

The Roberts Building

100 East Lancaster Avenue

Downingtown, PA 19335

## Class "A" Office/Retail Space for Lease

### Property Highlights

- Downtown's premier building
- Excellent visibility
- Dedicated parking
- Low common area factor
- High-end finishes throughout
- Controlled signalized intersection
- Flexible deal structures
- Numerous restaurants and amenities within walking distance
- Located at the intersection of Route 30 (Lancaster Avenue) and Route 322 (Brandywine Avenue) in the heart of Chester County

**FREE PARKING**  
in the heart of the Borough

### Available Space

- 1st floor (Office/Retail):  
- 5,999 RSF
- Lower Level:  
- 3,609 RSF  
*Can be combined with 1st floor space*
- 2nd floor (Office):  
- 1,679 RSF\*  
- 1,806 RSF\*  
*Can be combined for 3,485 RSF*
- 3rd floor (Office):  
- 6,917 RSF

YOUR NAME HERE

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For more information, please contact:



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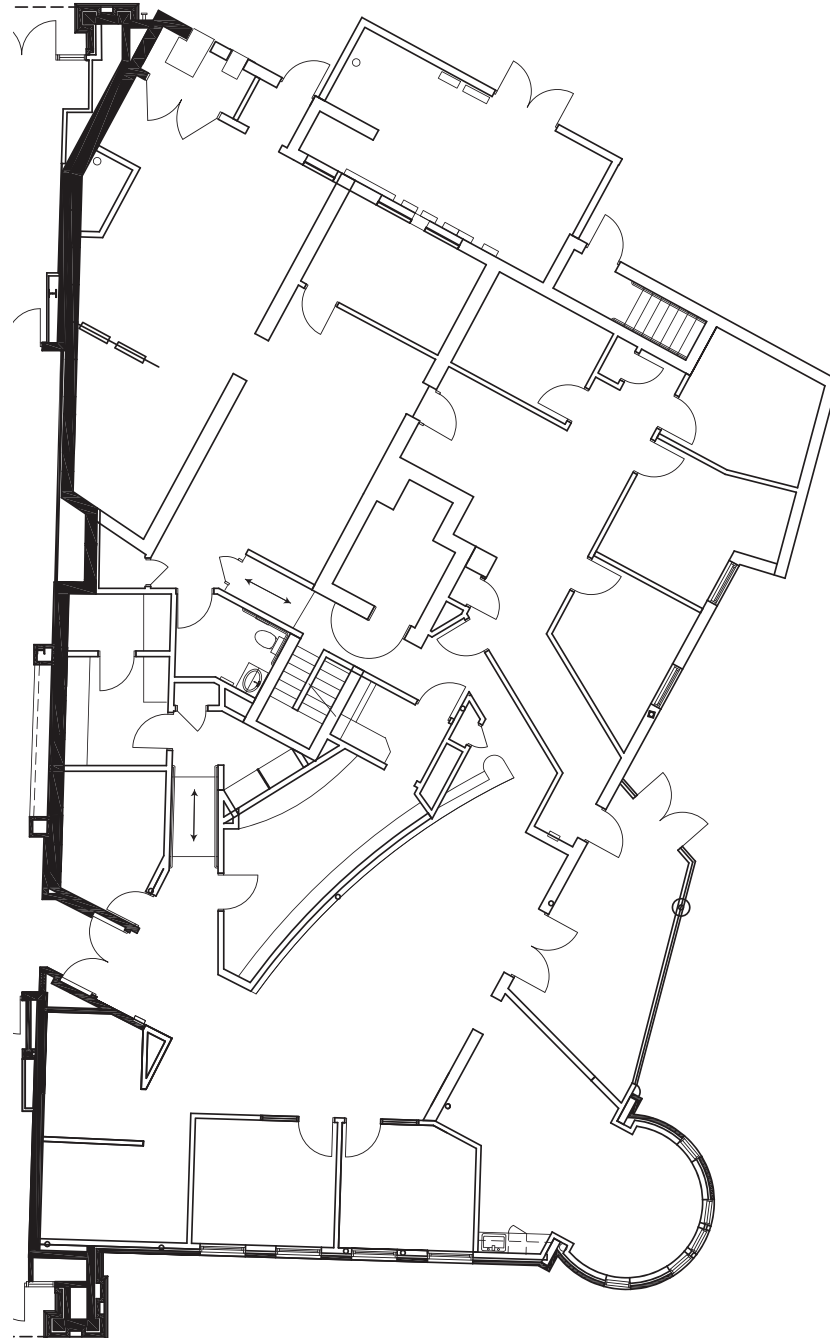
Class "A" Office/Retail Space for Lease  
**100 E. Lancaster Avenue**  
Downingtown, PA 19335

First Floor: ± 5,999 RSF  
*Can be combined with lower level space*

### Space Features

- Premier corner retail location and visibility
- Prominent signage on both building sides
- Interior and direct street entrance
- Flexible retail and office uses
- Can be subdivided
- Convenient parking

• **\$18.00/RSF NNN**



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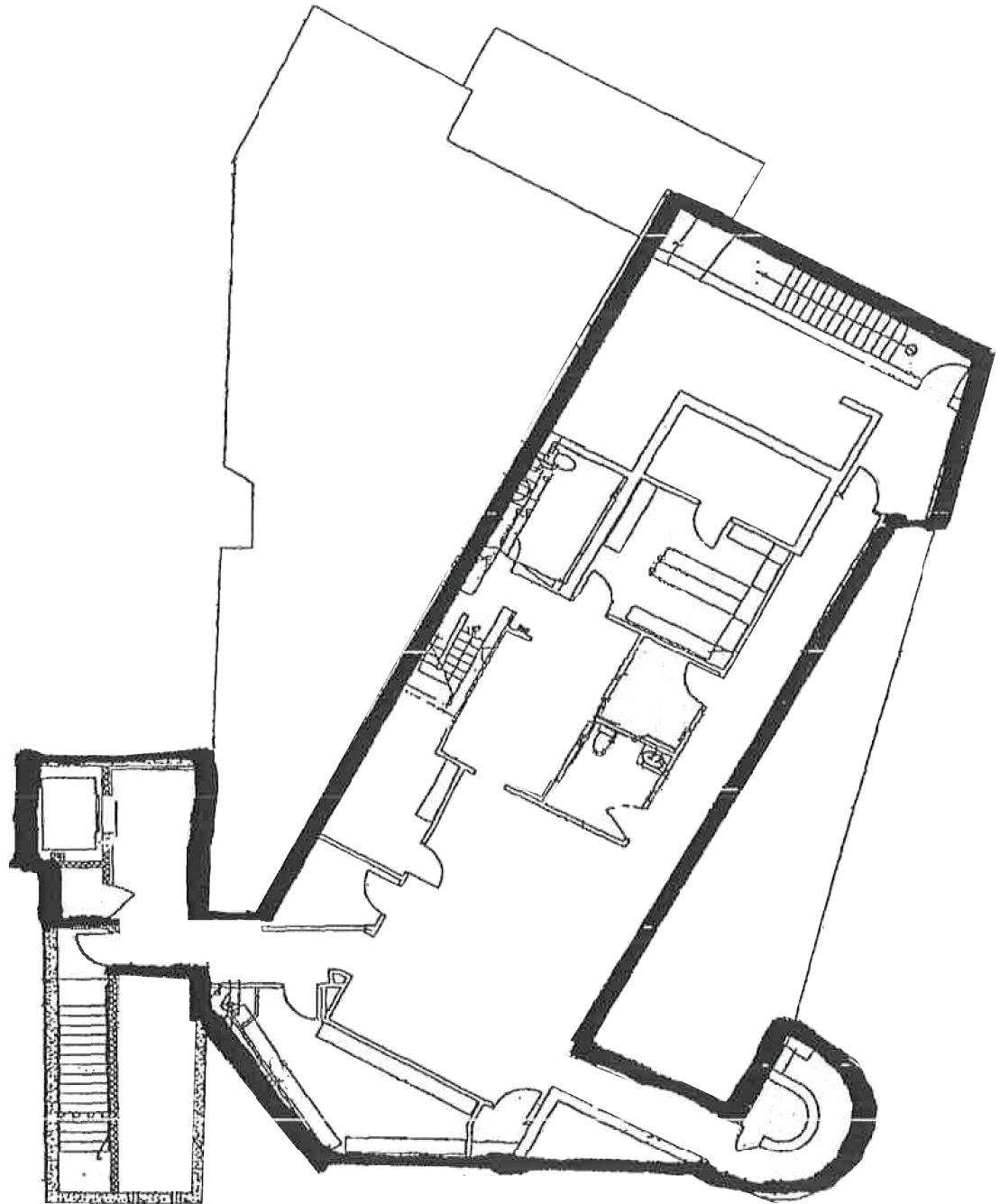
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Class "A" Office Space for Lease  
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Lower Level:  $\pm$  3,609 RSF  
*Can be combined with 1st floor space*

### Space Features

- Space is elevator served
- Perfect for ancilliary use
- Private restroom facilities
- Private kitchenette
- Flexible uses
- Convenient parking
- Direct outside access for deliveries



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Class "A" Office Space for Lease

100 E. Lancaster Avenue

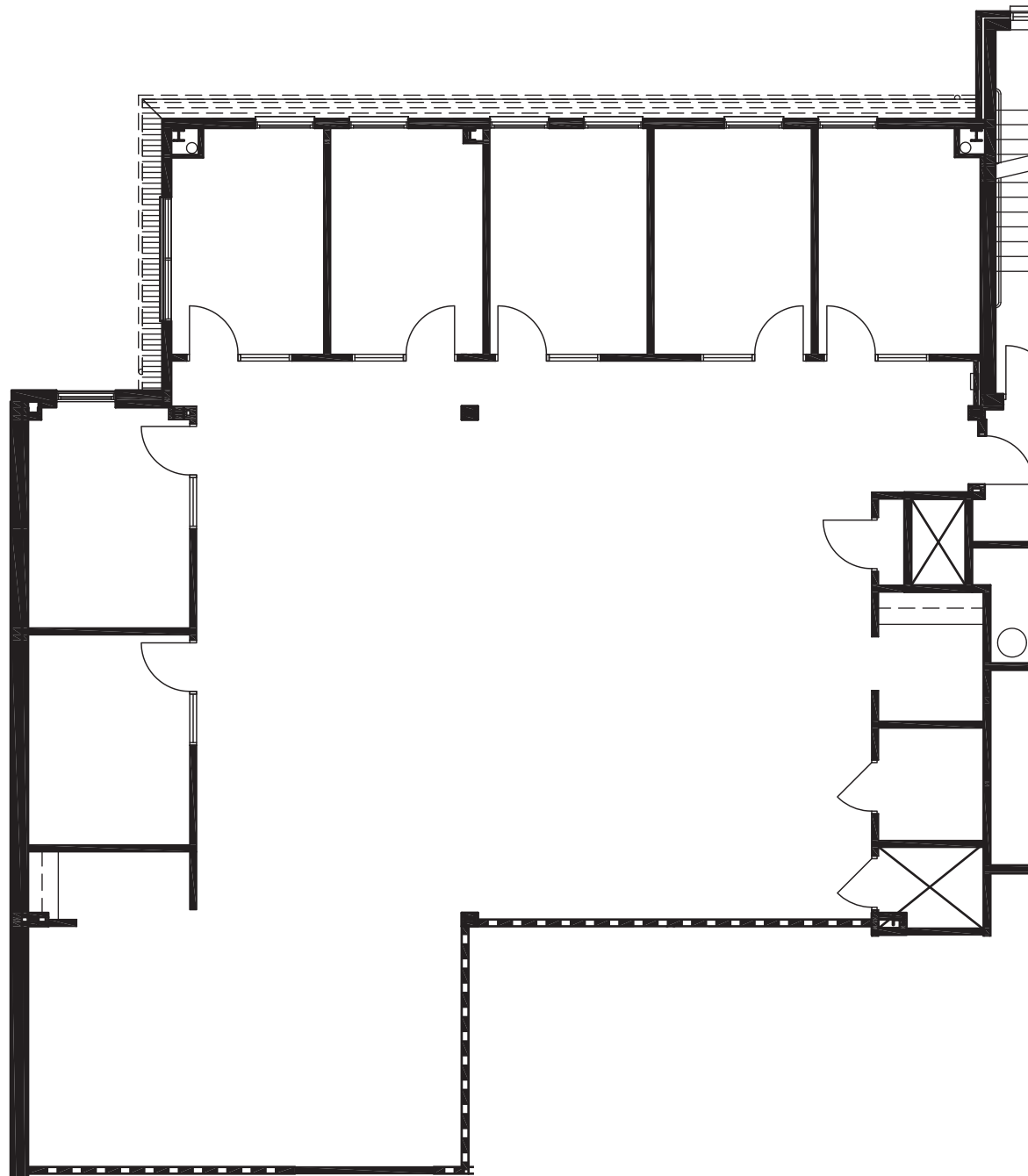
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Second Floor:  $\pm$  3,485 RSF

## Space Features

- Prominent potential signage
- Flexible office uses
- 9' finished ceilings
- High-end finishes throughout
- Convenient parking
- Tremendous glassline
- Move-in ready condition

• **\$18.50/RSF + Electric & Janitorial**



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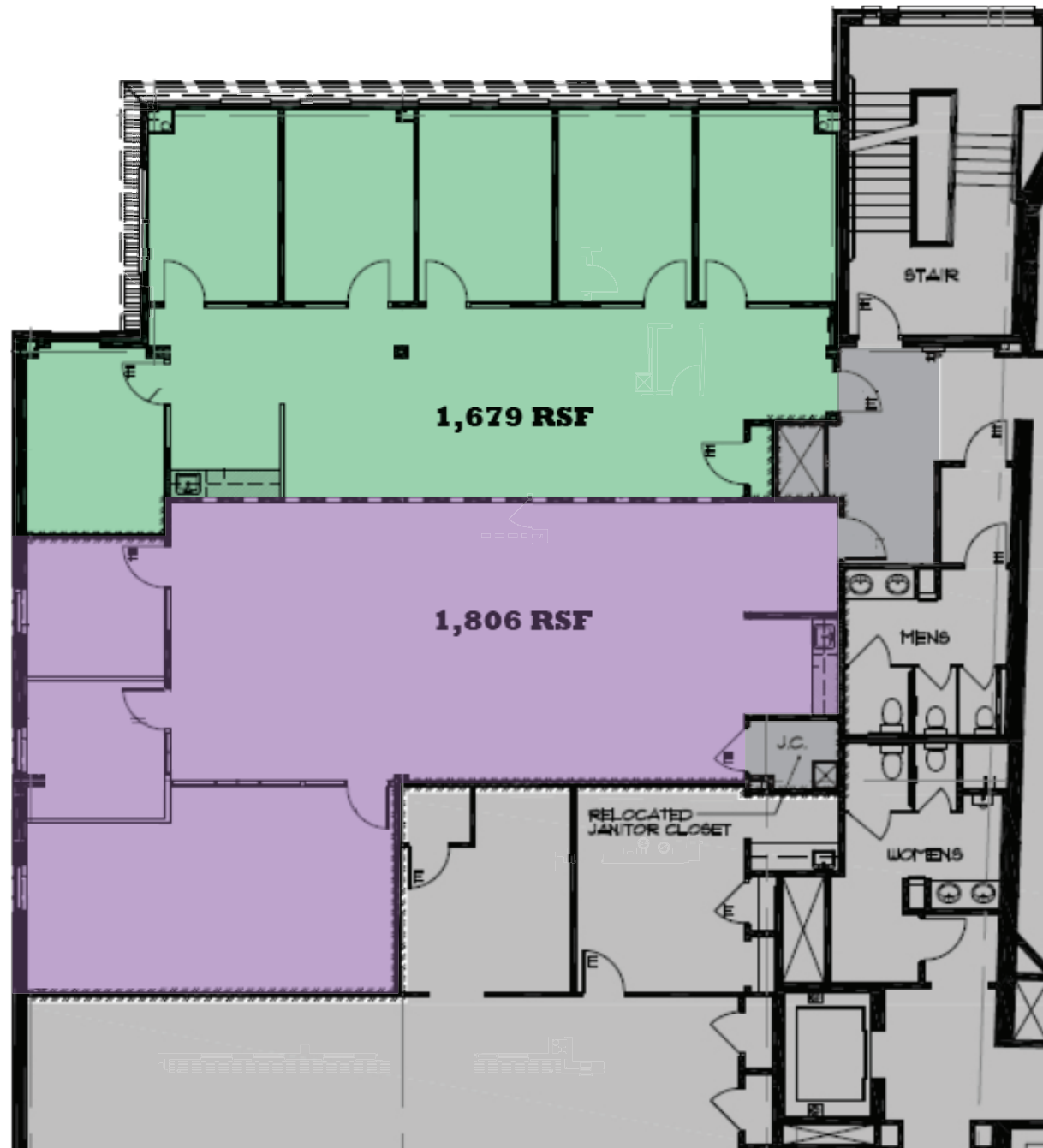
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1,679 RSF & 1,806 RSF

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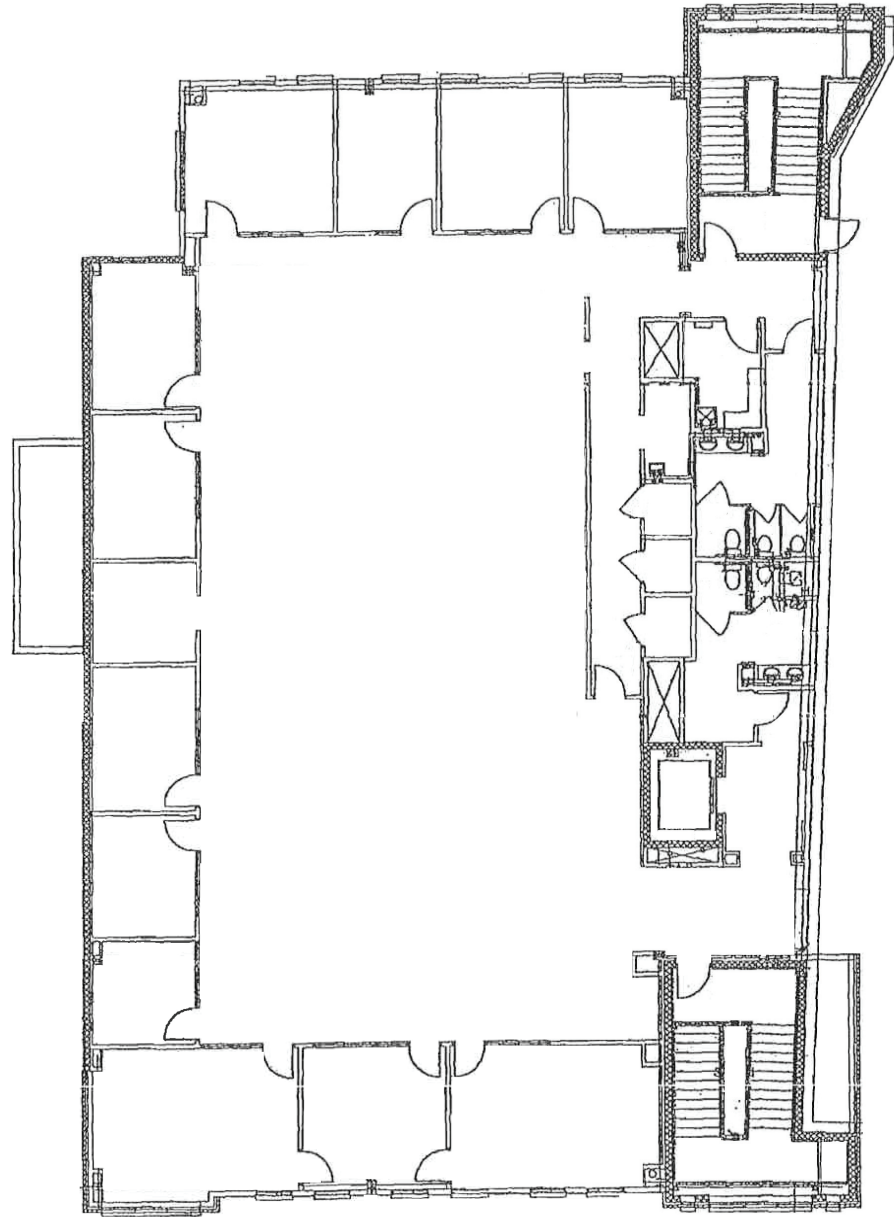
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Third Floor: ± 6,917 RSF

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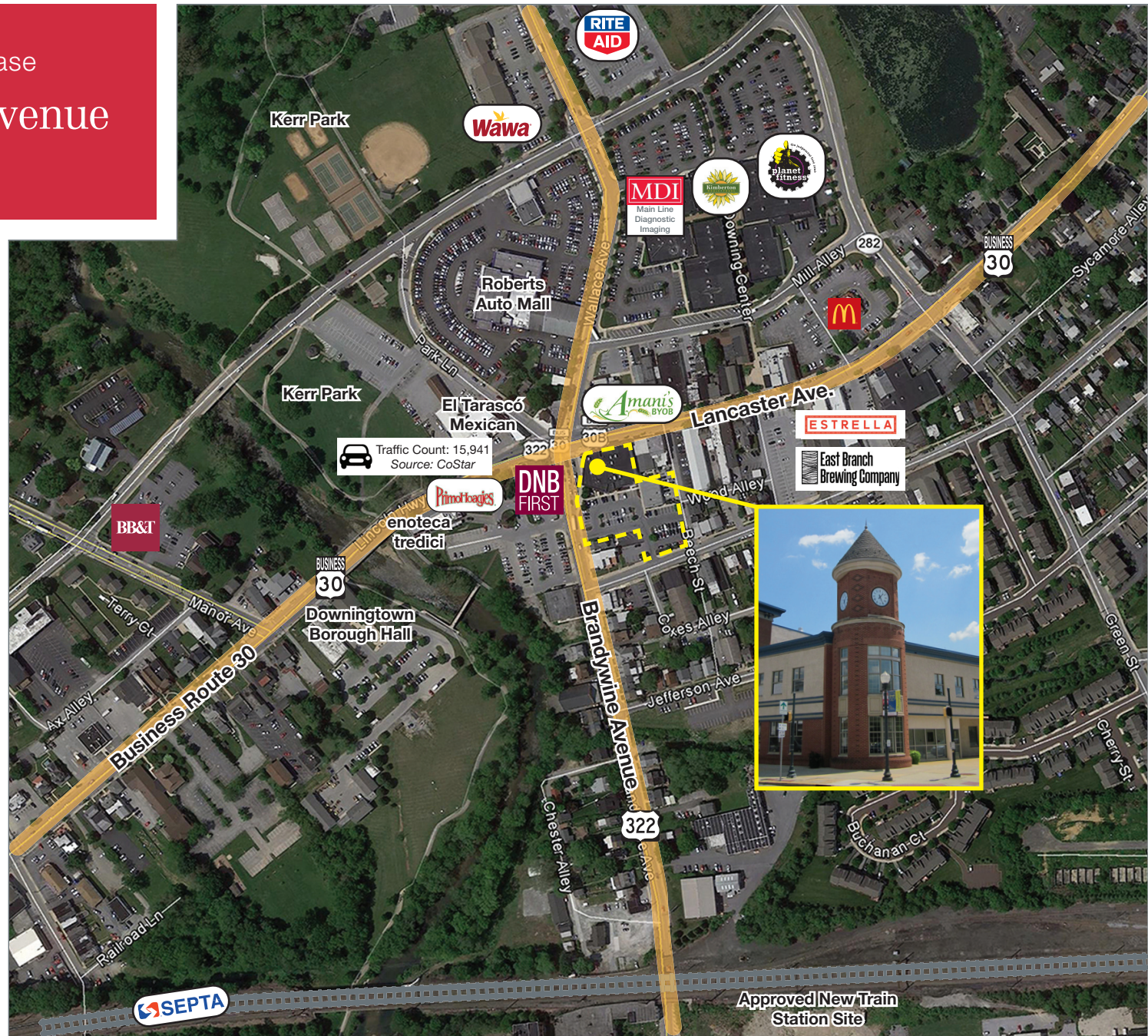
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Amenities Map



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