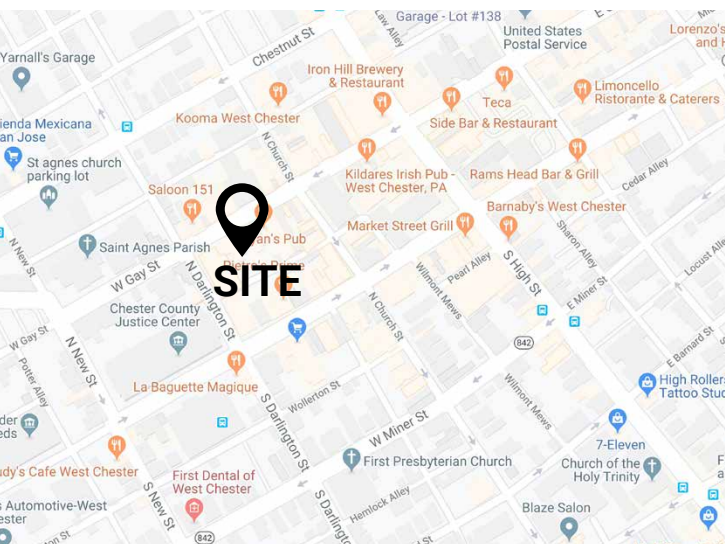


**± 3,000 SF OFFICE SPACE AVAILABLE**  
140 W Gay Street | West Chester, PA 19380

**FOR LEASE:**  
**\$19.50 PSF**

## PROPERTY FEATURES

- ✓ ± 3,000 SF Office Space For Lease
  - 2nd Floor: ± 2,000 SF
  - 3rd Floor: ± 1,000 SF
- ✓ \$19.50 PSF Gross
- ✓ 5 Onsite Parking Spaces
- ✓ Abundant Borough Parking Available, both On Street and Parking Garage
- ✓ Excellent West Chester Borough Location
- ✓ Excellent natural light throughout



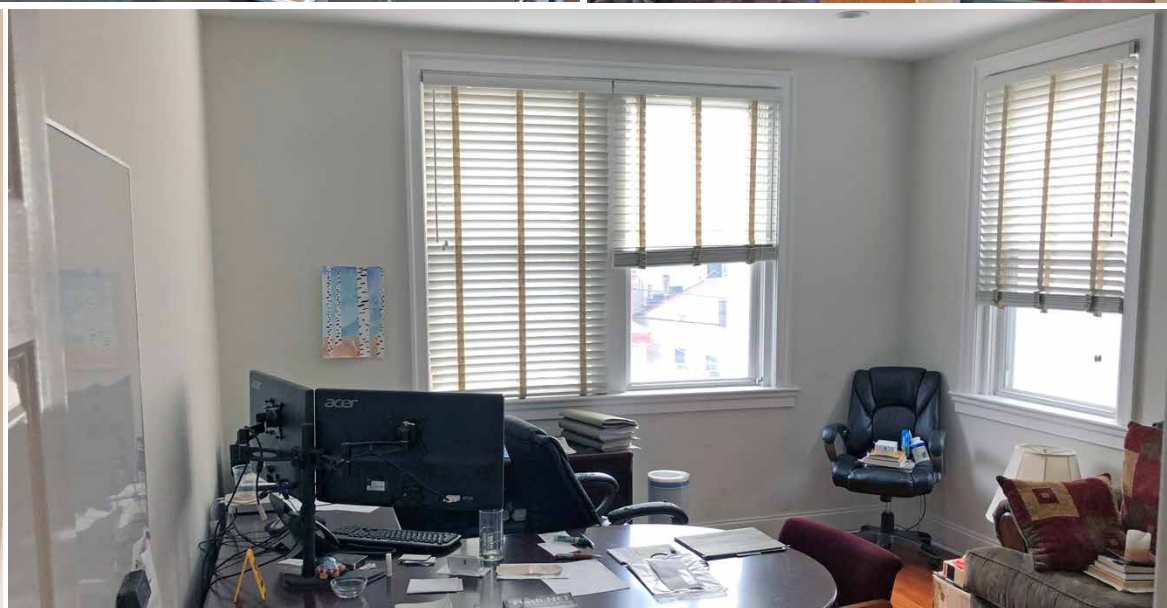
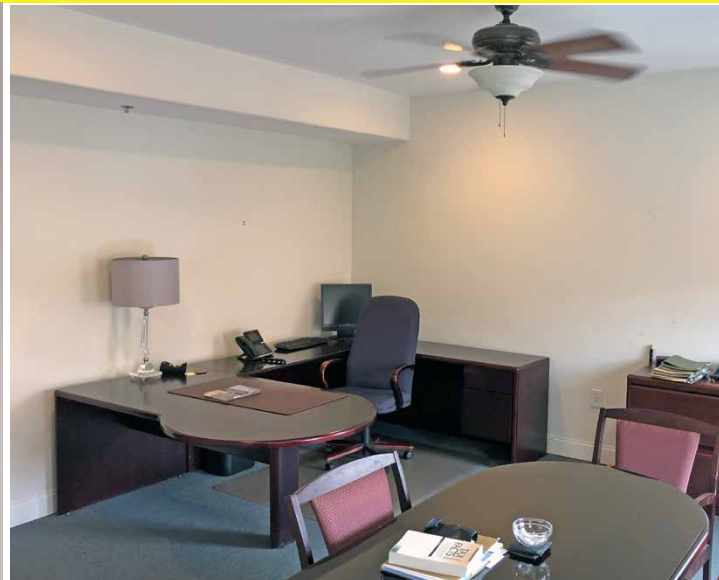
## CONTACT US

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**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

# WEST CHESTER PROPERTY PHOTOS: 140 W GAY STREET



  
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# WEST CHESTER SITE LOCATION AERIAL: 140 W GAY STREET



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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



**ROYAL  
FARMS**



**WSFS** bank  
We Stand For Service



Regency  
Centers.



Bank of America®



**IRON HILL**  
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