



HIGHLY VISIBLE 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

One Suite Remaining

- 2,070 SF Office Space For Lease
- 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: \$20 PSF PER YEAR



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AVAILABLE SUITE:

Suite 101:

- 2,070 SF
- Private Reception/Waiting Area
- Private Conference Room
- Private Kitchen



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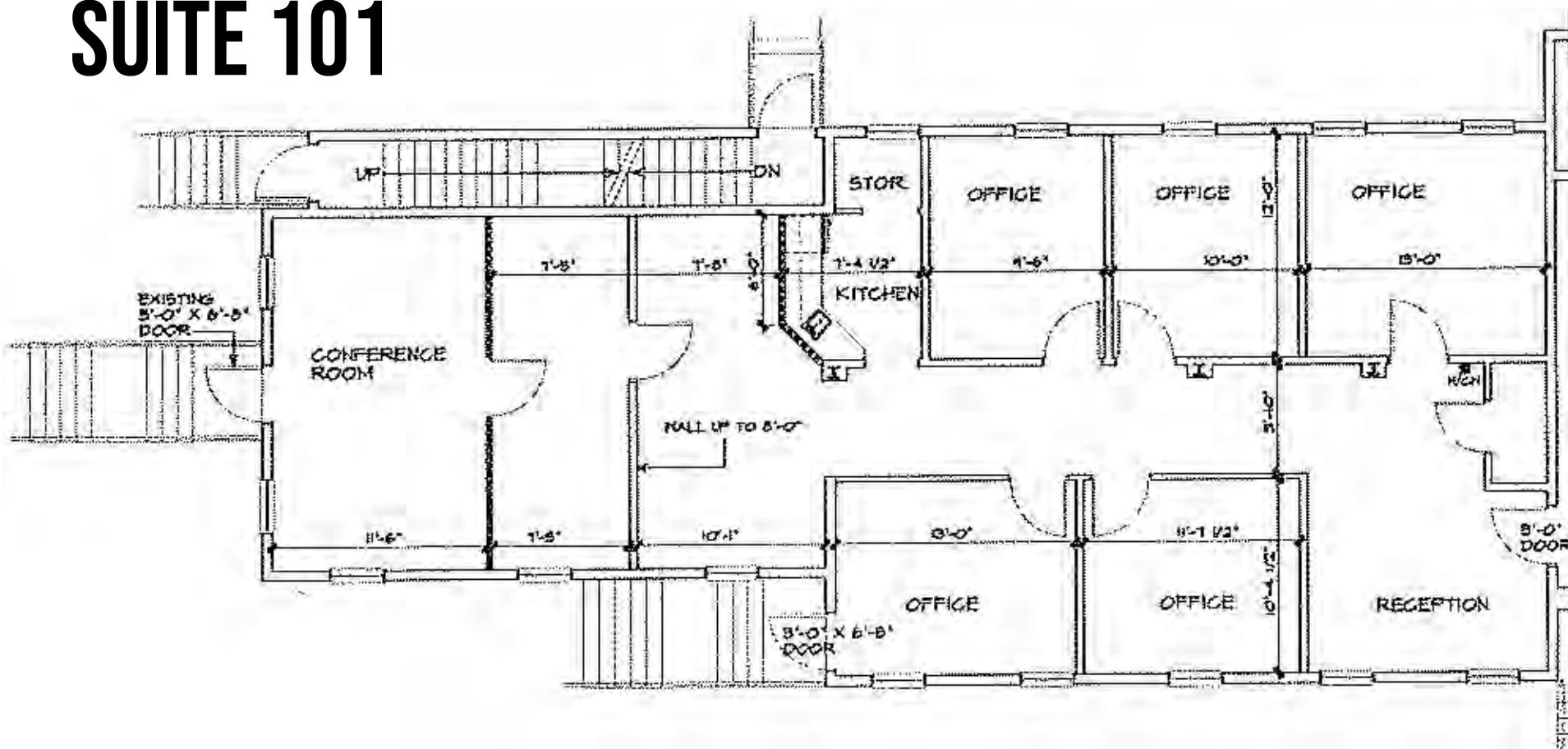
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SUITE 101



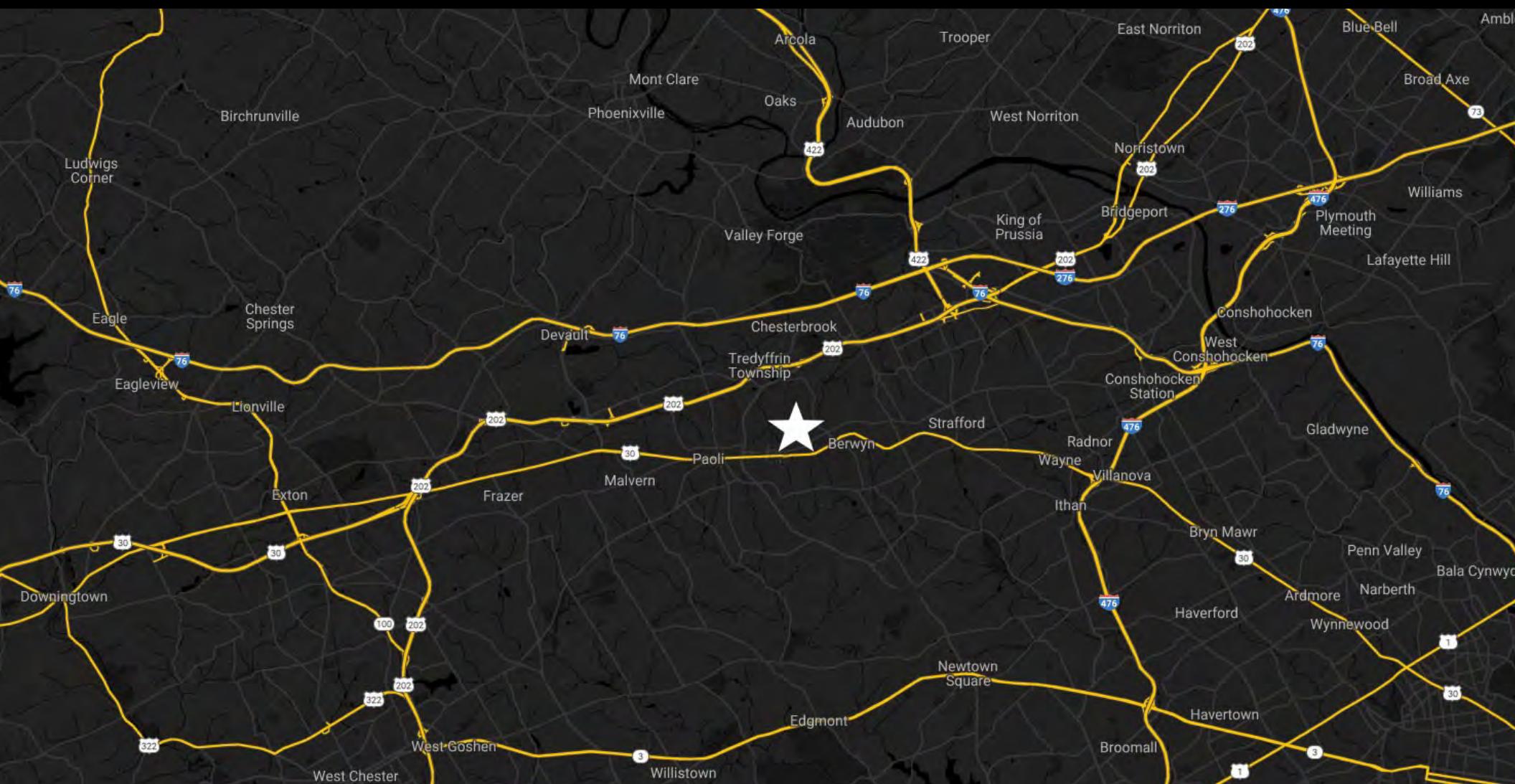
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A black and white photograph of two people in business attire shaking hands, symbolizing agreement or partnership. The background is slightly blurred.

PILLAR REAL ESTATE ADVISORS

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

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The logo for Pillar Real Estate Advisors, LLC. It features the word "PILLAR" in large, bold, white capital letters. Above the "P" is a stylized gold "P" icon.

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