



SINGLE OFFICE SUITES FOR LEASE

DOWNTOWN EXTON, PA



300 N POTTSTOWN PIKE, UNIT 240 | EXTON, PA

Property **HIGHLIGHTS**

- Private Professional Office Suites Available +/- 150 SF Each
- Full-Service Rate (Rent Includes Utilities/CAM, Parking, And Access To Shared Common Areas)
- Abundant Natural Light
- Ample On-Site Shared Parking
- Located In The Highly Desirable Exton Office Court Professional Center In Downtown Exton
- Close Proximity To Major Shopping Centers, Including Fairfield Place Shopping Center And Main Street At Exton
- Excellent Co-Tenancy Within The Business Park
- Easy Access To Major Thoroughfares, Including PA Rt. 202, BUS Rt. 30, And Rt. 100

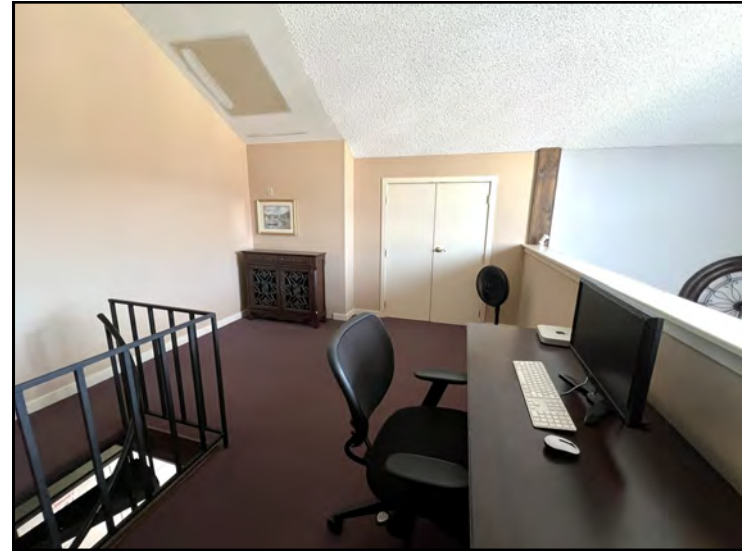
LEASE RATES

FIRST FLOOR SUITE: \$675/MO (FULL-SERVICE)

SECOND FLOOR SUITE: \$525/MO (FULL-SERVICE)



Interior PHOTOS

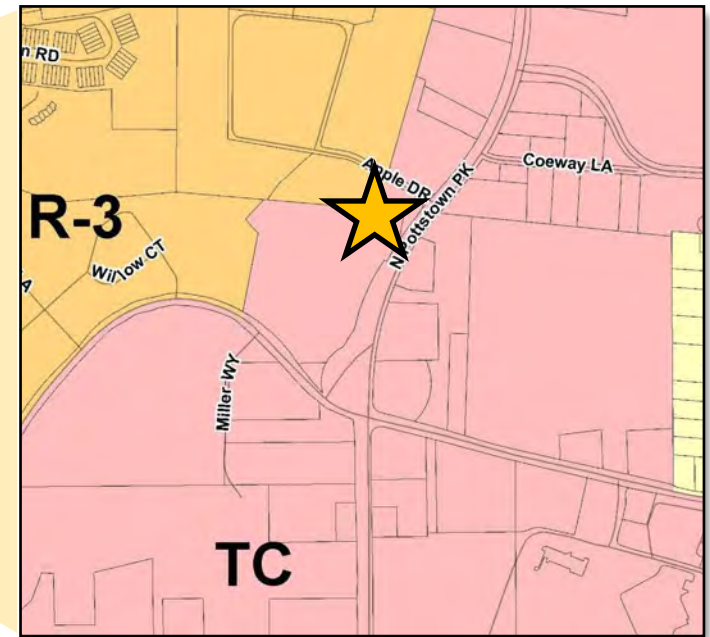
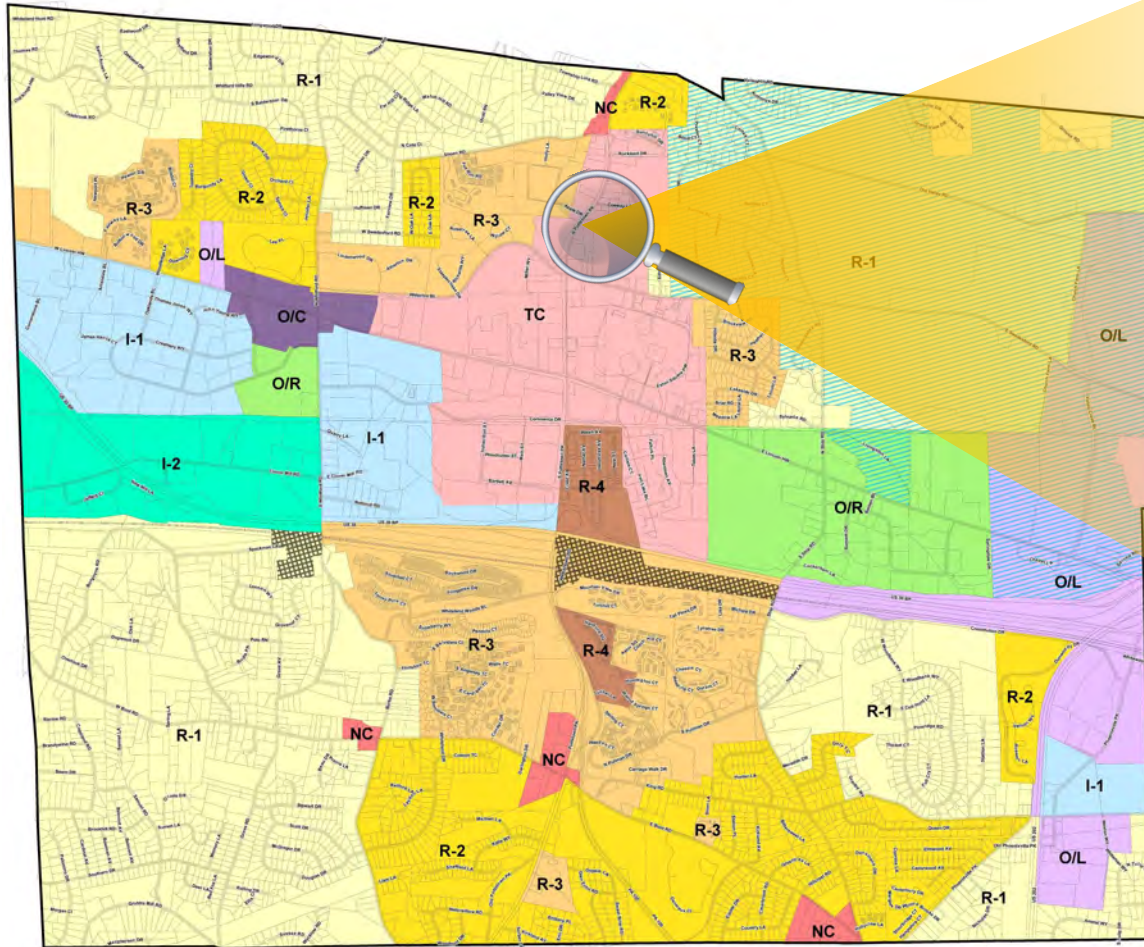


Area MAP



ZONING MAP

**All zoning information should be independently
verified with governing municipality



ZONING: TC
TOWN CENTER

ZONING INFORMATION



****All zoning information should be independently verified with governing municipality**

ARTICLE IV Town Center District

§ 325-13. TC Town Center Mixed Use District. [Amended 3-10-2004 by Ord. No. 310; 4-23-2008 by Ord. No. 360; 4-27-2011 by Ord. No. 386; 3-12-2014 by Ord. No. 410]

A. Purpose.

- (1) Intent. It is the intent of this district to promote the development of a pedestrian-oriented central area within the Township which contains an integrated mix of residential, retail, office, entertainment, civic, institutional, and recreational uses which can serve as a community focal point.
- (2) Goal. It is the goal of the Town Center to provide a clearly defined single location for the most intensive kinds of uses. The Town Center will encourage innovative planning techniques which will facilitate higher-quality development with unified architectural and building schemes, pedestrian-oriented walkways connecting buildings, bicycle and mass transit access, unified landscaping and signage, and coordinated storm drainage and open space areas that are consistent with the Township Comprehensive Plan. **[Amended 4-22-2020 by Ord. No. 453]**

B. Use regulations. A lot may be used or occupied for one or more of the following purposes. Conditional use review shall be required only where specifically stated or when the project exceeds one or more of the thresholds specified in § 325-124A of this chapter. **[Amended 9-9-2015 by Ord. No. 426]**

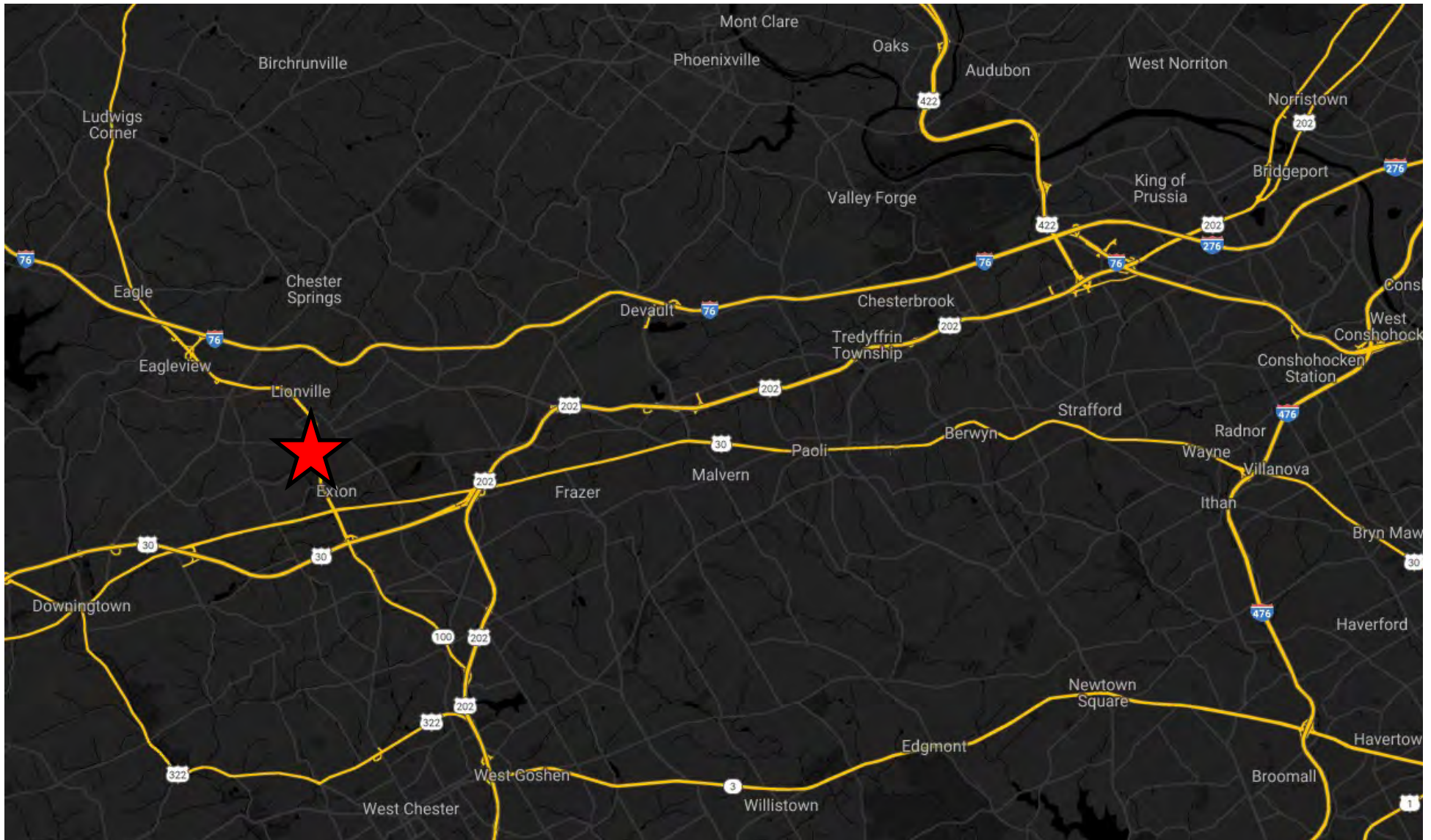
(1) Group I - residential.

- (a) Multifamily dwellings and townhouses.
- (b) Life-care facility or personal care facility when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, and the following conditions:
 - [1] The property upon which the facility is located must be contiguous and adjacent to a major arterial street and primary access must be located within the frontage of the property along and upon a major arterial street.
 - [2] The Township shall not issue any use and occupancy permit for such a facility until the applicant for such permit has documented, to the satisfaction of the Township, receipt of all pertinent approvals and licenses from the appropriate state agencies.
 - [3] Life-care facilities are further subject to the requirements of § 325-45D of this chapter.

(2) Group II - nonresidential and mixed use.

- (a) Office buildings.
- (b) Hotels and motels. Permitted accessory uses include but are not necessarily limited to eating and drinking establishments, fitness facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for hosting conferences, conventions, receptions, and similar events. Access to accessory uses may be restricted to guests of the hotel or motel at the discretion of the owner. **[Amended 4-22-2020 by Ord. No. 453]**
- (c) Personal services.
- (d) Retail stores and services. **[Amended 4-22-2020 by Ord. No. 453]**
- (e) Eating and drinking establishment.
- (f) Banks and other financial institutions and services.
- (g) Fitness facility.
- (h) Medical services.
- (i) Continuing education facility.
- (j) Public place of amusement and motion-picture theater when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, excepting that when such use is a sexually oriented business it shall be prohibited in the Town Center district.
- (k) Vehicle fueling stations, when authorized as a conditional use by the Board of Supervisors, subject to § 325-124 of this chapter and further subject to the provisions of § 325-28.2 of this chapter.
- (l) Adult or child day-care center, when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter and further subject to the provisions of § 325-27 of this chapter.
- (m) Mixed-use buildings, subject to the following conditions:
 - [1] A mixed-use building may contain any combination of uses permitted in Group II above, except a vehicle fueling station.
 - [2] A mixed-use building may contain multifamily residential dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such

Regional MAP





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