



**AVISON
YOUNG**



Office Spaces Available For Lease

63

Chestnut Road
Paoli, PA

Partnership. Performance.

FOR LEASE: TWO OFFICE SPACES IN THE UPPER MAIN LINE SUBMARKET

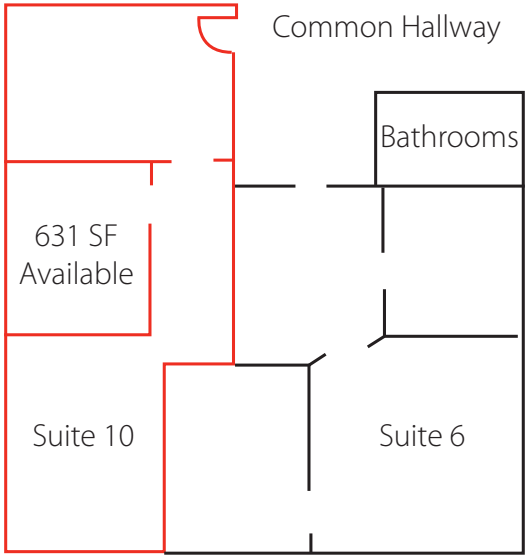
- Location:** > Right off of Lancaster Avenue and walkable to the Paoli SEPTA Train Station
- Building:** > Total of 10,000 SF Office Building
> First floor: 631 SF with two private offices and reception area. Larger office has built-in bookcases.
> Second floor: 329 SF with one private office and reception area
- Rental Rate:** > First floor: \$19.00 PSF + electric and janitorial
> Second floor: \$17.00 PSF + electric and janitorial
- Notes:** > Excellent location within walking distance to the Paoli Train Station and all of the shops and restaurants in town.
> Abundant parking and quiet setting

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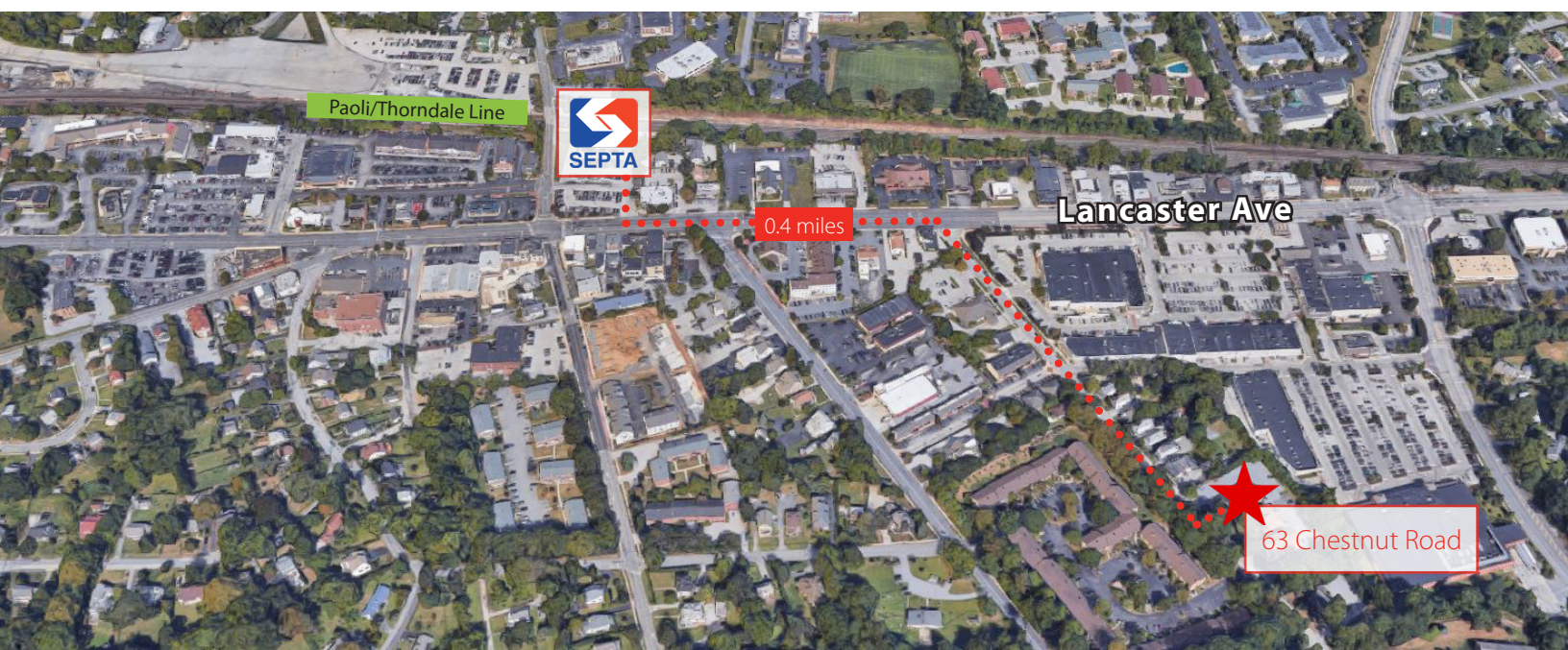
63 CHESTNUT ROAD

FLOOR PLAN - 2ND FLOOR

Amenities Map:



Location Map:



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