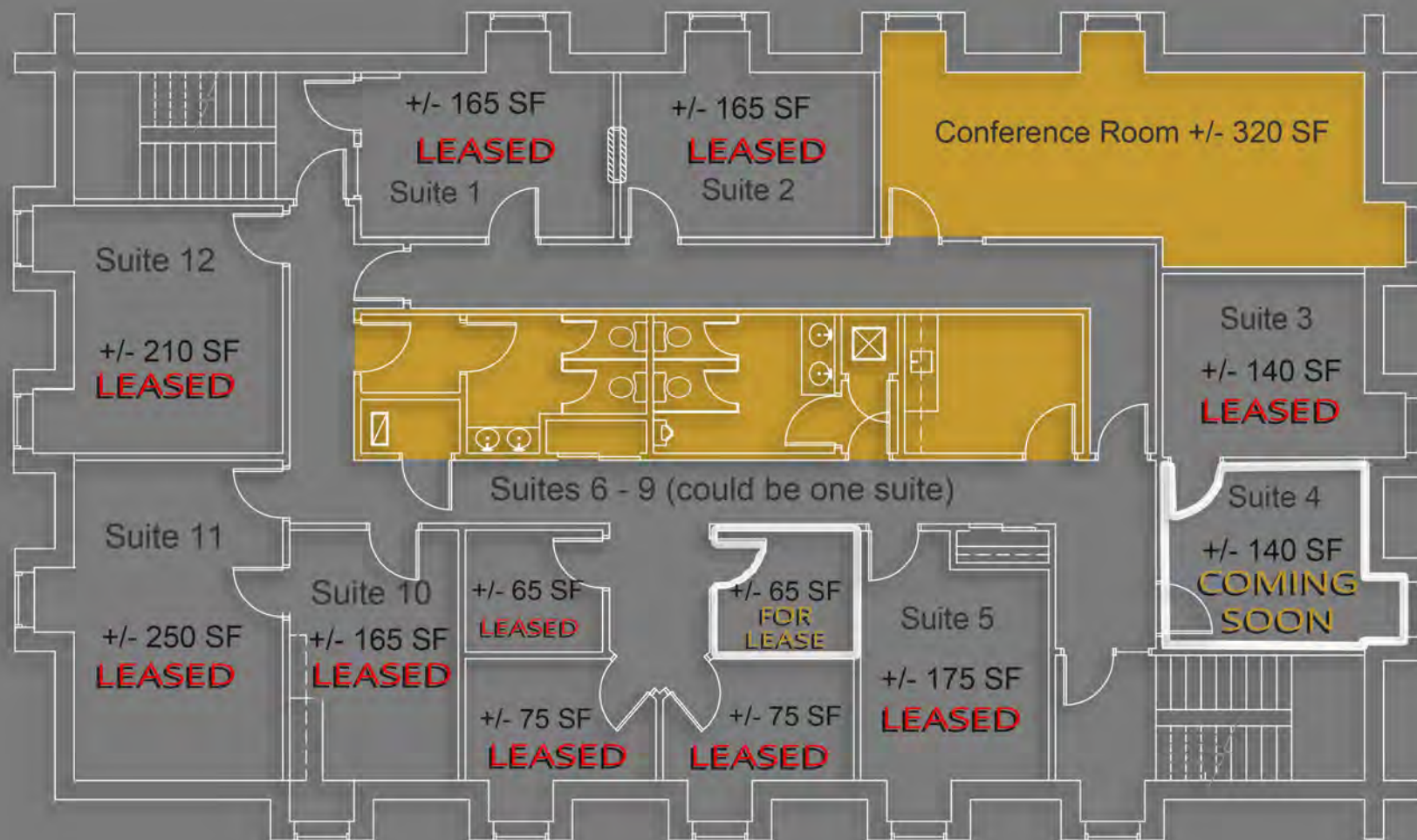
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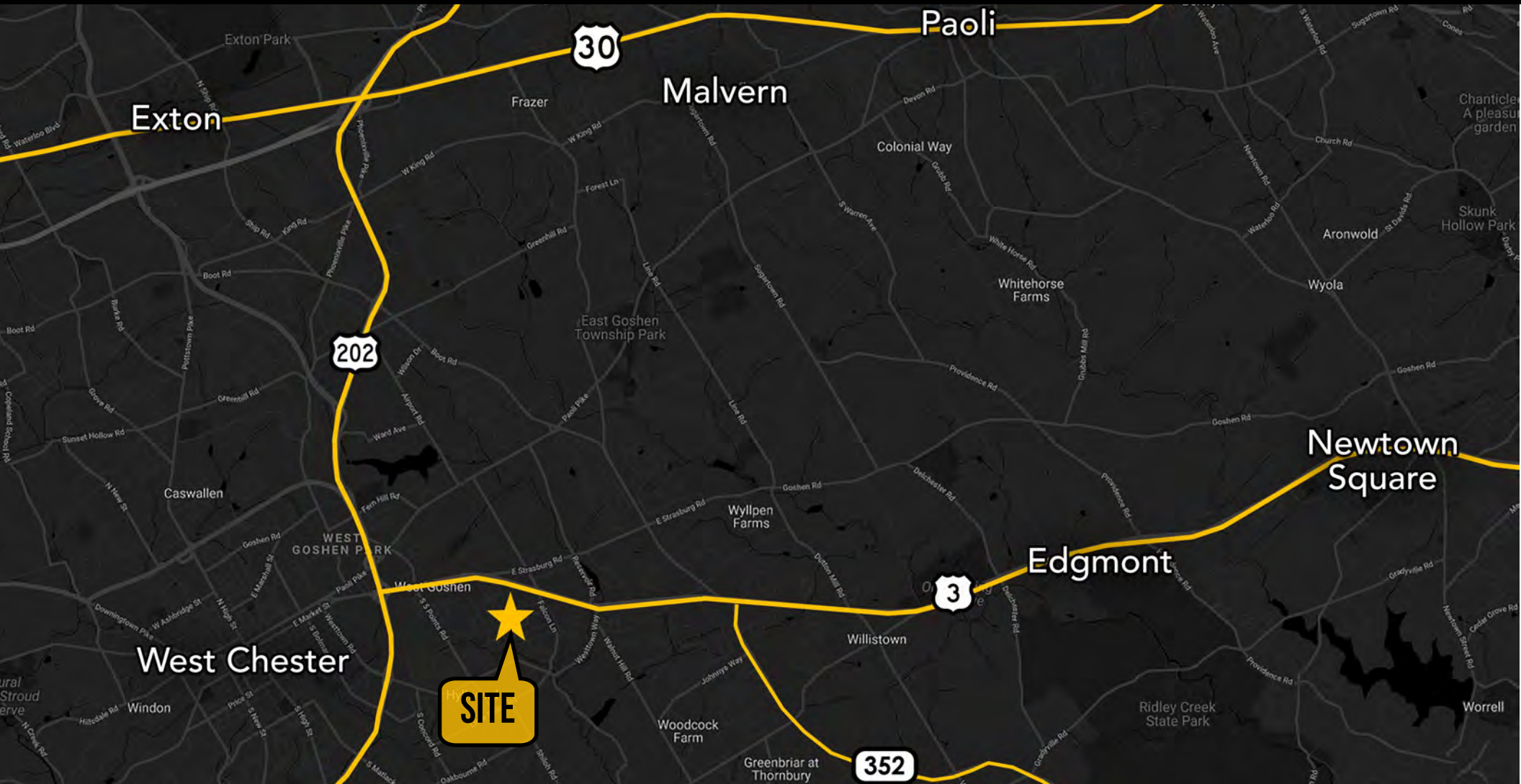
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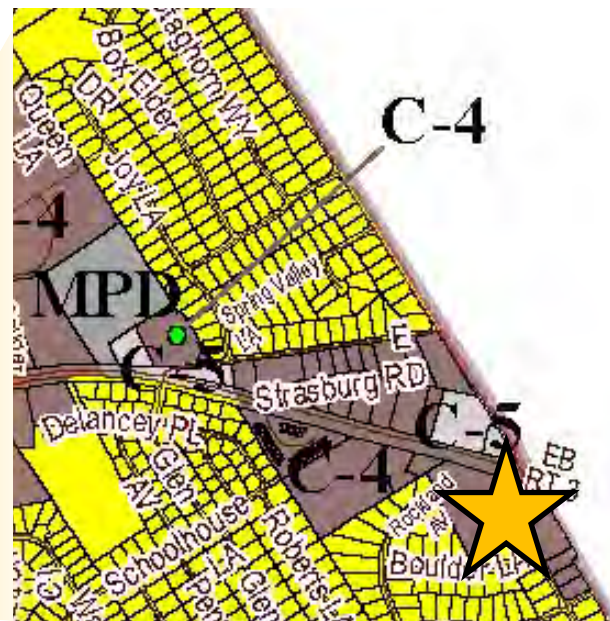
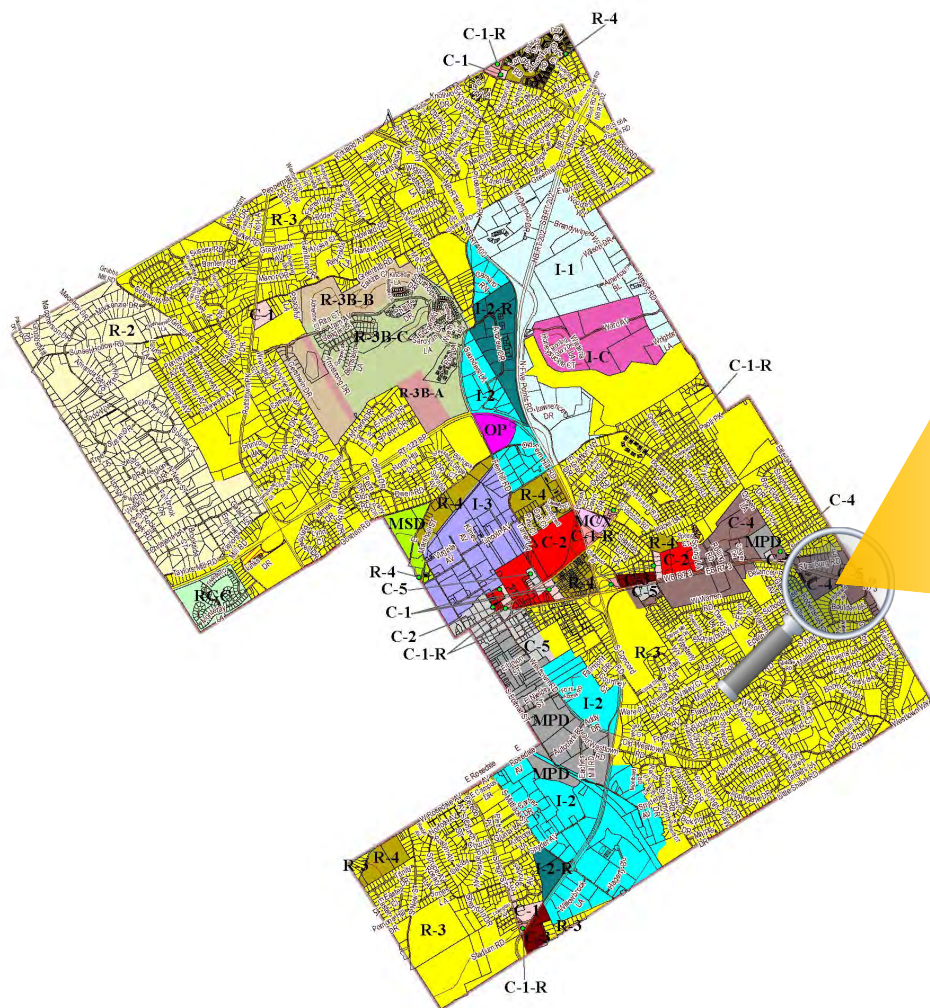
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WEST GOSHEN TOWNSHIP ZONING

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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# SINGLE PROFESSIONAL OFFICE SUITES FOR LEASE IN WEST CHESTER

A black and white photograph of two hands shaking in a firm grip, symbolizing a business deal or agreement. The hands are wearing white shirts and dark suits.

## PILLAR REAL ESTATE ADVISORS

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

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