

## Property Summary



### PROPERTY DESCRIPTION

Introducing 17 Wilmont Mews, an exceptional commercial office space for lease in the heart of downtown West Chester, PA. This modern property offers an ideal blend of functionality and style, featuring a spacious floor plan, ample natural light, high ceilings and great views of downtown. With its versatility, this space is perfect for a wide range of businesses, from tech startups to creative studios and more. The property boasts convenient amenities and a prime location, making it an attractive option for businesses looking to locate their operations in an appealing work environment.

### PROPERTY HIGHLIGHTS

- Entire 5th floor available, overlooking downtown West Chester
- Individual offices available on the 4th floor, starting at \$625/month
- Secure elevator access to suites
- Walkable to downtown West Chester

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN; Full Service)	
Available SF:	120 - 2,700 SF	
Building Size:	19,800 SF	

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,281	4,646	7,837
Total Population	4,788	12,558	21,433
Average HH Income	\$99,292	\$150,332	\$141,224

### ERIC STRETCH

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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

## Additional Photos



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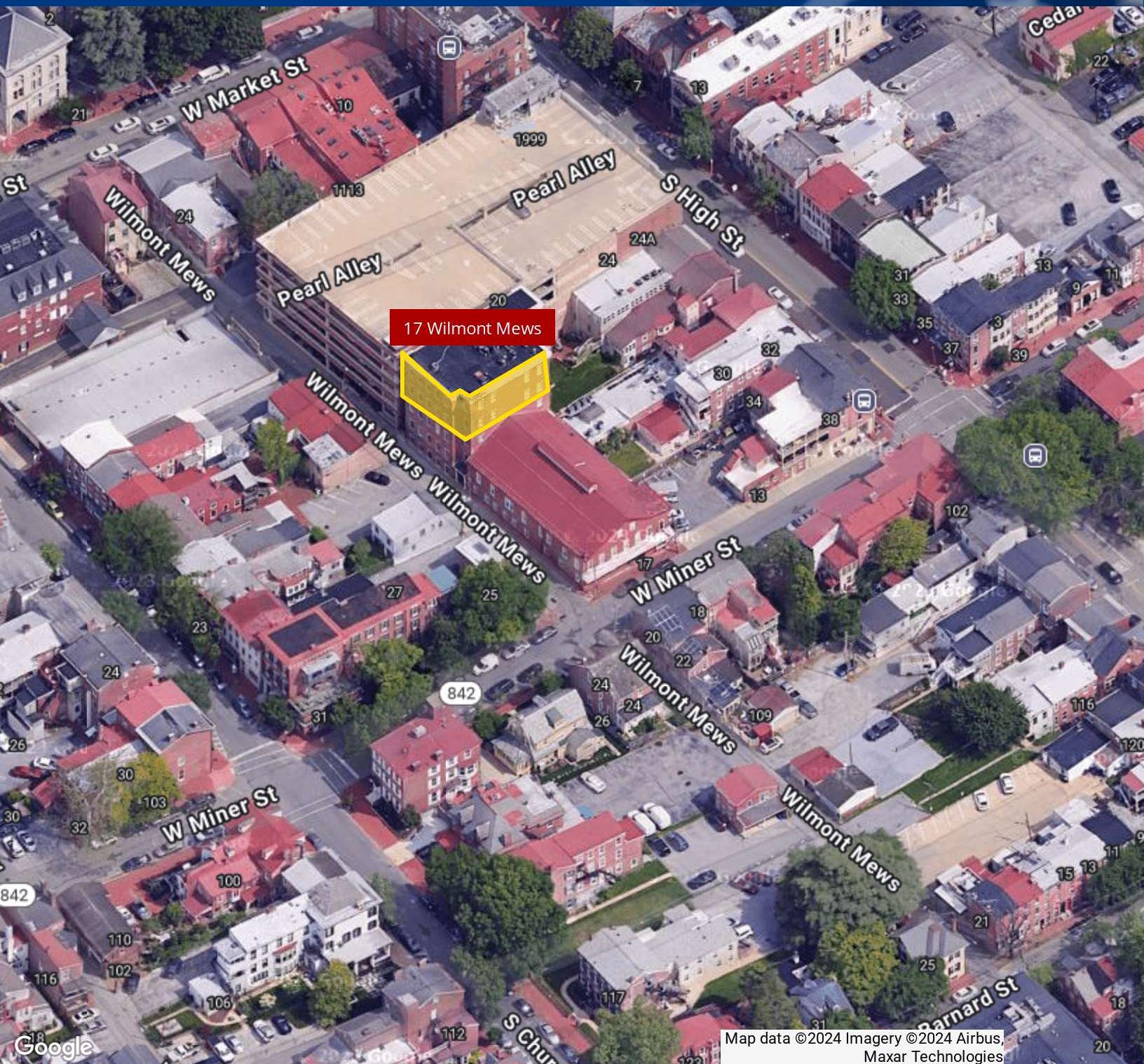
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## Location Map



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## Floor Plans - 4th and 5th Floors



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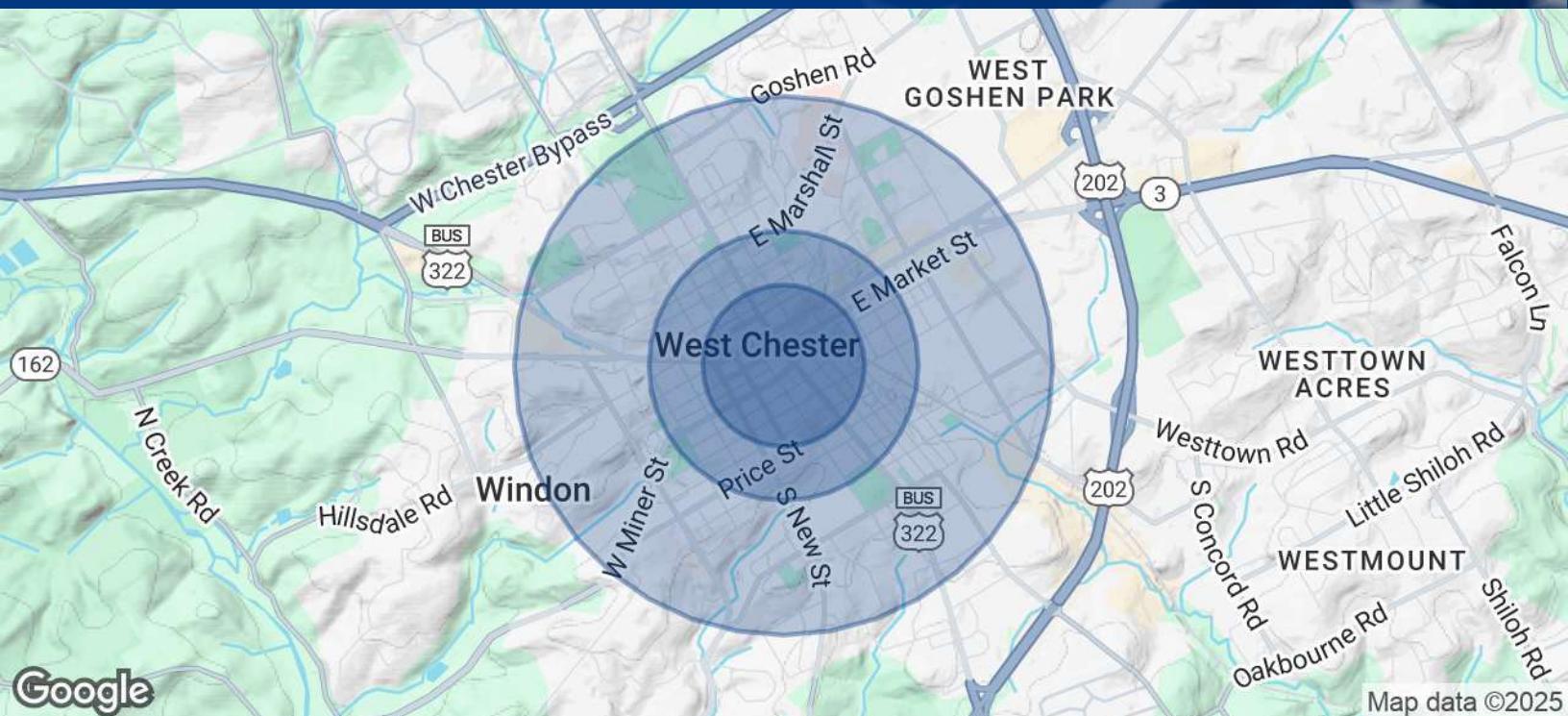
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## Demographics Map &amp; Report



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,788	12,558	21,433
Average Age	36	33	34
Average Age (Male)	35	32	34
Average Age (Female)	36	34	35

## HOUSEHOLDS &amp; INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,281	4,646	7,837
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$99,292	\$150,332	\$141,224
Average House Value	\$514,105	\$479,608	\$510,862

Demographics data derived from AlphaMap

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