

PILLAR
REAL ESTATE ADVISORS

FOR LEASE

MARKET STREET PROFESSIONAL OFFICE/RETAIL SPACE

DOWNTOWN WEST CHESTER

20 E. MARKET STREET
WEST CHESTER, PA

Property HIGHLIGHTS

- Premier Downtown West Chester Office / Retail Space for Lease
- Centrally Located in Heart of West Chester Borough on Market Street
- 1st Floor Space w/ ADA Accessibility
- Currently Configured With (2) Large Private Offices, Waiting / Reception Area and Two (2) Powder Rooms
- Walking Distance to 100+ Retailers and Restaurants
- Walking Distance (+/- 3 Blocks) to the Chester County Courthouse
- Perfect for Office Professionals, Attorneys, Accountants, Insurance Agency, Title Agency, Brokers, Financial Advisors, Engineers, etc.
- Excellent Signage Opportunity
- Walking Traffic Exposure

LEASE RATE:

$22 PSF Modified Gross





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Downtown

WEST CHESTER



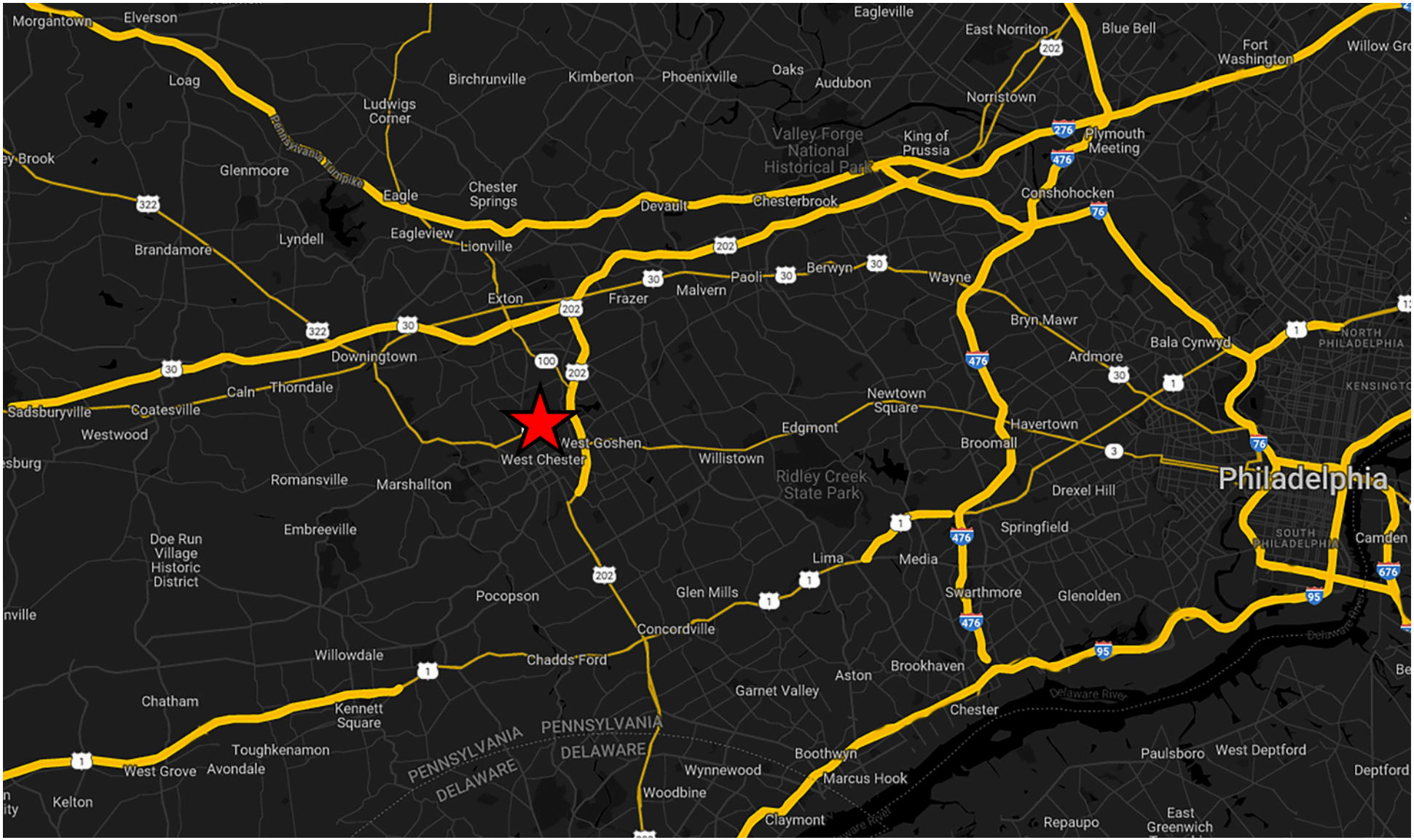
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West Chester
PARKING GUIDE



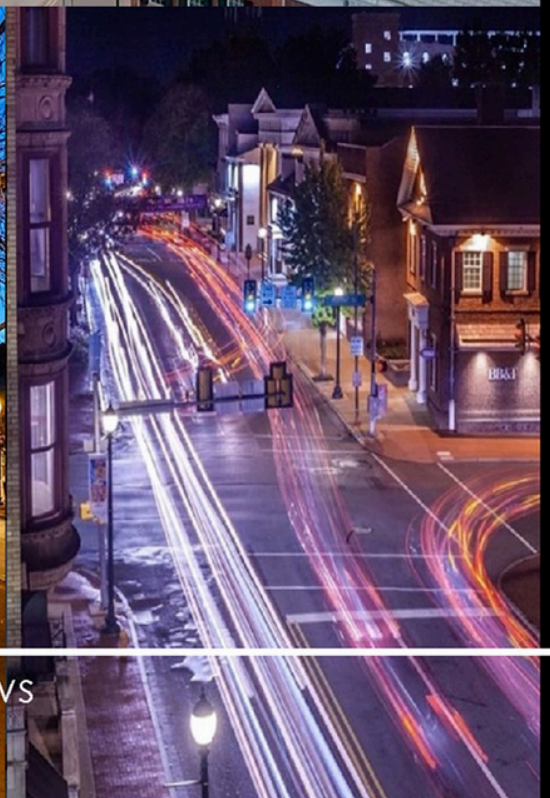
Regional MAP

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@westchesterviews

West Chester

pennsylvania

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

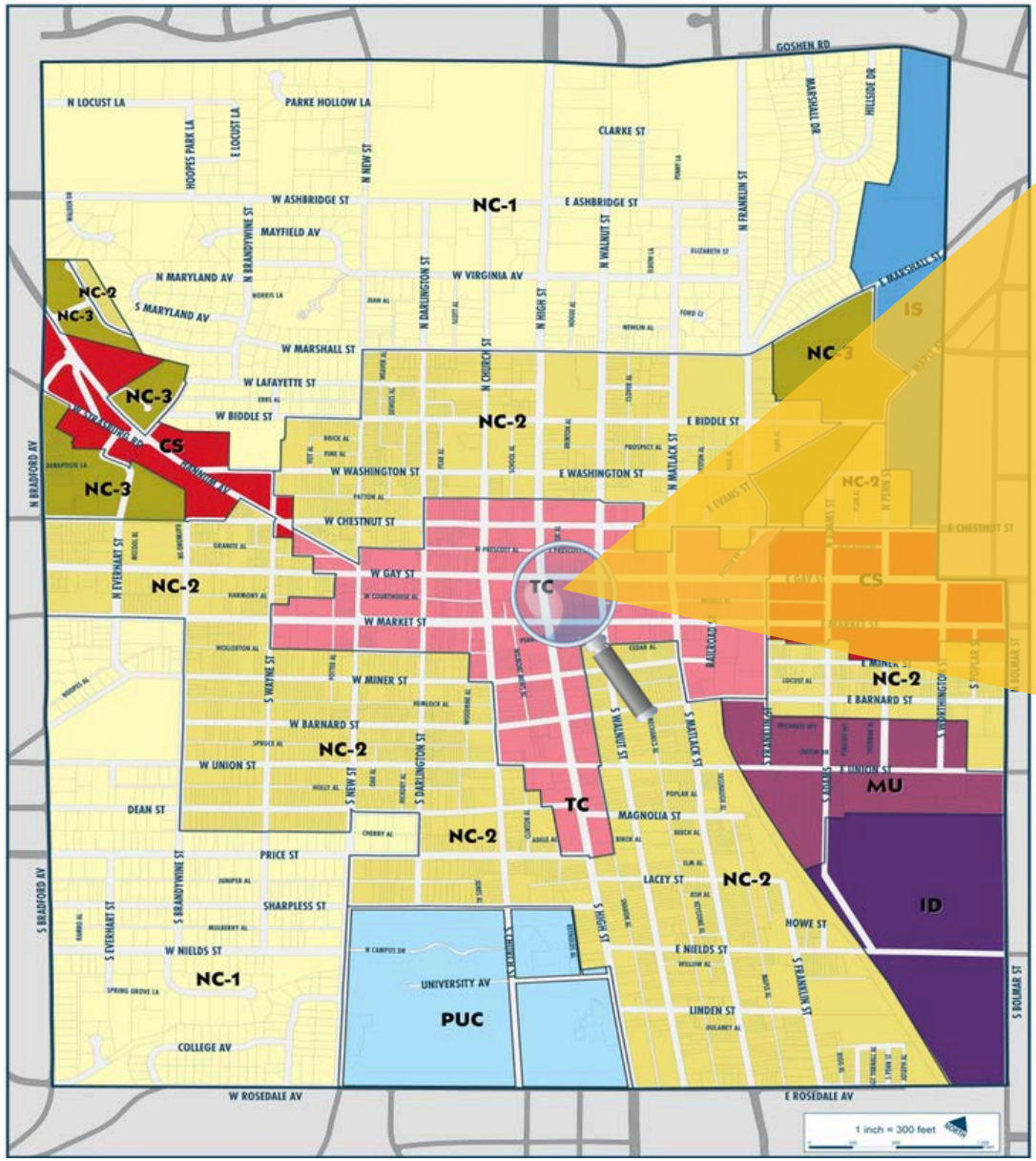
With more than 60 shops and 65 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

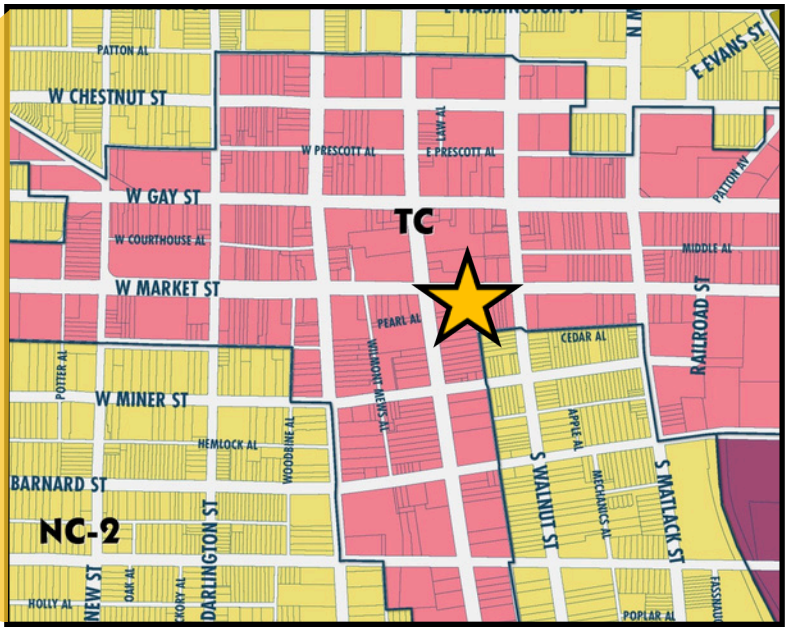
West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.

ZONING MAP

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





ZONING: TC

TOWN CENTER

ZONING INFORMATION

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

§ 112-309. TC Town Center District. [Amended 11-19-2025 by Ord. No. 13-2025]

The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also designed to include regulations to encourage the provision of pedestrian amenities and protect the character of adjoining residential zoning districts. The district is not intended to accommodate commercial uses which are more appropriate for the Commercial Service District and entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.

A. Uses: See § 112-304 for permitted uses.

B. Dimensional requirements.

Lot area, minimum	2,500 square feet
Lot width, minimum	20 feet
Building setback line/front yard, minimum	0 feet*
Side yard, minimum	0 feet
Rear yard, minimum	5 feet
Height, maximum	45 feet**
Impervious coverage, maximum	95%
Building coverage, maximum	90%

Notes:

*The building setback line/front yard, minimum, for buildings, structures, or parts thereof with a building height over 45 feet permitted in the HO-60 or HO-75 Height Option Overlay Districts shall be 10 feet.

**Except as may be permitted in the HO-60 or HO-75 Height Option Overlay Districts.

C. Design standards.

(1) Due to limited space available in the Town Center District, the required green areas may be computed using the following alternatives in lieu of plantings in the ground:

(a) Sidewalk or courtyard planters may be utilized. The square footage of the top of the planters and 1/2 of the visible surface area of the planter may be computed.

(b) Trellis or latticework against a building which supports evergreen vines or espaliered shrubs or trees may be utilized. The total square footage of evergreen plant materials affixed to such structures may be computed.

(c) An overhead pergola or latticed canopy within a courtyard or in another space outside of the required yard setbacks may be utilized. One-fourth of the square footage of such structure may be computed, provided that such structure supports ornamental vines for at least 1/4 of its surface area.

(d) Unit pavers, including brick, flagstone and Grasscrete, may be utilized. The total square footage of such pavers may be computed. The surface area of existing brick and flagstone pavers may be computed, provided that such pavers are in good condition as determined by the Zoning Officer.

(2) All lighting, signage, fencing, pavements, storage, traffic and other environmental controls shall be in accordance with the provisions of this chapter.

(3) All construction in the Historic (HARB) District shall be in accordance with this chapter.

(4) Additional design standards within the Retail Overlay District shall be as follows:

(a) No more than 35 feet of continuous street wall shall be created for any new building. Any building which is wider than 32 feet shall have a recess or projections of a minimum of three inches at intervals no greater than 35 feet, in the form of a pilaster, column, fenestration or like-type vertical articulation.

(b) Except for buildings in the Town Center HO-60 Overlay which exceed 45 feet up to a maximum height of 60 feet, a continuous street wall shall be created along the sidewalk frontage, except for a first-floor break in the street wall that may be created for a deck parking structure, where such break in the street wall does not exceed 24 feet in width.

(c) No surface parking lot shall be permitted.

(d) Any parking provided on-site shall be placed to the rear of buildings and accessed off an alley or from an existing curb cut.

(e) No new curb cuts shall be permitted.

(f) No building shall be a windowless box. Building openings and windows shall constitute no less than 30% of all exterior walls fronting on a primary street (not including alleys and service streets).

(g) No building shall have opaque windows along a primary street, except for spandrel panels at floor lines.

(h) All offices, banks and financial institutions, community facilities, and governmental uses in the Retail Overlay District shall provide a pedestrian-oriented frontage in the form of a landscaped entrance area, or window display area which serves as an art gallery or other like display space accessible to pedestrians.



CONTACT US

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