



**// 55 COUNTRY CLUB DR**

For Lease | Office Space | 1,500 - 4,993 SF



**HUNTER  
DURANT**  
REAL ESTATE ADVISORY FIRM

# // HIGHLIGHTS



- // Modern and Bright Design**  
The building features a contemporary aesthetic with ample natural light and sleek finishes.
- // Spacious Layout**  
With 4,993 SF, the space boasts plenty of room for a business to grow and thrive.
- // Easy Access**  
The location is conveniently situated near Route 30 and Exton Bypass, making it easy for commuters.
- // Peaceful Setting**  
Building is on the Downingtown Country Club golf course, providing a serene environment for both clients and employees to enjoy.
- // Minutes from Downingtown**  
Located a few minutes from Downingtown, a vibrant town with plenty of amenities.

# AMENITY MAP



# DRIVE TIME MAP

## <15 Min Drive Time

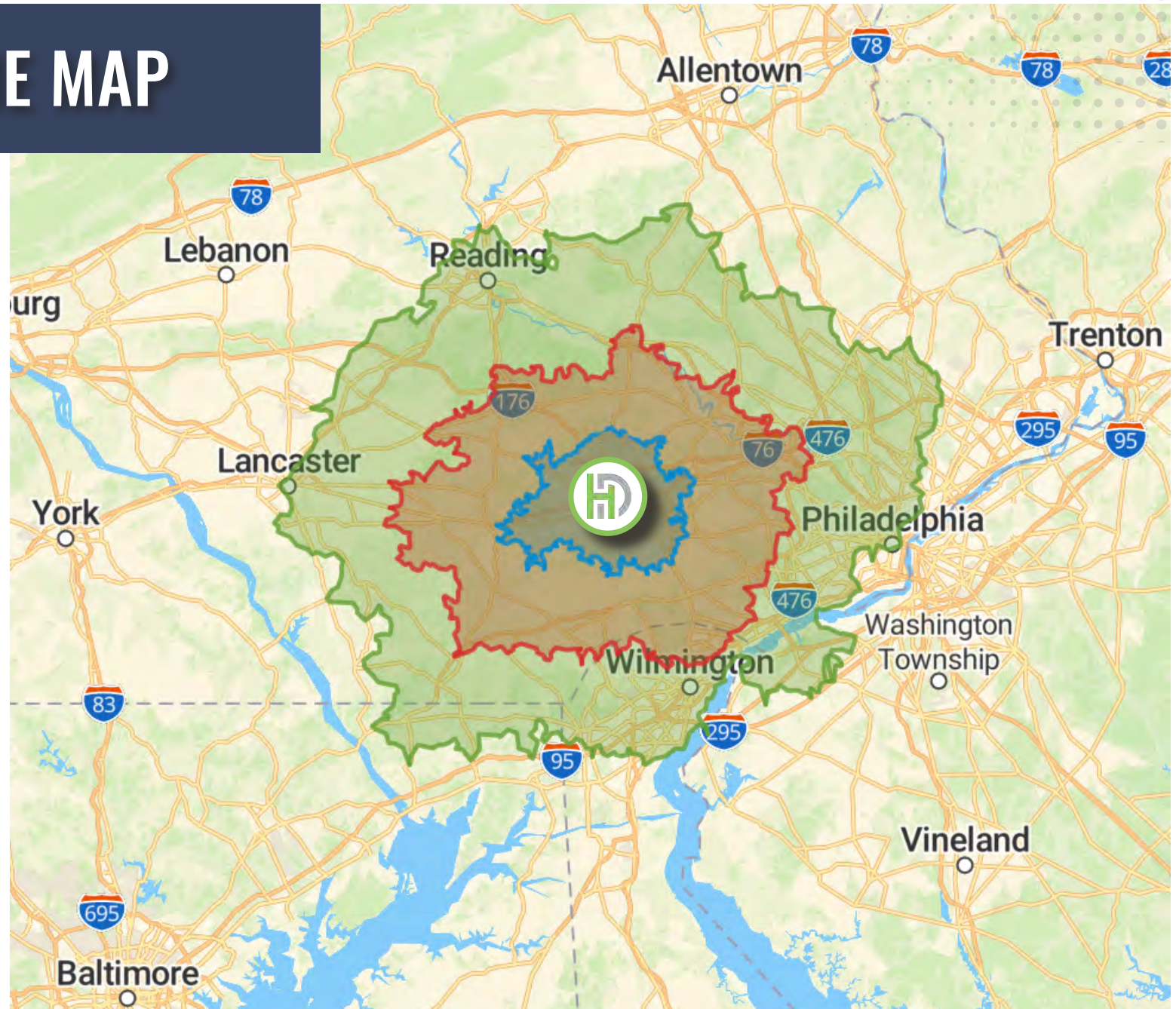
Exton	11 Min
West Chester	14 Min

## <30 Min Drive Time

King of Prussia	22 Min
Phoenixville	30 Min
Pottstown	30 Min
Kennett Square	30 Min
Conshohocken	30 Min

## <45 Min Drive Time

Philadelphia	40 Min
Wyomissing	40 Min
Lancaster	45 Min
Wilmington	45 Min



# PHOTOS





# PEACEFUL SETTING

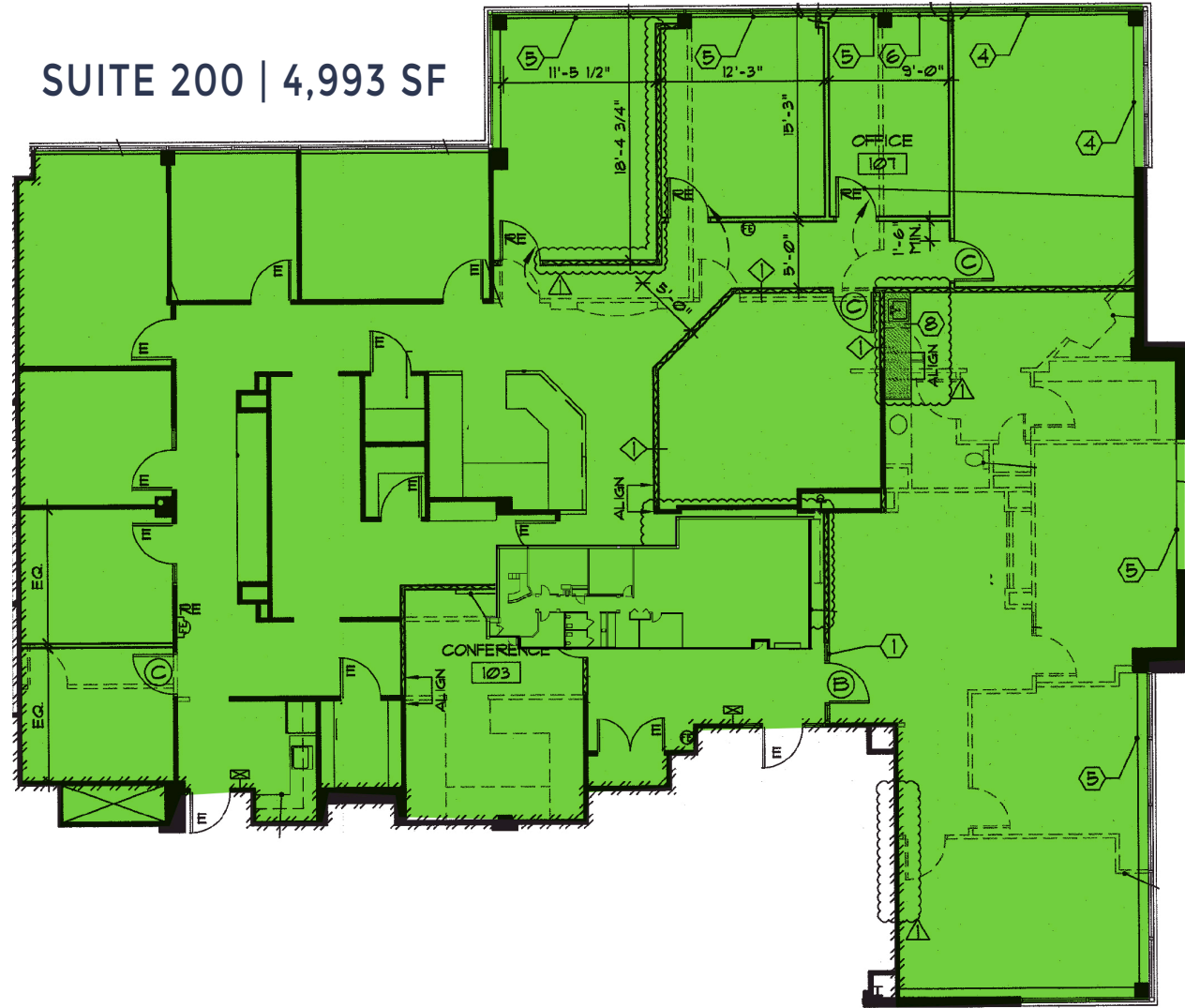
Experience the convenience of being located next to the prestigious Downington Country Club.



# FLOOR PLAN

SUITE 200 | 4,993 SF

SUITE 200 | 4,993 SF





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## CONTACT US

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