



# OFFICE/RETAIL FOR LEASE

*on High Street in West Chester*



301 SOUTH HIGH STREET | 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



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## PROPERTY HIGHLIGHTS

- 3,260 SF of High-End Office/Retail Space Located in Downtown West Chester
  - 1st Floor: 1,852 SF
  - Lower Level: 1,408 SF
- 8 On-Site Parking Spots
- Large Signage Opportunity on High Street
- Fully Renovated in 2019 with High-End Finishes
- Open Floor Plan with Ample Natural Light
- Town Center Zoning
- ADA Bathrooms, High-End Kitchenette

**LEASE PRICE: \$21/SF NNN**



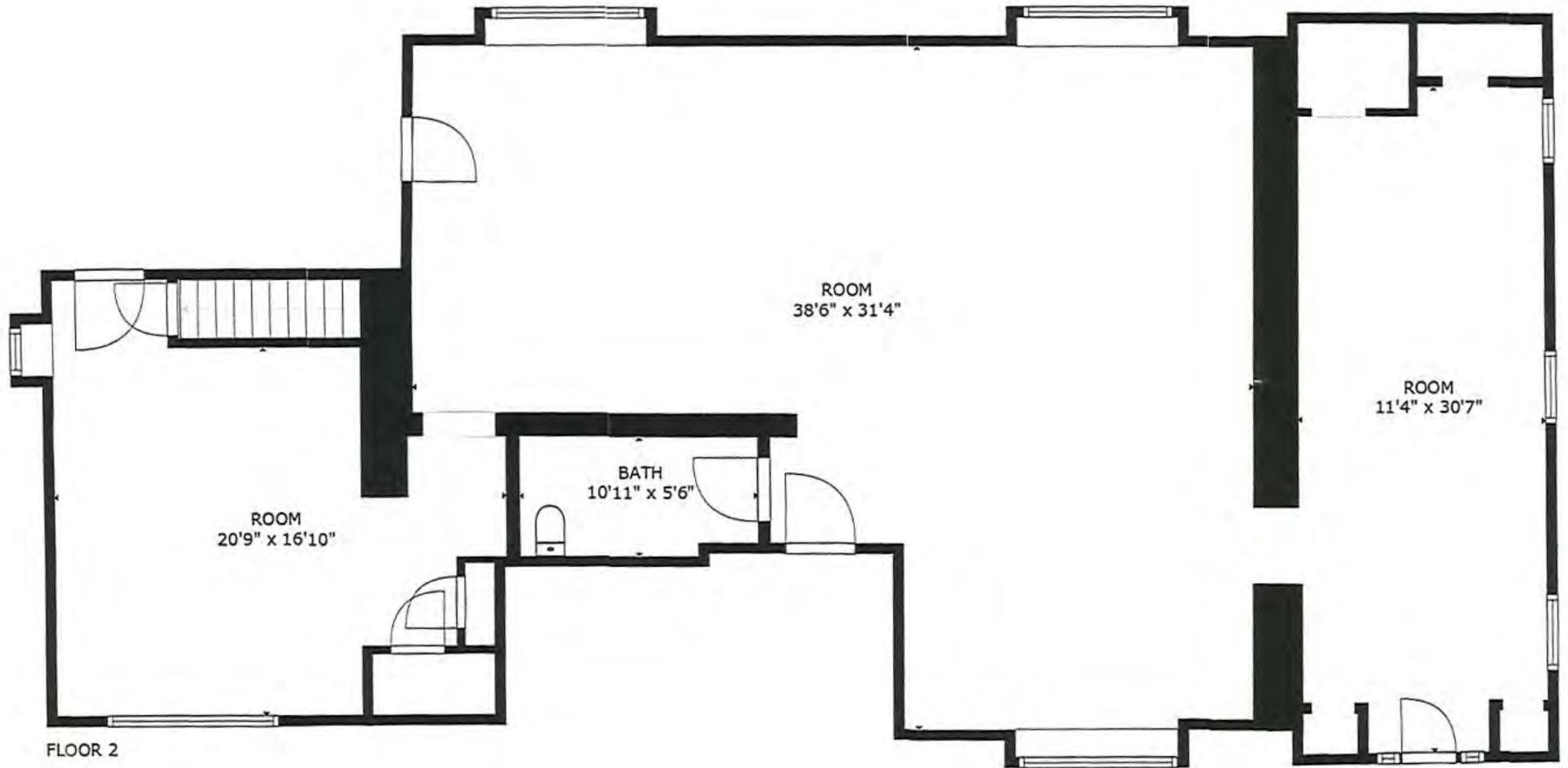
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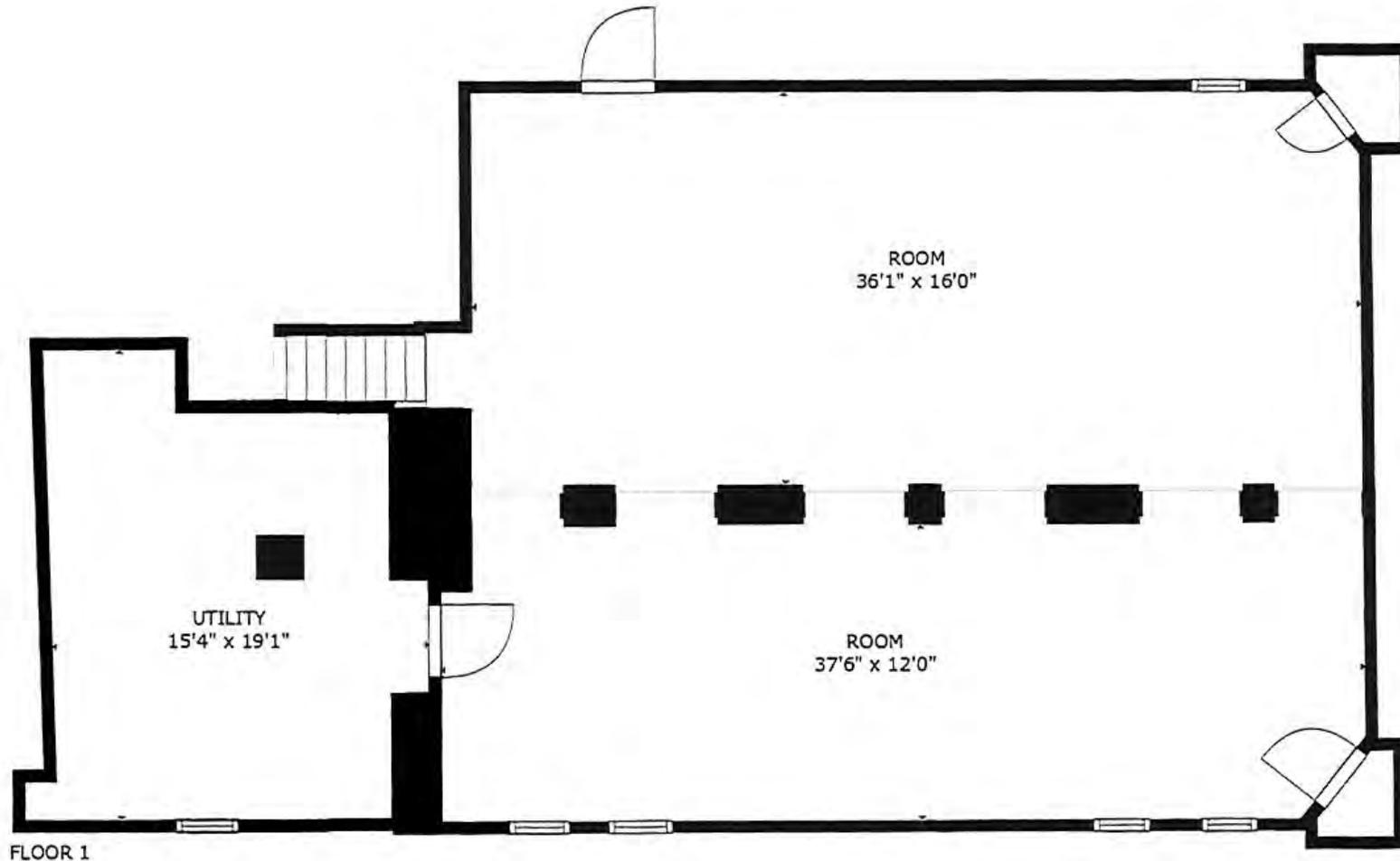
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## West Chester

pennsylvania

A college town yes, but West Chester is also the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 83 shops and 59 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



@westchesterviews



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## PILLAR REAL ESTATE ADVISORS

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

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