



FOR LEASE PREMIERE OFFICE SPACE WITH PARKING AND BOROUGH ACCESS



115 WESTTOWN ROAD | WEST CHESTER, PA

PROPERTY HIGHLIGHTS

- 3,386 SF High-End Office Unit with Modern Finishes
- Direct Access to Borough with Covered/On-Site Parking Lot
- Former Architectural Firm – Ideal for Professional Services, Marketing, Advertising, etc.
- Full ADA Access with Common Elevator
- Highly Visible Signage on Westtown Road
- Open-Concept Floorplan for Bullpen with Private Office, Conference Room, Kitchenette, and Lobby
- Additional Amenities: Optional On-Site Basement Storage, Fiber High-Speed Internet, Optional Full Bathroom, Including Shower
- Easy Access to Routes 202 and 3

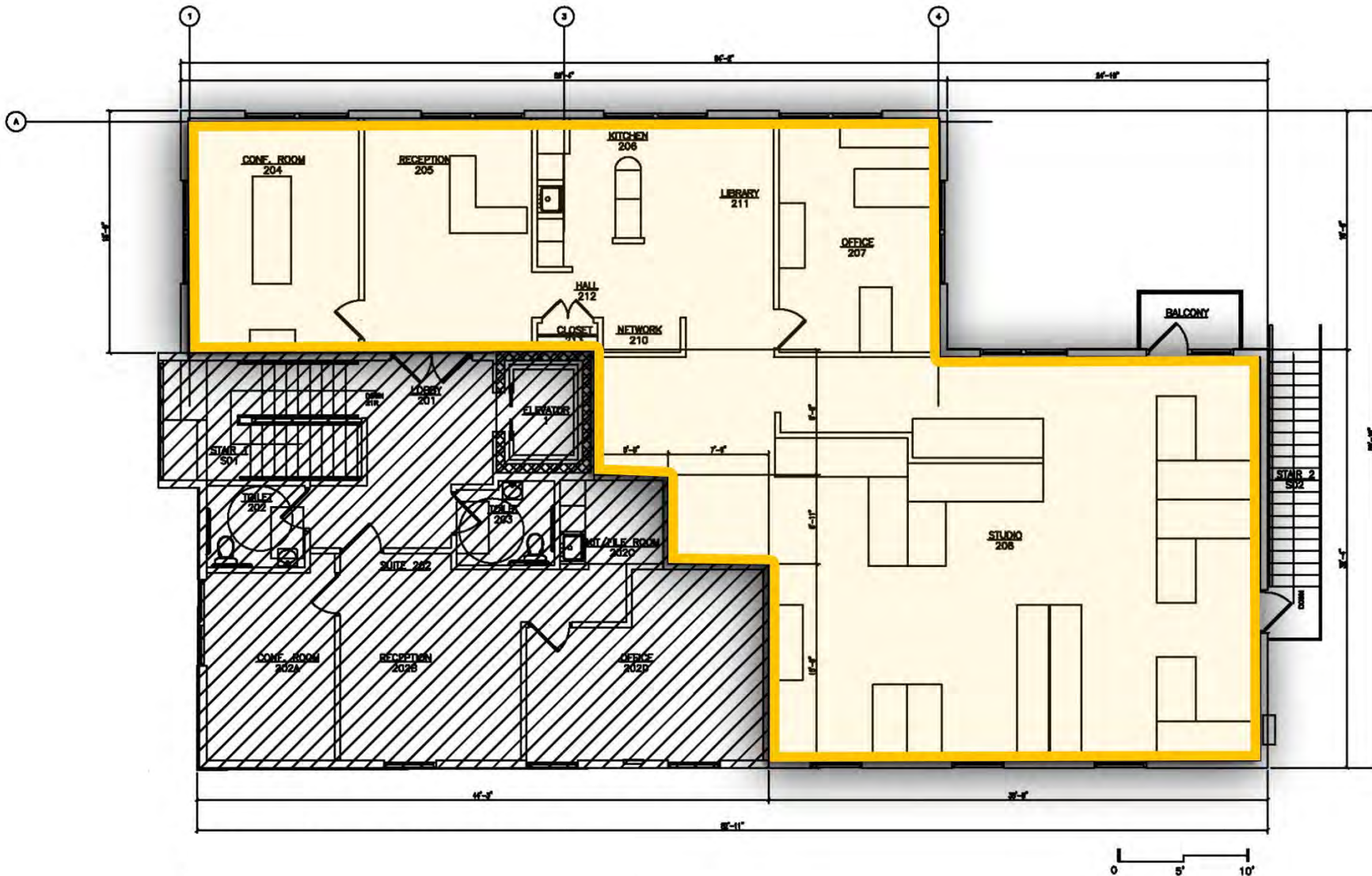


LEASE RATE: \$17 PSF NNN

PROPERTY OVERHEAD



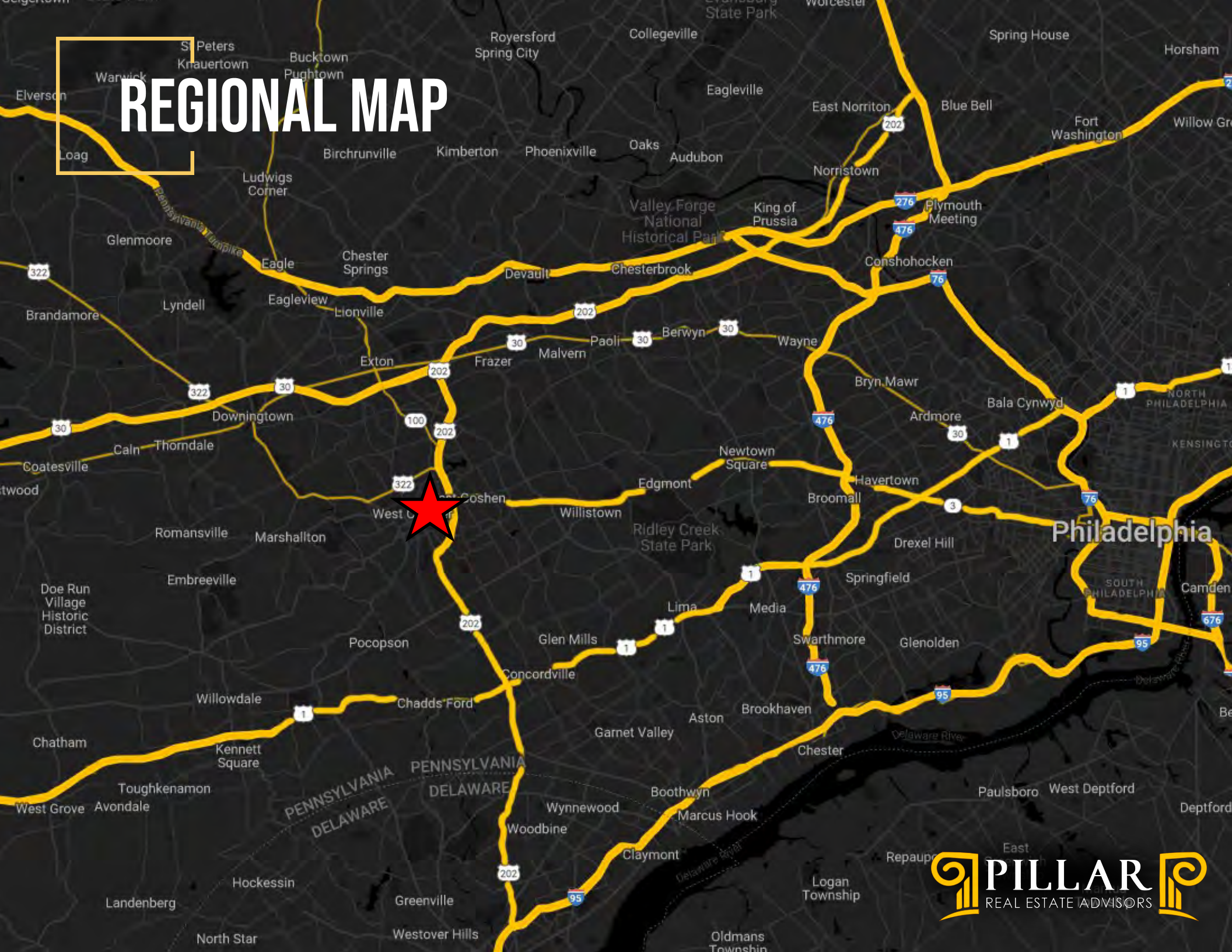
FLOOR PLAN



WEST GOSHEN AREA MAP



REGIONAL MAP





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.

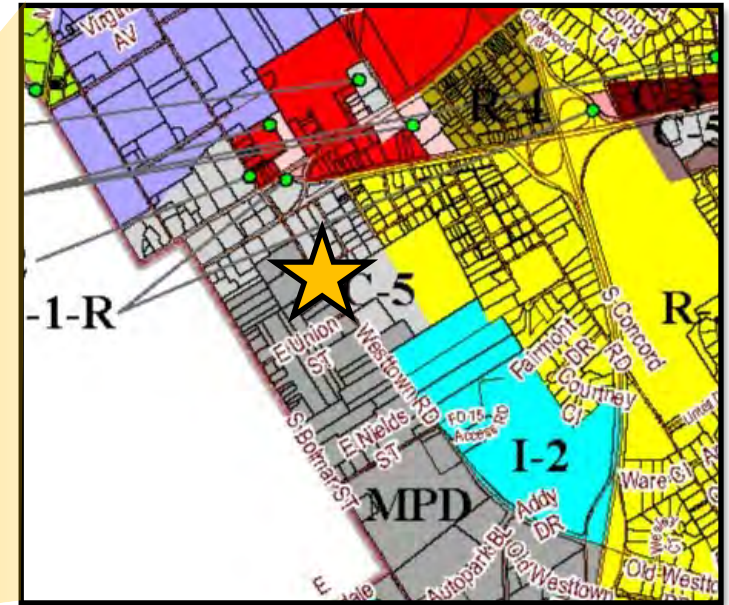
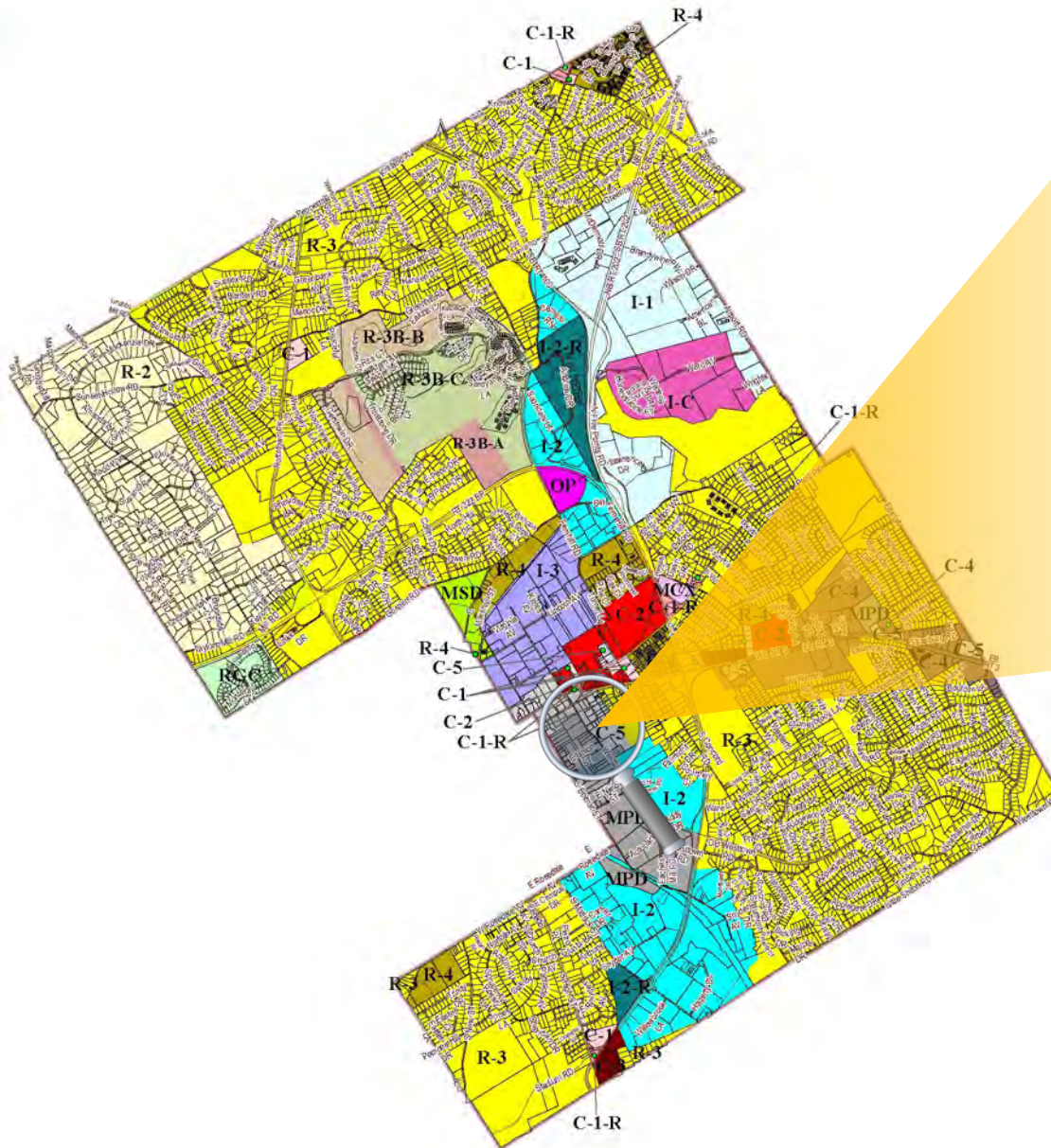
West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

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



@westchesterviews

ZONING MAP



ZONING: C-5
GENERAL HIGHWAY
COMMERCIAL

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

ZONING CODE

ARTICLE X C-5 General Highway Commercial District

§ 84-32. Use regulations. [Amended 4-14-1992 by Ord. No. 2-1992; 10-24-1995 by Ord. No. 7-1995; 3-28-2001 by Ord. No. 4-2001; 5-9-2001 by Ord. No. 6-2001; 1-22-2003 by Ord. No. 1-2003; 8-10-2005 by Ord. No. 7-2005; 6-28-2006 by Ord. No. 6-2006; 6-28-2006 by Ord. No. 8-2006; 12-10-2008 by Ord. No. 10-2008; 11-14-2012 by Ord. No. 08-2012; 6-12-2013 by Ord. No. 03-2013; 6-12-2013 by Ord. No. 04-2013; 7-31-2013 by Ord. No. 09-2013; 9-11-2013 by Ord. No. 10-2013; 5-13-2015 by Ord. No. 4-2015(A); 4-12-2017 by Ord. No. 1-2017; 6-18-2019 by Ord. No. 6-2019]

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. Retail sales.
- B. Personal service establishment.
- C. Office building.
- D. Standard restaurant, fast-food restaurant, drive-through restaurant, microbrewery and a brewery pub. [Amended 8-17-2021 by Ord. No. 12-2021]
- E. Funeral home.
- F. Automobile and/or a truck leasing agency involving no sales activity on site, provided truck leasing shall not exceed trucks larger than two-axle van-type trucks or two-axle box-type trucks.
- G. Forestry, subject to the standards in § 84-57.8.
- H. Learning center.
- I. Athletic club.
- J. Public place of amusement or recreation.
- K. Medical clinic.
- L. 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.
- M. The following use shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter:
 - (1) Dog day-care facility subject to the standards in § 84-57.14.
- N. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors subject to Article XVIII of this chapter. The area and bulk regulations, § 84-33 of this article, and design standards, § 84-34 of this article, shall apply to all uses permitted

by conditional use in the C-5 General Highway Commercial District.

- (1) Wholesale sales, storage or distribution.
- (2) Gasoline service station.
- (3) Car wash.
- (4) Monument sales.
- (5) Banks and financial institutions.
- (6) Vehicular sales and service agency limited to the sale and/or leasing of new and/or used automobiles, two-axle van-type or two-axle box-type trucks and the operation of an automobile repair shop for such vehicles as an accessory use thereto.
- (7) Motorcycle sales and the operation of a repair shop for the motorcycles as an accessory use thereto.
- (8) Travel center with the accessory use of an automobile repair shop.
- (9) Convenience store without retail sale of automotive fuel and convenience store with retail sale of automotive fuel. [Amended 6-4-2024 by Ord. No. 6-2024]
- (10) Pharmacy/drug store, subject to the standards of § 84-57.13, and medical marijuana dispensary.

§ 84-33. Area and bulk regulations. [Amended 6-28-2006 by Ord. No. 8-2006]

The following area and bulk regulations shall apply:

- A. Lot size: two acres minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40,000 square feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of used vehicles and motorcycle sales, supermarkets and car washes; 20,000 square feet minimum for all other uses.
- B. Lot width at street right-of-way line: 200 feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of new and used vehicles, supermarkets and car washes; 100 feet minimum on noncorner lots for all other uses; 125 feet minimum on corner lots for all other uses.
- C. Lot width at building line: 300 feet minimum.
- D. Lot coverage: 50% maximum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% maximum for gasoline service stations; 40% maximum on noncorner lots for all other uses; 30% maximum on corner lots for all other uses.
- E. Floor area ratio: 0.80 maximum.
- F. Building setback line: 50 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40 feet minimum for all other uses.
- G. Setback for outdoor displays or parking facilities: 20 feet minimum. [Amended 7-31-2013]

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ZONING CODE

by Ord. No. 09-2013]

- H. Side yards: 30 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 15 feet minimum each side for all other uses.
- I. Rear yard: 50 feet minimum.
- J. Maximum building height: three stories, not to exceed 40 feet.
- K. Paved surface area: may not exceed 60% of total lot area for vehicular sales and service agency for the sale and/or leasing of new vehicles; may not exceed 55% of total lot area for all other uses.
- L. Green area (landscaped): 30% minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% minimum for all other uses.

§ 84-34. Design standards.

The following design standards shall apply:

- A. Screening: as required by § 84-55A of this chapter or as directed by the Zoning Hearing Board.
- B. Storage: as required by § 84-55B of this chapter.
- C. Landscaping: as required by § 84-55C of this chapter.
- D. Loading: as required by § 84-55H of this chapter.
- E. Parking: as required by § 84-55I of this chapter.

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