

**AVISON  
YOUNG**



**ASTORIA**  
PROPERTY COMPANY LLC.

# 1230 | American Boulevard West Chester, PA

Partnership. Performance.

## AVAILABLE FOR LEASE

- **Rare Opportunity**- West Chester Class A Office Building
- Brand New Renovations including new HVAC, Roof and Windows
- **LED lighting** in parking lot and entire building provides **substantial cost savings**
- 27,000 sf building
- **Spectacular lobby** and **collaborative areas** throughout the building
- Located in Brandywine Business Park
- **6.43 Acre** site in West Goshen Township with 5/1000 parking
- Located *less than 2 miles from Route 202, Route 3, West Chester Borough*

**27,000 sf MOB Building**  
**12,100 sf Available**

**For more information please contact:**

**Scott Williams, Principal**

D 610.276.3147

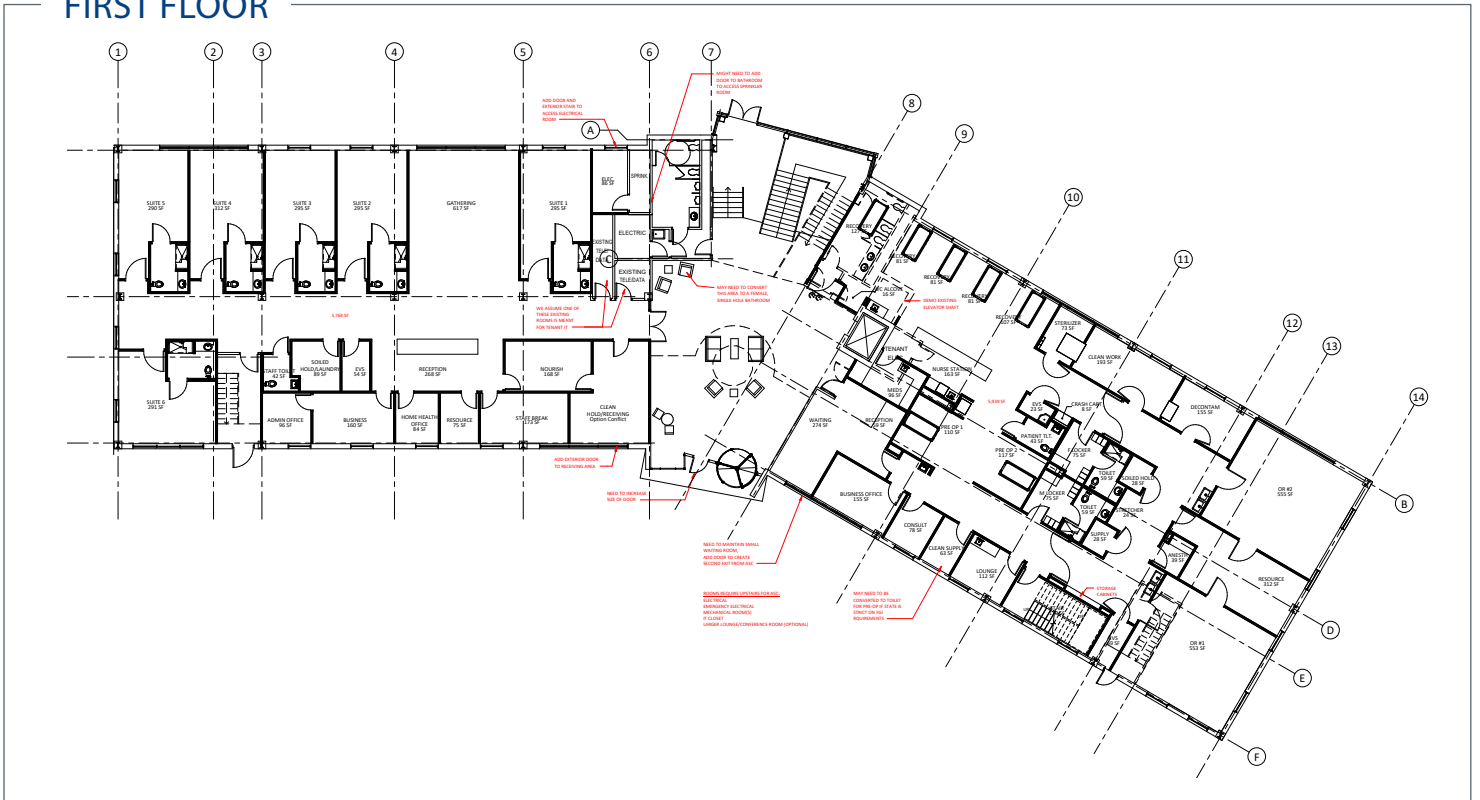
C 610.721.9912

scott.williams@avisonyoung.com

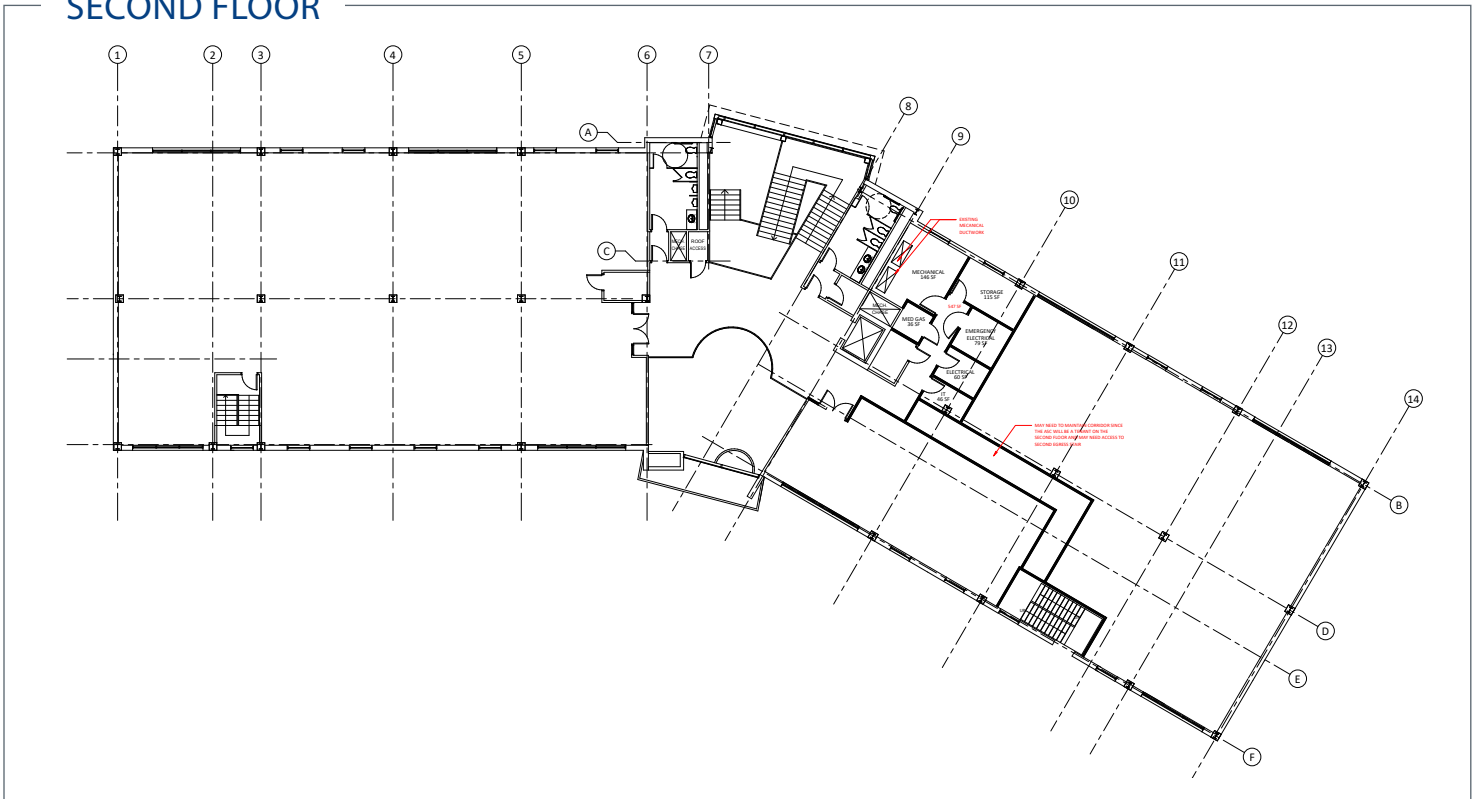
# FOR LEASE: RARE WEST CHESTER OPPORTUNITY

1230 American Boulevard, West Chester, PA

## FIRST FLOOR



## SECOND FLOOR



Existing Condition



Building Potential





### Convenient Location



1.2 miles



3.3 miles



3.6 miles



9.5 miles



2.6 miles



2.8 miles



8.2 miles



14.0 miles



17.1 miles

### Driving Times:

Downtown West Chester:	10 minutes
Malvern:	14 minutes
Downingtown:	18 minutes
Conshohocken:	25 minutes
Center City Philadelphia:	40 minutes
Philadelphia Airport:	40 minutes



Intelligent  
Real Estate  
Solutions



Platinum  
member

avisonyoung.com