



HIGHLY VISIBLE MEDICAL/OFFICE SPACE

AVAILABLE ON THE MAIN LINE



1301 LANCASTER AVE | BERWYN, PA 19312



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

- 1,420-2,322 SF Medical/Office Space For Lease
- Total Contiguous Space of 3,742 SF
- High Visibility Signage Opportunity on Lancaster Ave
- Very Well-maintained with On-site management
- High Traffic Area with Strong Demographics
- Abundance of On-site Parking
- Professional Tenant Mix

LEASE RATE: \$24/SF



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Suite 101:

- 2078 SF
- Private Reception/Waiting Area
- Private Conference Room
- Private Kitchen

Suite 201 (can be combined with Suite 202):

- 2322 SF
- Fit out as a dental office/move In ready
- Dental equipment included
- Private reception/waiting area
- Private Kitchen

Suite 202 (can be combined with Suite 201):

- 1420 SF
- Private Reception Area
- Bullpen Space
- 3 Private Offices
- Private Conference Room



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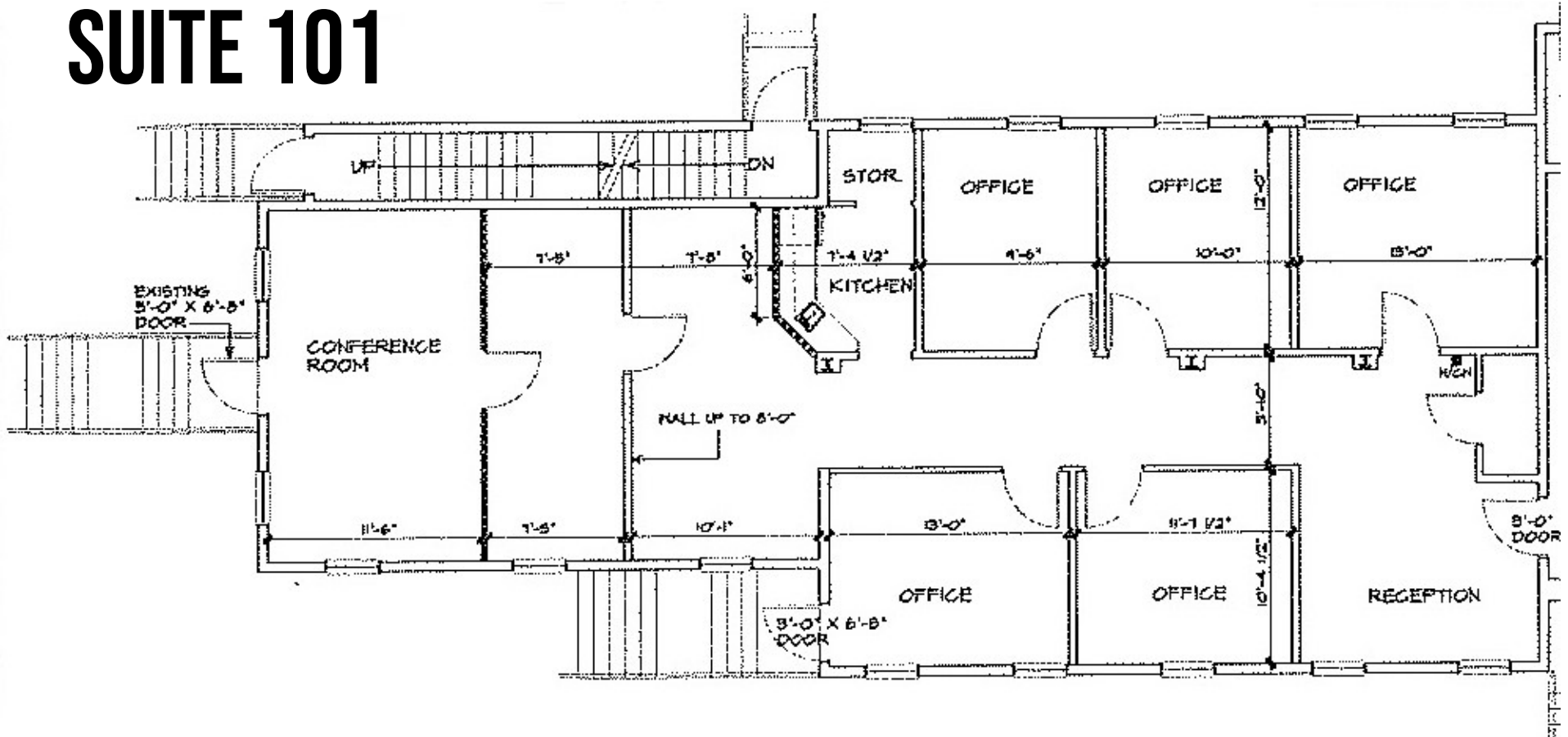


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SUITE 101



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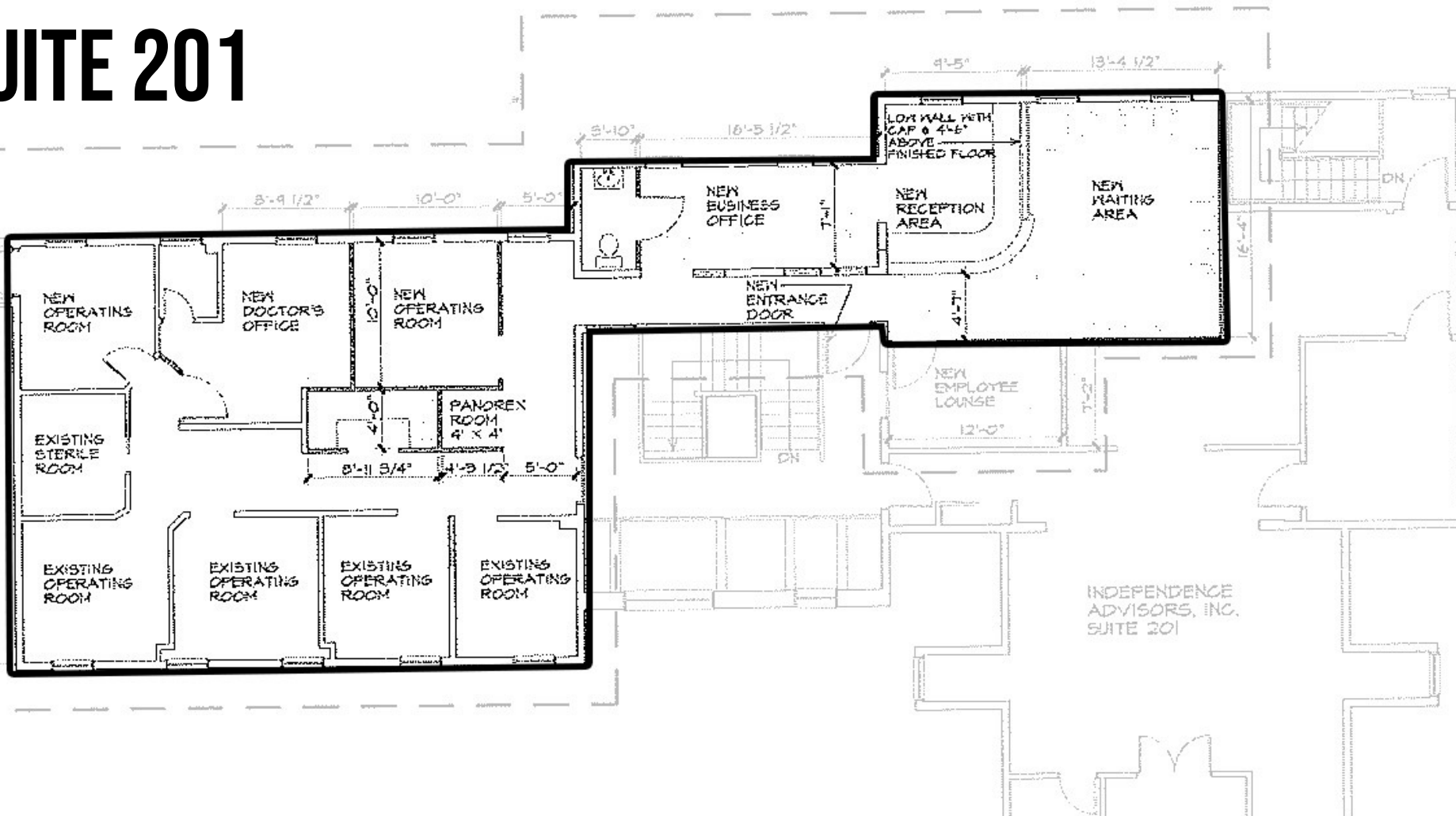
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SUITE 201



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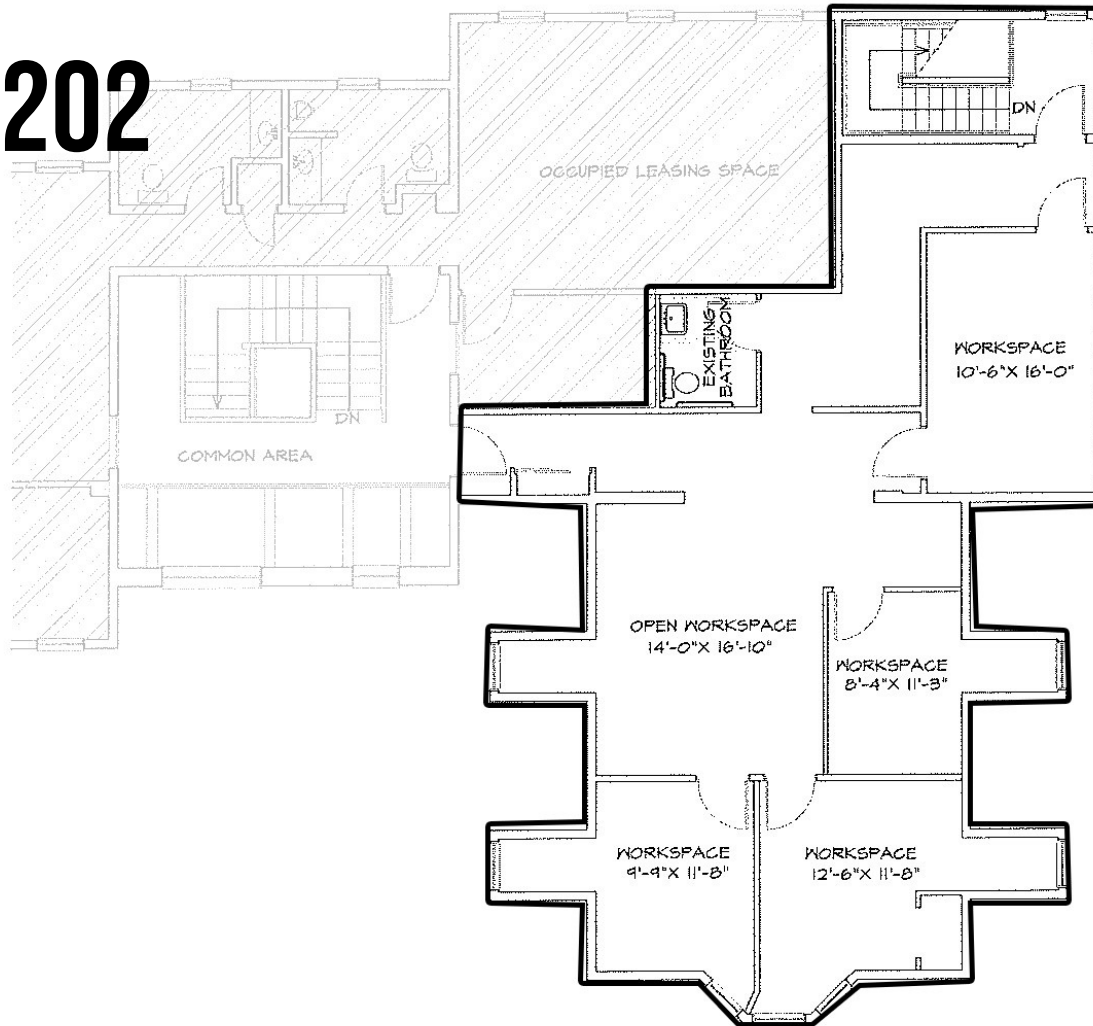


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SUITE 202



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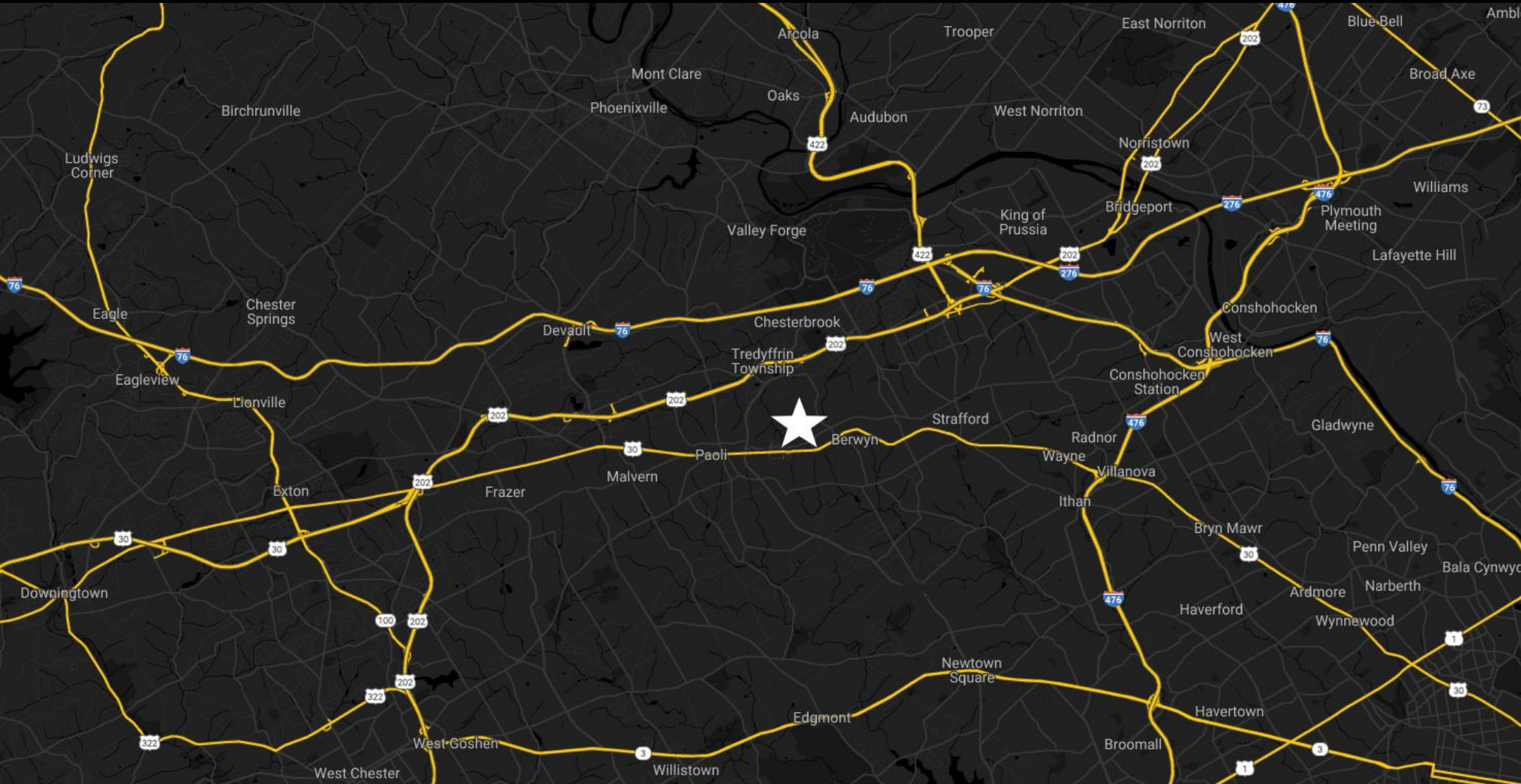
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PILLAR REAL ESTATE ADVISORS

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

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