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WEST CHESTER BOROUGH OFFICE SUITES

First-Floor Space with On-Site Parking | For Lease



419 N FRANKLIN STREET | WEST CHESTER, PA

PROPERTY HIGHLIGHTS

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- Two (2) ±1,000 SF First Floor Professional / Medical Office Suites
- Can Be Leased Combined or Separately
- Configured with (3) Private Offices, Waiting / Reception Area, Kitchenette and Powder Rooms in Each Suite
- Ample On-Site Private Parking
- 2 Fully ADA-Compliant Entrances
- Excellent Signage Opportunity
- Facing Marshall Square Park
- Walking Distance to Downtown West Chester Borough & Chester County Hospital
- Abundant Storage Available
- Highly Visible Corner with Great Signage Opportunity



LEASE RATES:

Unit 1: $25 PSF + UTL. (Basement Included)

Unit 2: $23 PSF + UTL.


PROPERTY OVERHEAD
PILLAR
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Hospital
Franklin St
E Marshall St
E Marshall St
N Franklin St
Marshall Square Park
Borough of West Chester

PROPERTY PHOTOS

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DOWNTOWN WEST CHESTER

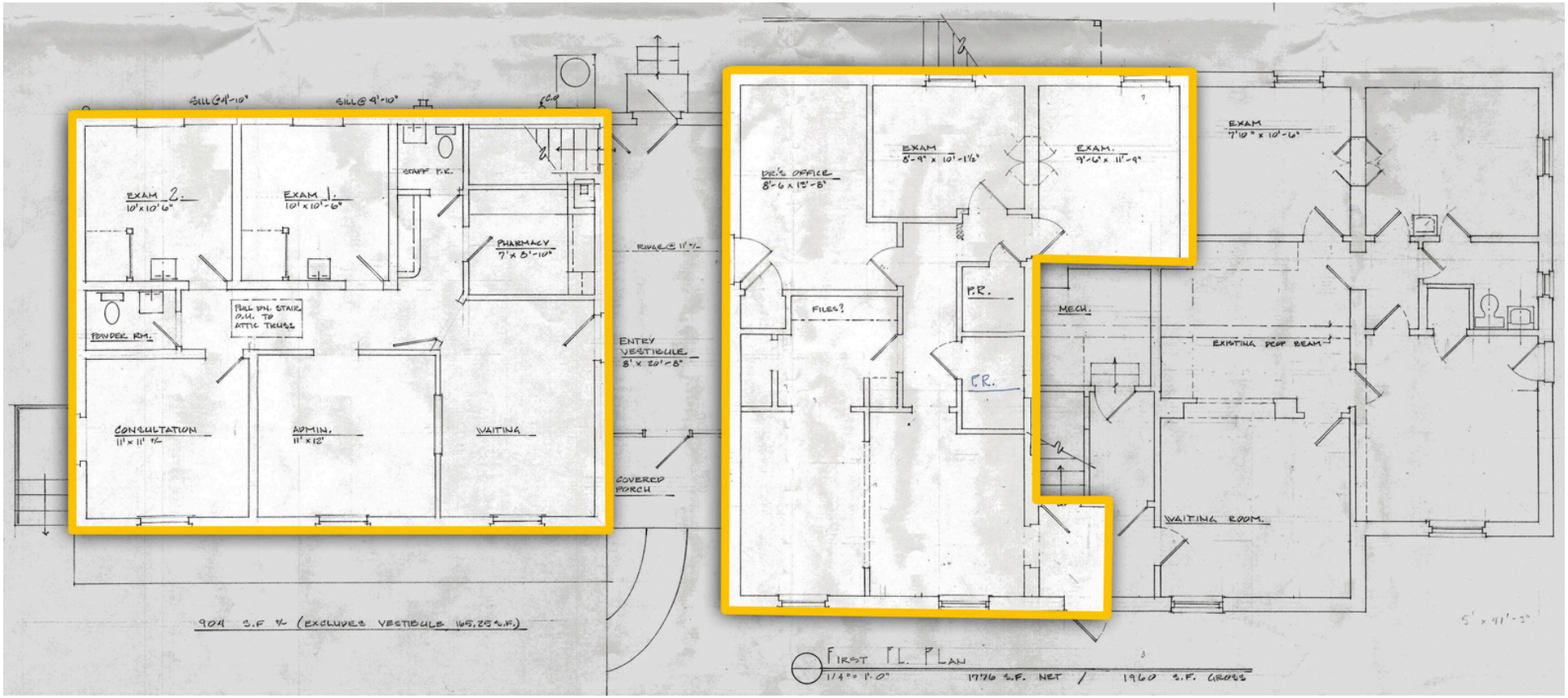
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FLOOR PLANS: First Floor

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Unit 1

Unit 2

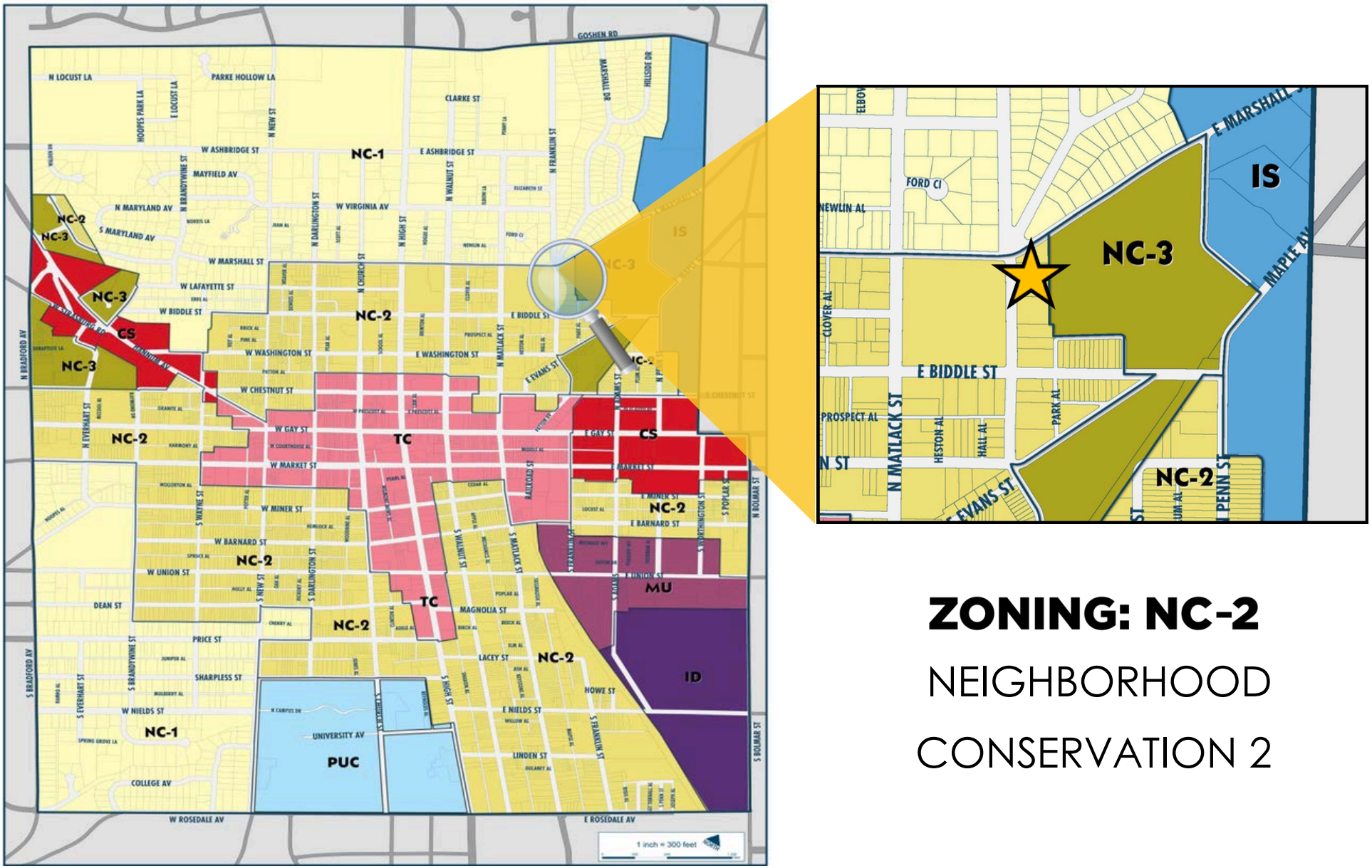
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REGIONAL MAP



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ZONING MAP



ZONING: NC-2

NEIGHBORHOOD

CONSERVATION 2

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

ZONING CODE

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§ 112-307. NC-2 Neighborhood Conservation District.

The NC-2 District is designed to encompass the moderate- to high-density neighborhoods of the Borough, which comprise mixed types of residences, including single-family and two-family detached, single-family and two-family semidetached and single-family attached. District includes areas that are essentially built out and the primary development objective is to maintain the existing neighborhood qualities and streetscape characteristics. Existing development patterns and densities shall be used as a guide to regulate new development.

A. Uses: See § 112-304, Permitted uses. Only one principal use is permitted.

B. Dimensional requirements.

Residential Uses	
Lot Area, minimum per dwelling unit	Median value of lots on the block face
Lot width, minimum	
Detached	40 feet
Semidetached	30 feet
Attached	20 feet
Build-to line/front yard	Match existing adjacent setbacks
Side yard, minimum	Existing adjacent, 10 feet minimum
Accessory structures	5 feet
Rear yard, minimum	20 feet
Accessory structures	5 feet
Height, maximum	35 feet
Impervious coverage	
Lots over 5,000 square feet	50% maximum
Lots between 5,000 square feet and 4,000 square feet	70% maximum
Lots less than 4,000 square feet	80% maximum
Building coverage:	
Lots over 5,000 square feet	35% maximum
Lots between 5,000 square feet and 4,000 square feet	45% maximum
Lots less than 4,000 square feet	45% maximum

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



PILLAR
REAL ESTATE ADVISORS

JAKE JEWELL

(484)887-8202 | EXT. 105

JJewell@PillarRealEstateAdvisors.com

ANDREW CARLINO

(484)887-8202 | EXT. 103

ACarlino@PillarRealEstateAdvisors.com

ANDREW TURNER

(484)887-8202 | EXT. 102

ATurner@PillarRealEstateAdvisors.com

ERIC KUHN

(484)887-8202 | EXT. 101

EKuhn@PillarRealEstateAdvisors.com

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