



# Andrew Executive Center

**1060 Andrew Drive**  
West Chester, PA 19380

## Property Highlights

### **Flexible Sizing:**

Accommodates a wide range of needs with available suites from 2,613 to 8,667 square feet.

### **Move-In Ready:**

Features premium, high-end finishes, allowing for immediate occupancy.

### **Versatile Use:**

Ideally suited for both medical practices and professional office tenants.

### **Building Upgrades:**

The property has been recently renovated with a modern lobby, updated common areas, and an upgraded HVAC system.

### **Convenient Access:**

Offers the benefit of direct, private entry into the suite.

### **Excellent Visibility:**

Provides a fantastic opportunity for prominent signage on Phoenixville Pike.

### **Prime Location:**

Situated near downtown West Chester, Route 202, and the Chester County Hospital.

### **Professional Management:**

The property is overseen by a highly qualified and experienced ownership group.



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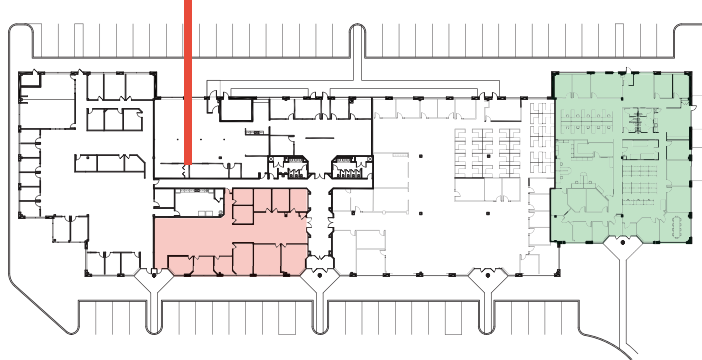
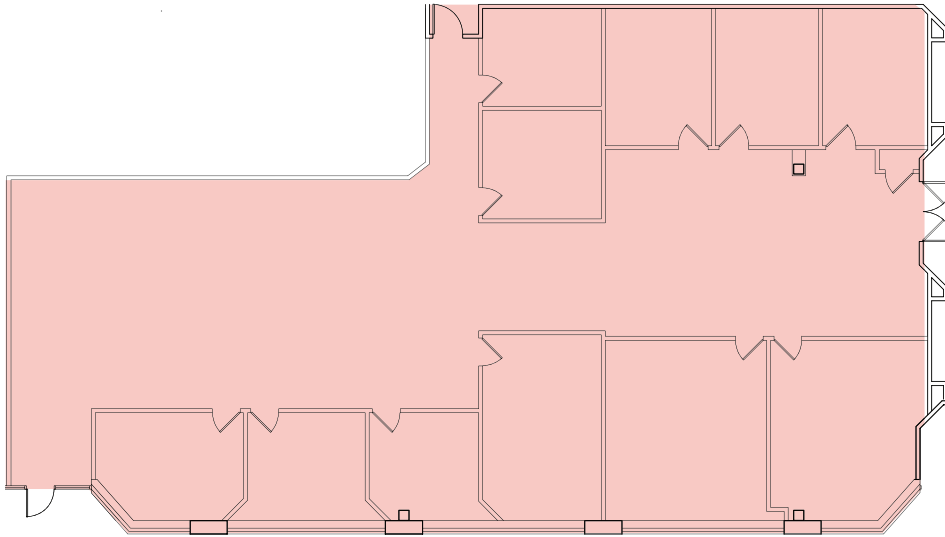
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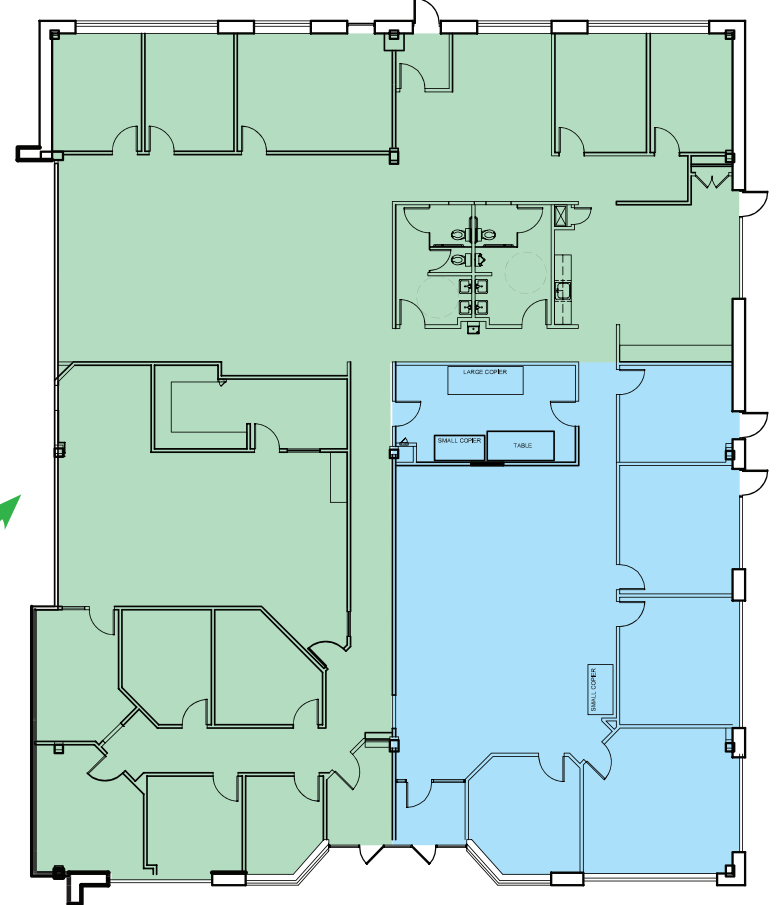
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Suite 120: 4,128 SF



Suite 170: 8,667 SF - Divisible



6,054 SF

2,613 SF

8,667 SF



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