

1161 McDermott Dr.,  
West Chester, PA

For Lease



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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

# LOCATION HIGHLIGHTS



▶▶ Minutes from routes 202, 100, 322, West Chester Pike, and Paoli Pike with high visibility from Route 202.

▶▶ Minutes from ACAC Fitness and Wellness Center located in the park.

▶▶ Minutes from educational centers such as West Chester University Graduate Center and Chesterbrook Academy Elementary.

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## EXECUTIVE SUMMARY

<b>Building Size:</b>	Total: 36,000 SF
<b>Available:</b>	6,031 RSF
<b>Parking:</b>	5.3/1000 SF
<b>Zoning:</b>	I1
<b>Signage:</b>	Building Signage Available



### BUILDING DESCRIPTION:

Class A 3-story office building located in the Greenhill Corporate Center. Beautiful marble and granite flooring in the lobby with high-end finishes throughout the building.



### SITE FEATURES:

Second floor office space with windows throughout. Also offers a private bathroom and outside building signage.



Lease Rate:  
Ask agent for rate

# LOCATION INSIGHTS

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## Key Facts:

## Education:

128,191  
Population:



48,999  
Households:

38.8%  
Median Age:



\$79,695  
Median  
Disposable Income:

85%  
High School  
Graduates:



83%  
Some College  
or Bachelors:



Median  
Household Income:  
\$102,764



Median  
Per Capita Income:  
\$54,050



Median Net Worth  
Income:  
\$319,745



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# FLOOR PLANS



1161 MCDERMOTT DRIVE SECOND FLOOR

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## Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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