



**323 SOUTH MATLACK 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

## PROPERTIES HIGHLIGHTS

- 2,500 - 11,546 SF of flex space in downtown West Chester
- Ample parking and yard space
- Loading dock and drive in door
- Space can be subdivided
- Stand alone building
- Signage available
- Located on south side of West Chester Borough with easy access to Route 202

**LEASE RATE: \$15/SF NNN**



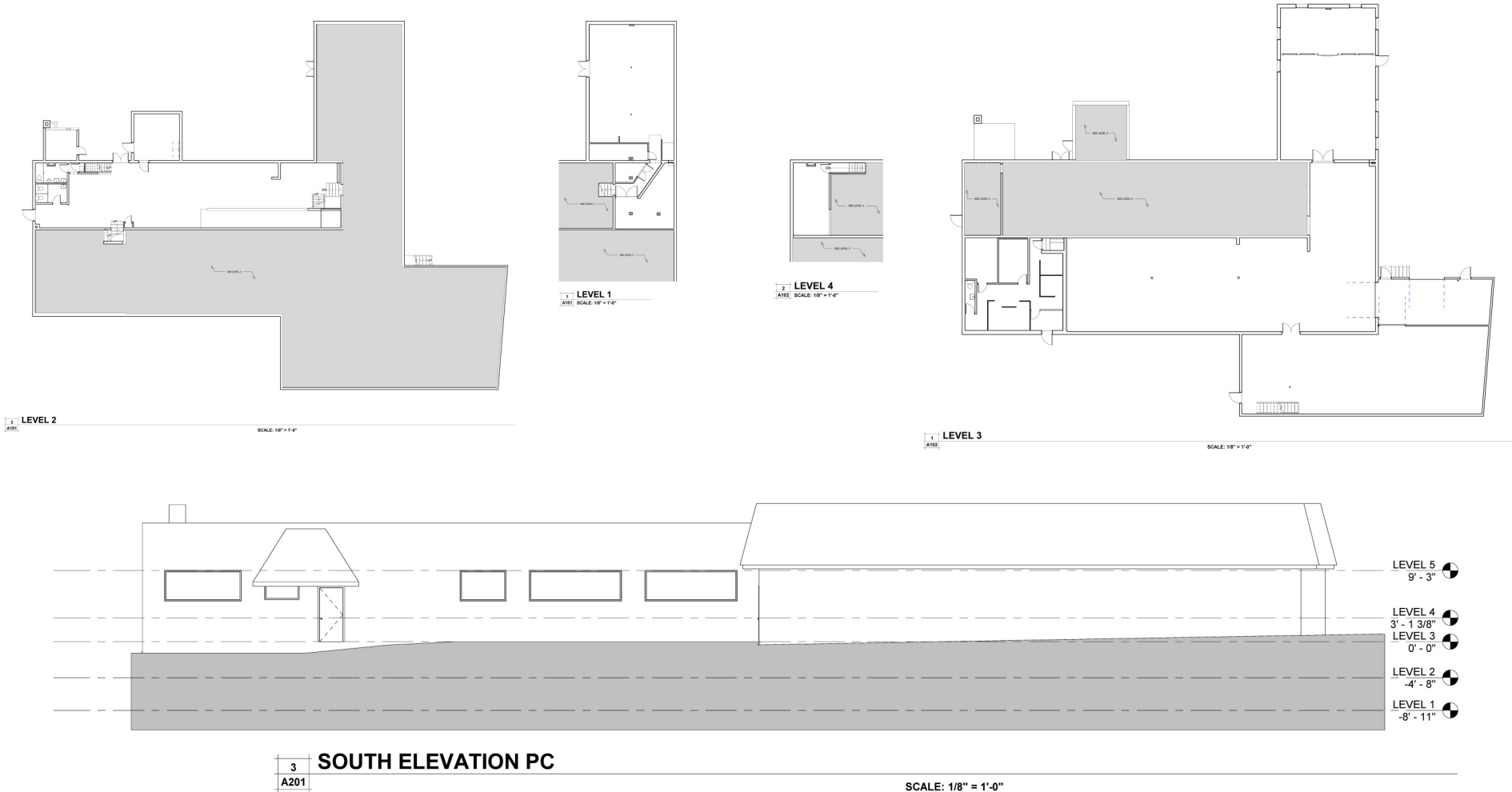
**323 SOUTH MATLACK STREET | WEST CHESTER, PA**



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380



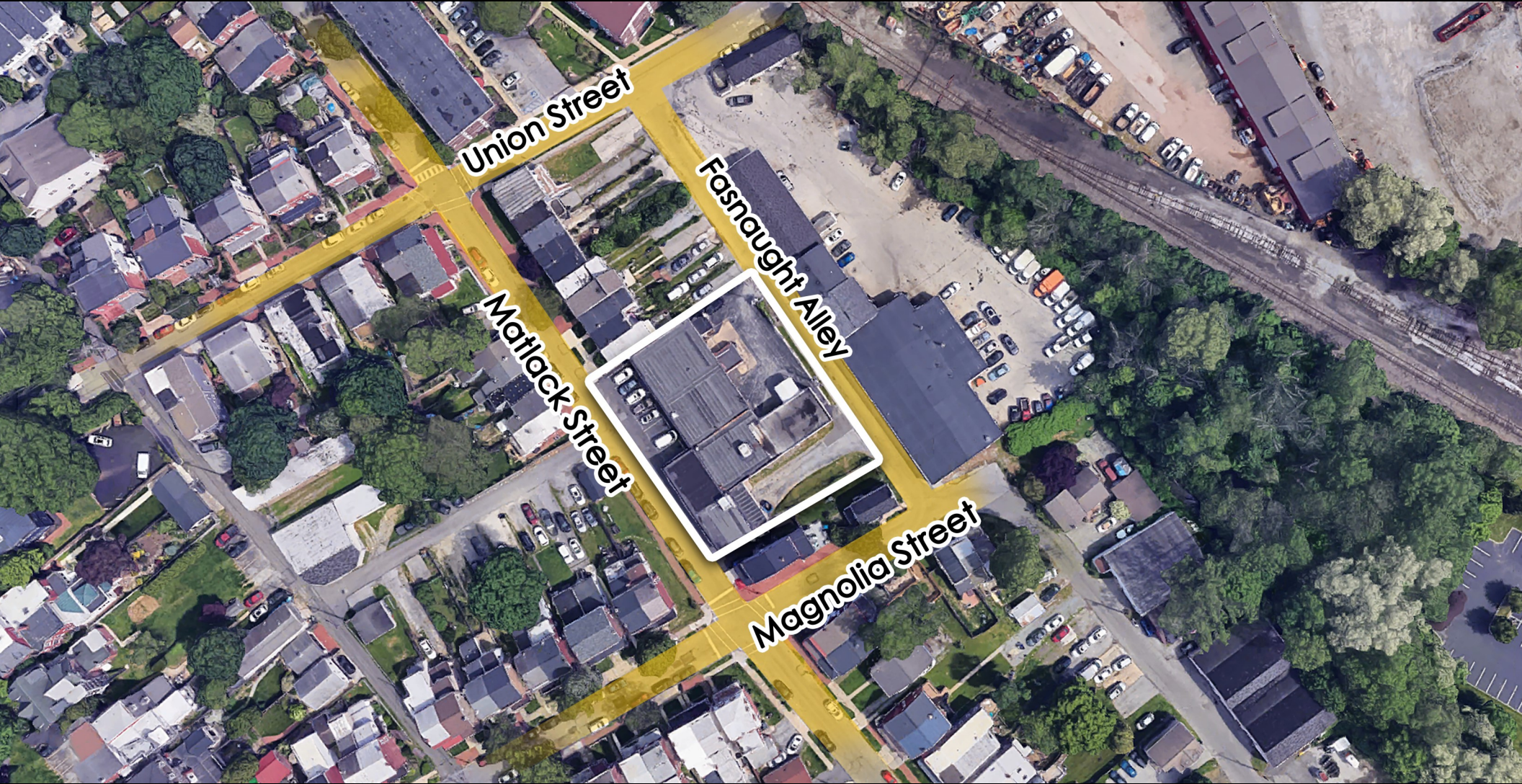
323 SOUTH MATLACK STREET | WEST CHESTER, PA



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380



**323 SOUTH MATLACK STREET | WEST CHESTER, PA**

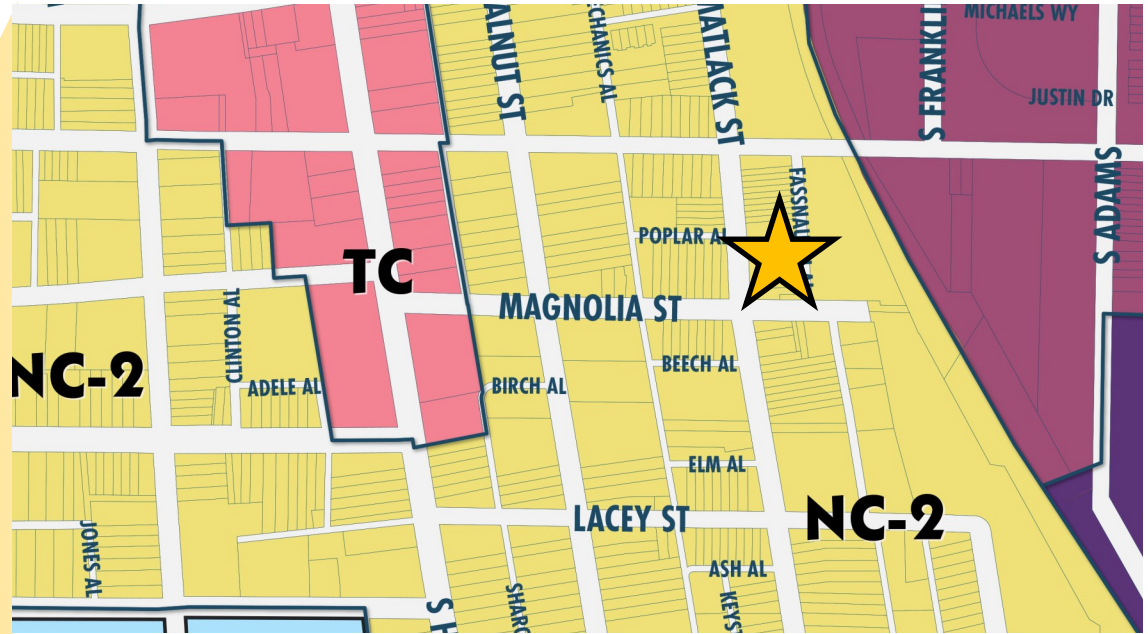
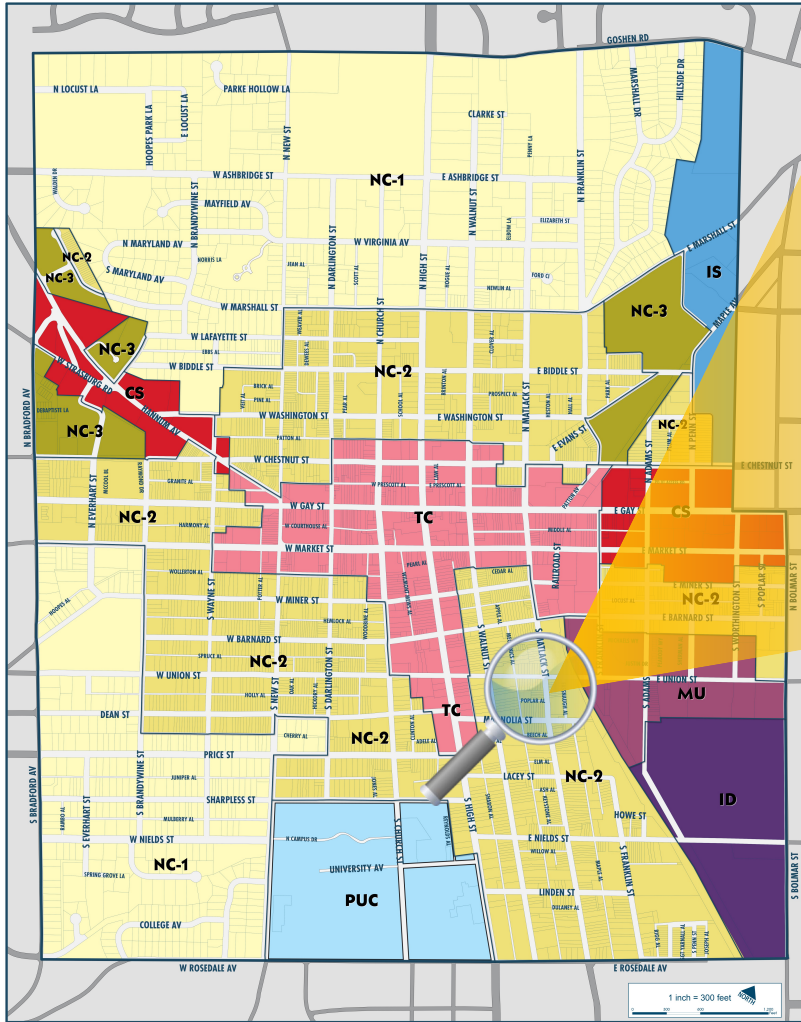


**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380

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



## NC-2: NEIGHBORHOOD CONSERVATION 2

### LEGEND

<b>NC-1</b>	NEIGHBORHOOD CONSERVATION 1	<b>MU</b>	MIXED USE	<b>IS</b>	INSTITUTIONAL
<b>NC-2</b>	NEIGHBORHOOD CONSERVATION 2	<b>TC</b>	TOWN CENTER	<b>PUC</b>	PLANNED UNIVERSITY CAMPUS
<b>NC-3</b>	NEIGHBORHOOD CONSERVATION 3	<b>CS</b>	COMMERCIAL SERVICE	<b>ID</b>	INDUSTRIAL

323 SOUTH MATLACK 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



# West Chester

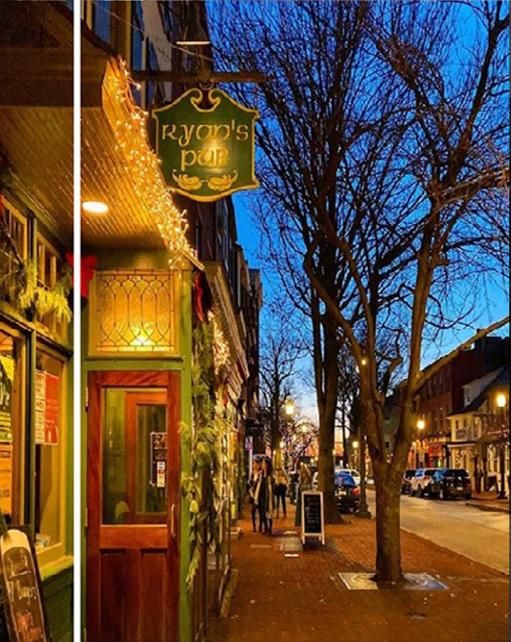
p e n n s y l v a n i a

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



# RARE SMALL FLEX SPACE

*For Lease*

## PILLAR REAL ESTATE ADVISORS

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

**ANDREW TURNER**

**ATURNER@PILLARREALESTATEADVISORS.COM**

**484-887-8202 | Ext. 102**

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."

**323 SOUTH MATLACK 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