

Unique Acquisition / Lease Opportunity

26,730 SF Class "A" Office Building

Brandywine Business Park

1247 Ward Avenue, West Chester, PA



Contact Information

Brandywine Business Park

1247 Ward Avenue, West Chester, PA

NAI Geis Realty Group, Inc. is pleased to present for sale or lease, 1247 Ward Avenue, a single-story, Class "A" single or multi-tenant office building containing 26,730 square feet located in the heart of the Brandywine Business Park in West Chester, Pennsylvania.

Sale Price:

\$3,950,000

Lease Rate:

\$20.00/RSF

+ Utilities & Janitorial

NAI Geis Realty Group, Inc.

996 Old Eagle School Road

Suite 1117

Wayne, PA 19087

610 989 0300

www.geisrealty.com

Paul E. Wolfson

Senior Vice President

pwolfson@geisrealty.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Highlights

Brandywine Business Park

1247 Ward Avenue, West Chester, PA

Excellent Image Enhancement Opportunity

- Exceptional corporate headquarters building
- Exterior building name / logo
- Impressive vaulted ceiling entry lobby
- Convenient parking facilities with multiple entry points
- Equity enhancement through ownership

Efficient Design

- Flexible and efficient design accommodating both large and small users
- Ability to demise individual suites
- Minimum interior columns for efficient space planning
- Timeless architectural design and attractive curb appeal
- Exterior building materials require minimal maintenance cost
- The Asset offers numerous options for a multitude of users

Premier Asset

- Approximately 26,730 SF of Class "A" office
- Great physical condition with superior glass window line
- High-end existing fit-out ready for immediate occupancy
- Attractive professional office campus setting
- High parking ratio of almost 4.5/1,000 SF
- Quality construction - Steel, brick, and concrete

Prominent Location, Convenient Access

- Located in the desirable West Chester, Pennsylvania marketplace, approximately 20 miles from Philadelphia International Airport
- Easily accessible to southeastern Pennsylvania's entire road network, including the PA Turnpike, Route 30, Route 1 and 1.5 miles to the Boot Road ramp of Route 202
- Wilmington, DE is only 40 minutes away, King of Prussia 25 minutes and Philadelphia CDB can be reached in less than one hour
- Convenient public bus transportation at the front doorstep (SEPTA Bus Route 92)

Nearby Amenities

- Minutes away from vibrant West Chester Borough
- Close to many local eateries and fine dining establishments
- Convenient adjacent daycare facility
- Variety of hotels and extended stay alternatives
- Walking distance to Brandywine Airport



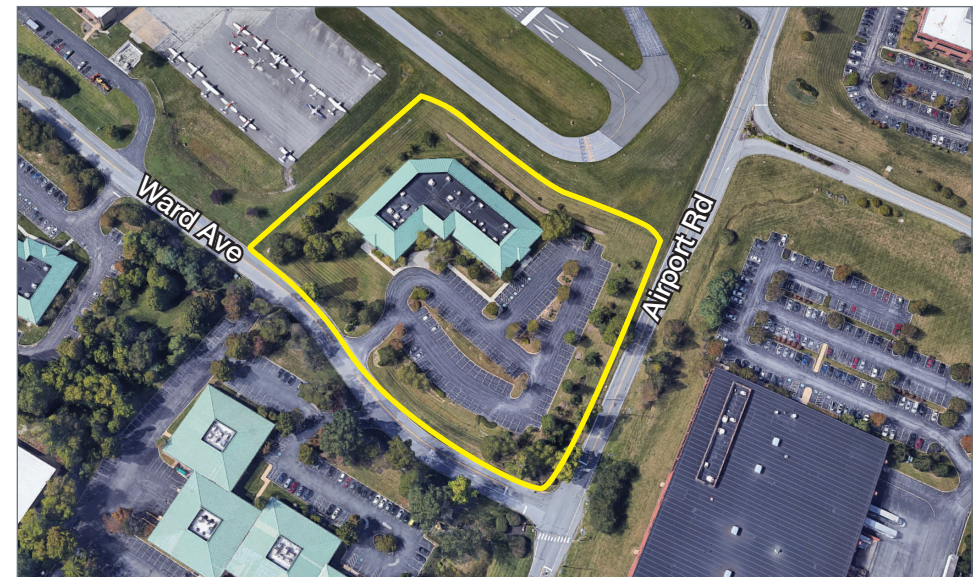
Property Description

Brandywine Business Park

1247 Ward Avenue, West Chester, PA

The Building	Single-story, single or multi-tenant Class "A" office building
Building Total	26,730 square feet
Year Built	2000
Tax Parcel #	52-3-105.1M
Land Size	6 Acres
County	Chester
Township	West Goshen
Zoning	I-1- Campus Light Industrial District
Ownership Type	Fee Simple
ADA	Compliant
2017 Real Estate Taxes	\$54,993
Restrooms	Common, centrally located, men's and women's
Sprinklers	Fully sprinklered
Utilities	Electric: PECO Natural gas Water: public Sewer: public
Parking	118 surface parking space (+/- 4.5 parking spaces per 1,000 square feet)

Construction Type	Concrete foundation with brick veneer
Frame	Exterior load-bearing walls and interior steel columns
HVAC	100% NEWLY INSTALLED HVAC ROOFTOP UNITS
Roof	Standing seam metal sloped roof with flat membrane in central well
Ceiling Height	9' clear under-finished drop ceilings with vaulted atrium lobby
Miscellaneous	Vapor mitigation system



Property Photography - Exterior

Brandywine Business Park

1247 Ward Avenue, West Chester, PA



Property Photography - Interior

Brandywine Business Park

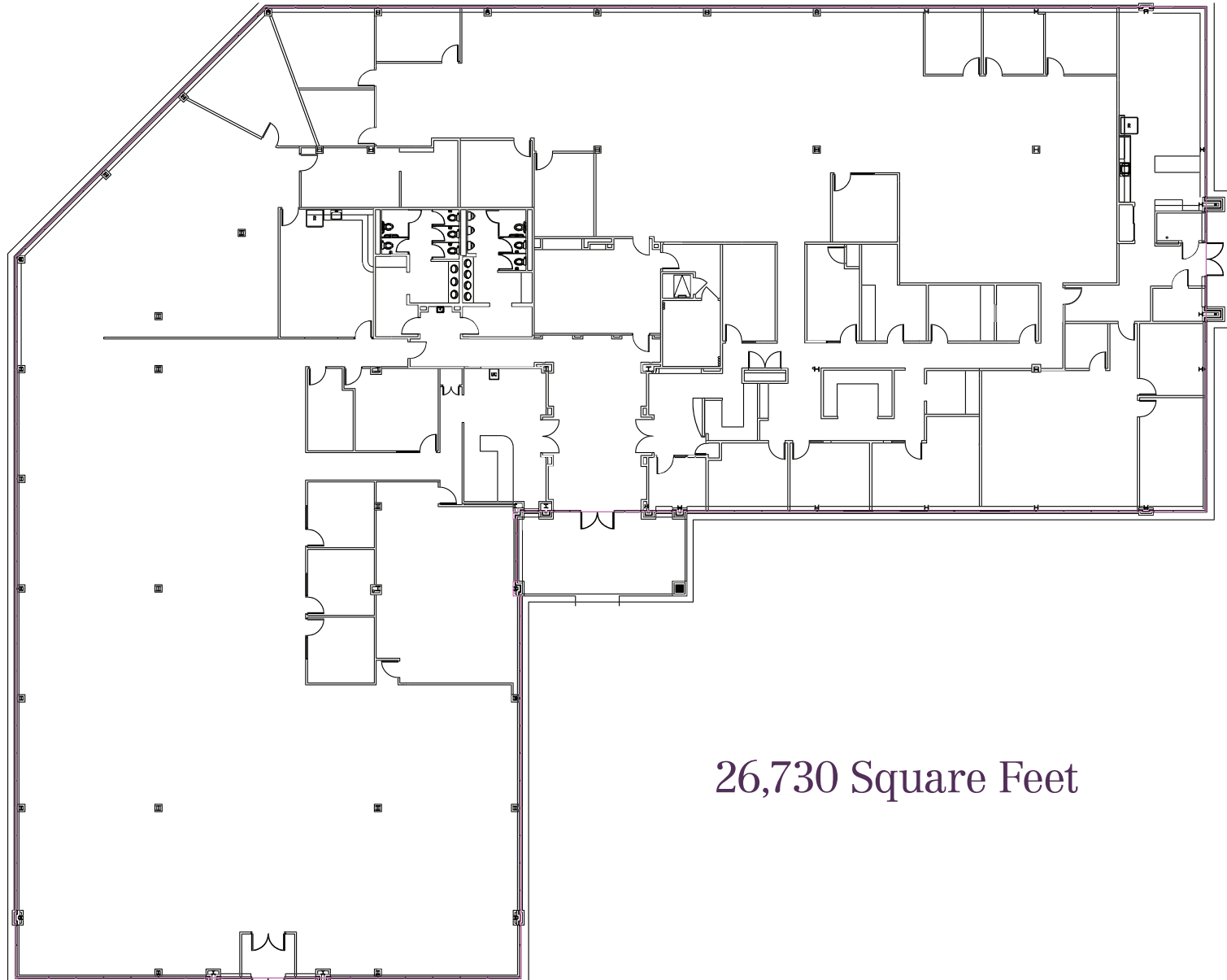
1247 Ward Avenue, West Chester, PA



Floor Plan

Brandywine Business Park

1247 Ward Avenue, West Chester, PA



26,730 Square Feet

Location Map

Brandywine Business Park

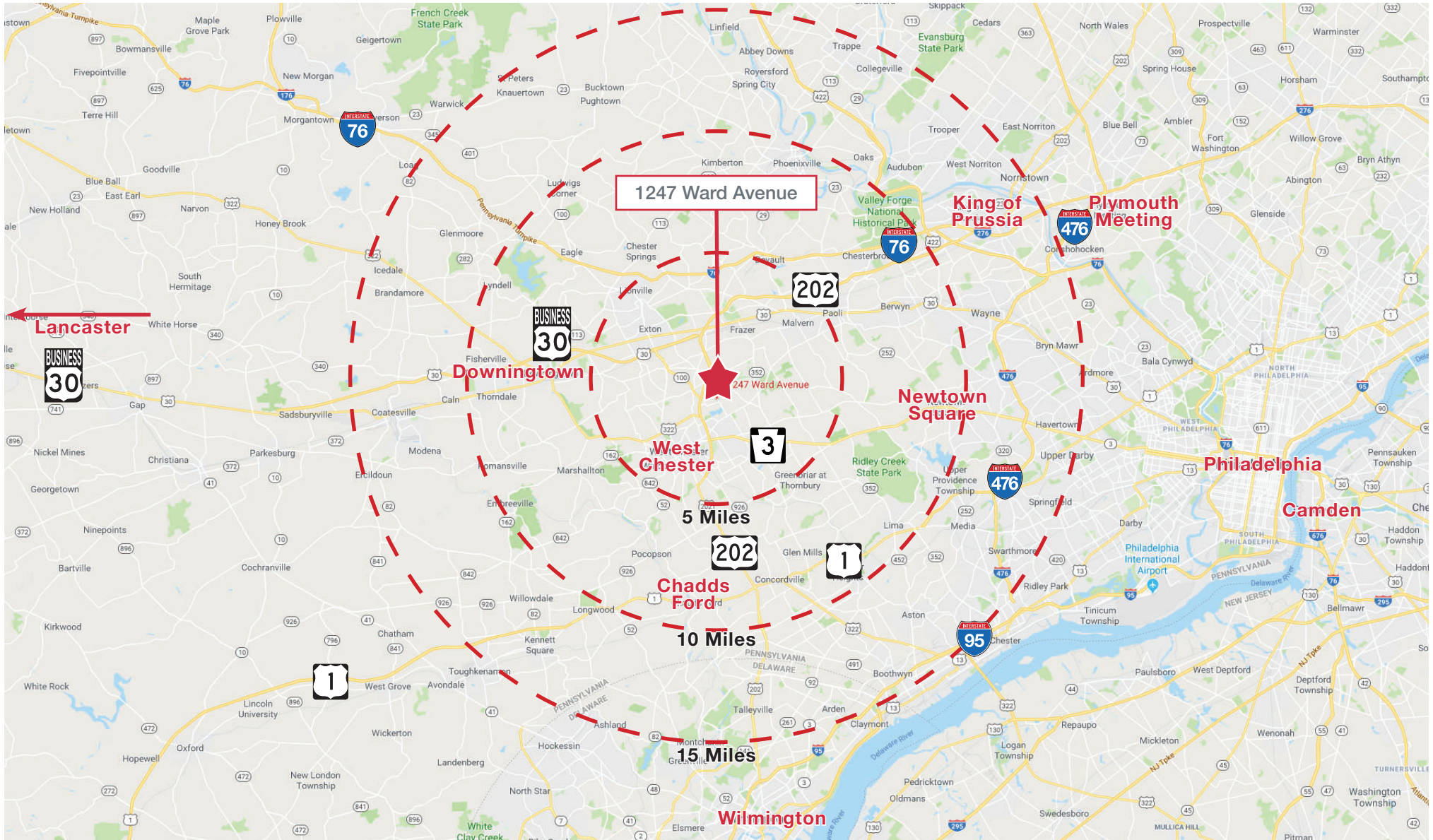
1247 Ward Avenue, West Chester, PA



Regional Map

Brandywine Business Park

1247 Ward Avenue, West Chester, PA



Demographics

Brandywine Business Park

1247 Ward Avenue, West Chester, PA

Corporate Presence

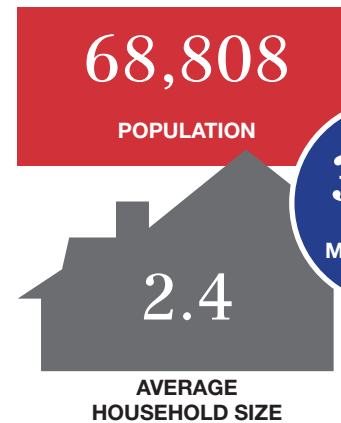
In 2018, West Chester continued to see a record number of businesses downtown, reduced crime and a robust social media outreach. West Chester continues to be ranked first among Pennsylvania's 958 boroughs for increasing numeric population by 1,589 (8.6%) from 18,459 in July 2010 to 20,048 in July 2018, according to the U.S. Census Bureau's 2018 sub-county population estimates. This is a decrease of 0.1% from 2017.

Chester County Economic Development Council (CCEDC)

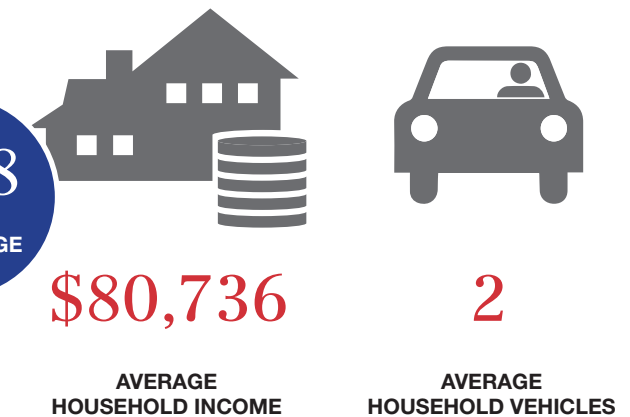
The lead economic development agency is the Chester County Economic Development Council (CCEDC). Its offices are located in the Eagleview Corporate Center. The CCEDC provides a wide range of services including financing programs, land and building site selection, international business assistance, workforce and training programs and financing, environmental assistance, alternative energy projects, agricultural economic development, manufacturing support and small business services and consulting.

Other services that are readily available for business owners and managers in the Exton Region include the Small Business Development Center provided through Kutztown University at its outreach office in Exton; the Chester County Library Business and Career Center; and Pennsylvania CareerLink, which provides one-stop delivery of career services to job seekers and employers.

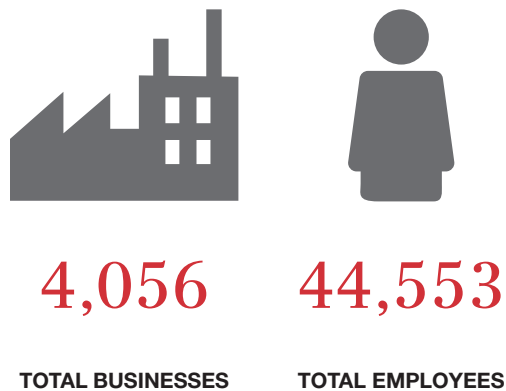
Key Facts



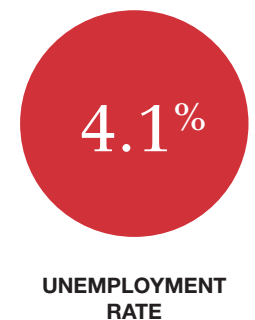
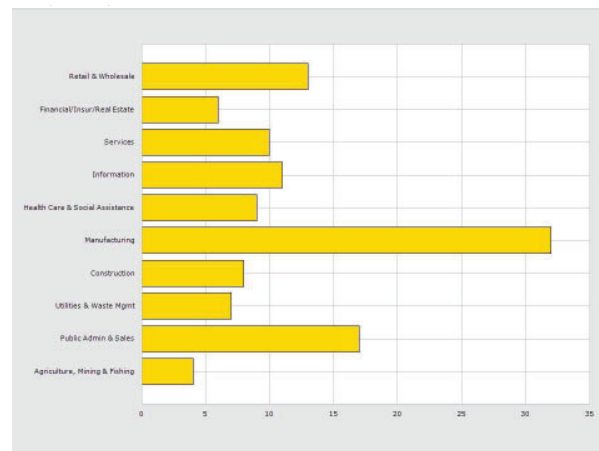
Income



Business



Employment



*Based on a 3 mile radius

Zoning

Brandywine Business Park

1247 Ward Avenue, West Chester, PA

I-1 Campus Light Industrial District (West Goshen, PA)

- A. District purpose and use regulations. The purpose of this district is to provide areas for industrial development seeking spacious and attractive settings. 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:
- (1) Research engineering or test laboratory.
 - (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not including a retail activity on the lot and not including a junkyard or the slaughtering of animals.
 - (2.1) Miniwarehouse or self-storage facility.
 - (3) Wholesale sales, storage or distribution.
 - (3.1) Microbrewery and brewery pub.
 - (4) Offices.
 - (5) Commercial airport.
 - (6) Public place of amusement or recreation; athletic club.
 - (7) Financial establishment.
 - (8) Agricultural use, as prescribed by the farm regulations in § 84-50 of this chapter.
 - (9) Radio and television studio, including the erection of microwave antennas for satellite communication and related equipment used for purposes of transmitting and receiving radio or electromagnetic waves from overhead satellites. The design standards of § 84-57.01D of this chapter shall apply.
 - (10) Kennels.
 - (11) Forestry, subject to the standards in § 84-57.8.
 - (12) Mineral extraction.
 - (13) Ambulatory care center.
 - (14) Accessory uses which are clearly incidental to the principal building structure or use, including but not limited to restaurant, cafeteria or recreational uses and a home-related business as an accessory use to a lawful nonconforming single-family detached dwelling.
 - (15) The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter. The area and bulk regulations of this article, the design standards of this article and the general performance design standards of this article shall apply to all uses permitted by special exception in the Campus Light Industrial District.
 - (a) Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).
 - (b) Child day-care center, adult day-care center and group day-care center.
 - (c) Retail sales as an accessory use, subject to the limitations imposed by § 84-53.
 - (16) The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter.
 - (a) Private club, provided that any building used for such use shall not be located within 500 feet of any residential use, subject to the area and bulk regulations, design standards and general performance standards of § 84-37B, C and D, and further provided that such club does not offer entertainment that would constitute a sexually oriented business.
 - (b) (Reserved)
 - (c) Public utility facility and gas and liquid pipeline facility subject to the standards in § 84-56.