



THE GAY STREET COMMONS

FOR LEASE: PROFESSIONAL OFFICE SUITES



117-123 W. GAY STREET, WEST CHESTER, PA



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



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PROPERTY FEATURES

- Newly Renovated Office Building
- Located in the Heart of West Chester Borough on Gay Street
- Flexible Suite Sizes
- Single Offices Available
- 3-Story Building with Ample Natural Light
- Convenience & Amenities Include:
 - Coffee & Grocery Store on 1st Floor of Building
 - Shared Conference Rooms
 - Storage Area in Lower Level
 - +/- 60 Retail/Restaurants within Walking Distance
 - Elevator Serviced Building
- ALL INCLUSIVE RENTAL RATES,
INCLUDING UTILITIES + Building Internet



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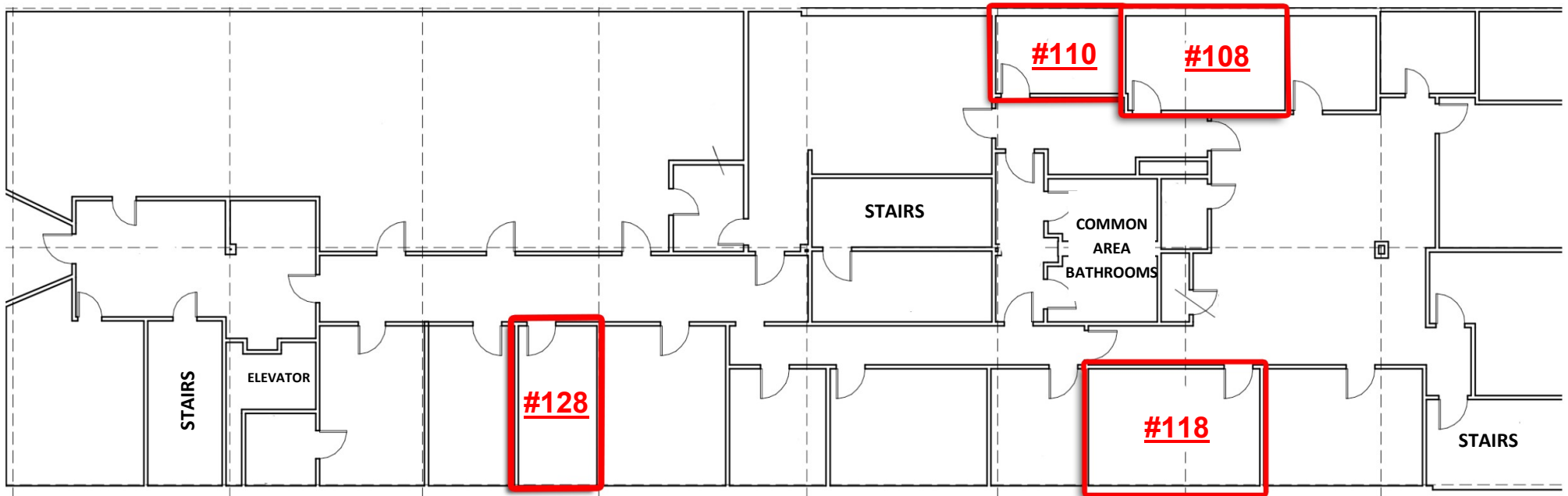
1ST FLOOR: AVAILABLE SUITE

Suite #108: \$275/Month (All Inclusive)

Suite #110: \$300/Month (All Inclusive)

Suite #118: \$650/Month (All Inclusive)

Suite #128: \$325/Month (All Inclusive)



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**CHESTER COUNTY
COURT HOUSE**

RETAIL/RESTAURANTS NEARBY

IRON HILL
BREWERY & RESTAURANT

SALOON 1ST
WHISKEY BAR & GRILL

the **couchtomato**

Kildare's
WEST CHESTER

HW
HOTEL WARNER

The **Classic**
DINER

P
PIETRO'S PRIME
STEAKHOUSE • MARTINI BAR

LANDMARK
AMERICANA
TAP & GRILL

MERCATO
ristorante and bar

EST. 1980
CARLINO'S

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Located at the corner of Gay & Church Street. The development includes two 59-ft, mixed-use retail and office structures and a 10,000 SF plaza.



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THE BOROUGH OF WEST CHESTER—CHESTER COUNTY

The property is located in the Borough of West Chester, the county seat of Chester County, located in eastern Chester County, Pennsylvania. The population of the borough was 18,461 as of the 2010 census, a 3.4% increase from 2000. The borough's population has seen even more dramatic increases from 2010 to 2015, with an estimated 2015 population of 19,842, a 7.5% increase from 2010.

West Chester is served by the West Chester Area School District, which includes three high schools (Henderson High School, West Chester East High School, and Rustin High School), three middle schools, and ten elementary schools. West Chester University is located in the borough south of the commercial and retail center and has experienced a rapid rate of enrollment increases in recent years.

Major roadways in and around the municipality include US Route 202 and the US 322 bypass. US Route 202 runs north to King of Prussia and south to Interstate 95 just north of Wilmington, Delaware. Additional roadways include east/west State Route 3 which becomes westbound Gay Street and eastbound Market Street in downtown West Chester. Major north to south running streets in the borough include High and New Streets.

Chester County is part of the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Consolidated Metropolitan Statistical Area (MSA), which, under the 2009 definitions, contains 11 counties in four states. The MSA is located in the eastern portion of the United States in the midst of the highly urbanized and industrial region which sprawls from Washington, D.C. to Boston, Massachusetts. Philadelphia is located approximately 95 miles from New York, 142 miles from Washington, D.C., 102 miles from Baltimore and 315 miles from Boston.

The Philadelphia Metropolitan Division (MD) is comprised of five counties in southeastern Pennsylvania: Bucks, Chester, Delaware, Montgomery and Philadelphia counties. The subject is located in Chester County.

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A black and white photograph of two hands shaking in a firm grip, symbolizing a business agreement or partnership. The hands are wearing white dress shirts and dark suit jackets.

PILLAR REAL ESTATE ADVISORS

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

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