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**SWOPE  
LEES**  
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REAL ESTATE

**OFFICE SPACE FOR LEASE**  
**350 E MARKET ST WEST CHESTER, PA 19382**

610.429.0200  
swopelees.com





## PROPERTY DESCRIPTION

Introducing 350 E Market St, prime office space for sublease in West Chester, PA. This well-appointed space offers a perfect blend of modern amenities and classic charm, making it an ideal location for businesses.

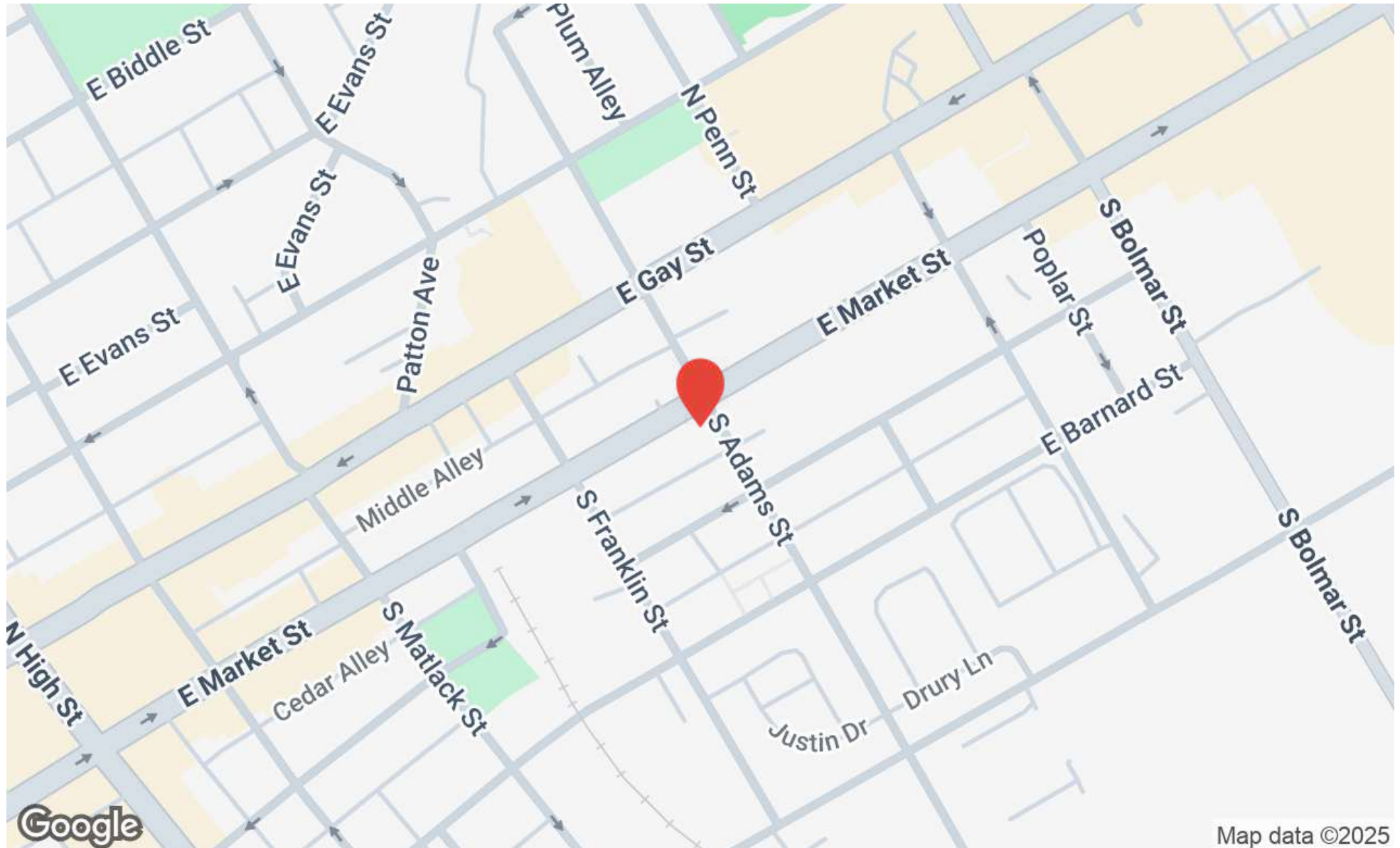
## PROPERTY HIGHLIGHTS

- 2,750 Total SF of prime office space on two floors.
- Minimum divisible to 850 SF
- Improvements made to space in 2022 & 2024.
- All furniture can stay making this a turnkey opportunity.
- 10 onsite parking spots.
- Immediate availability!

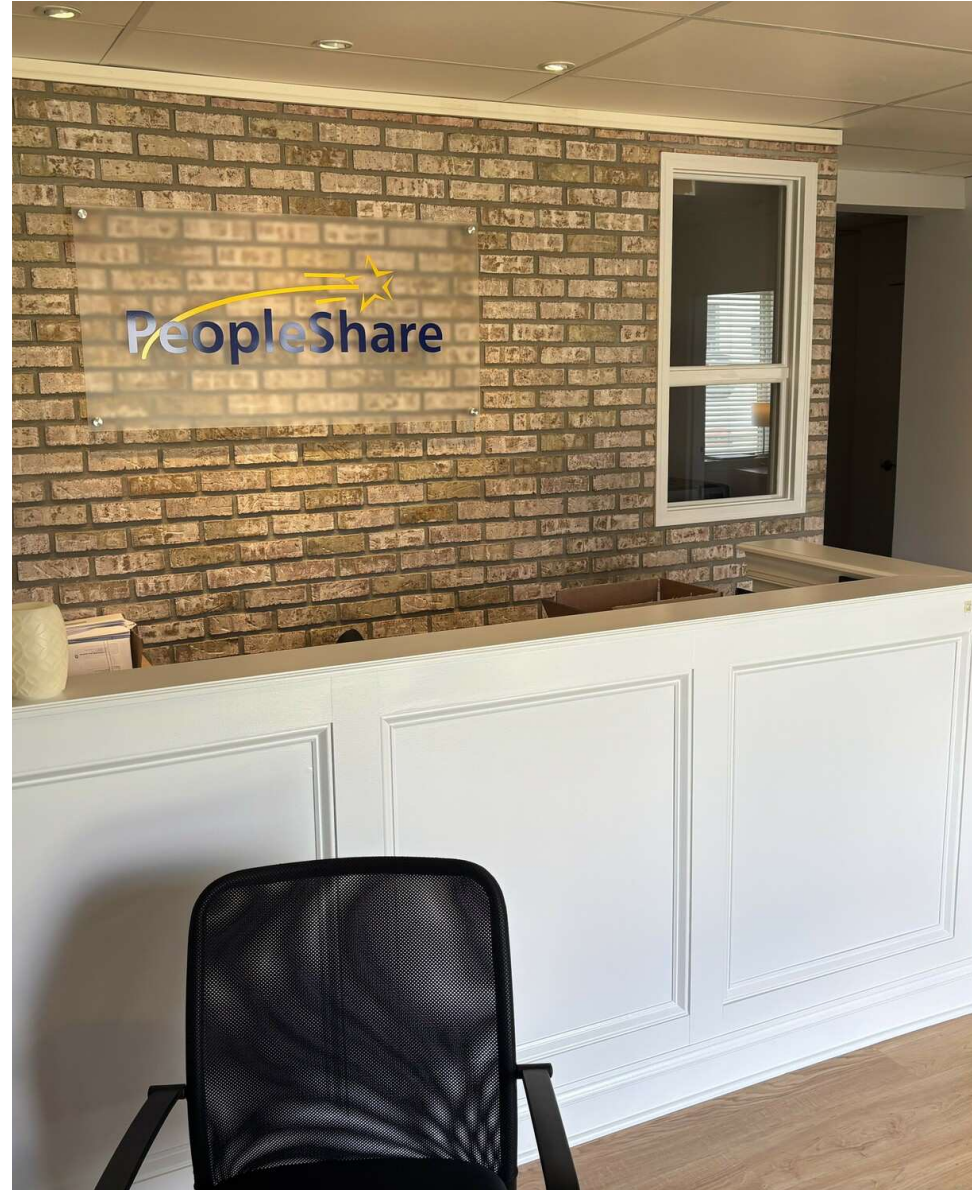
## OFFERING SUMMARY

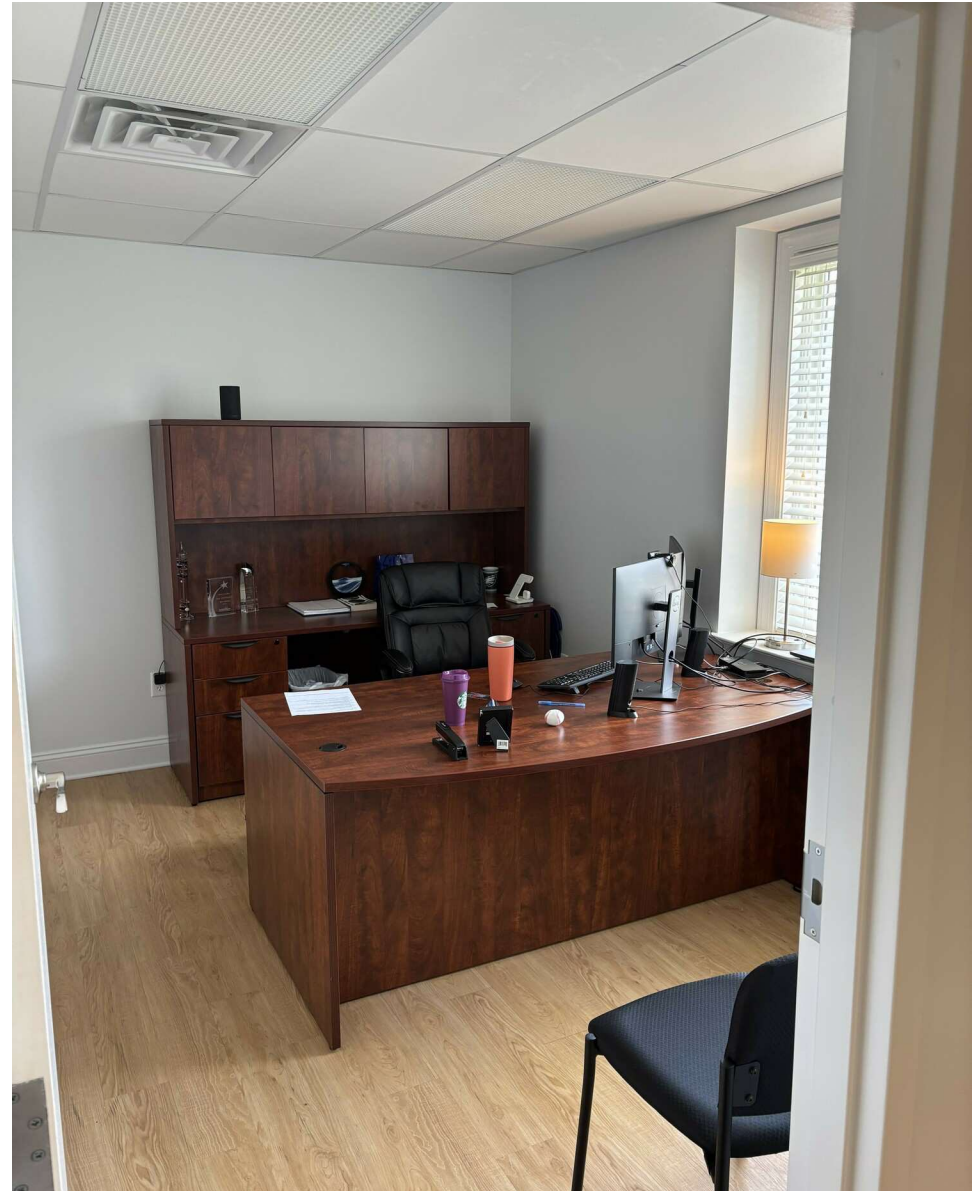
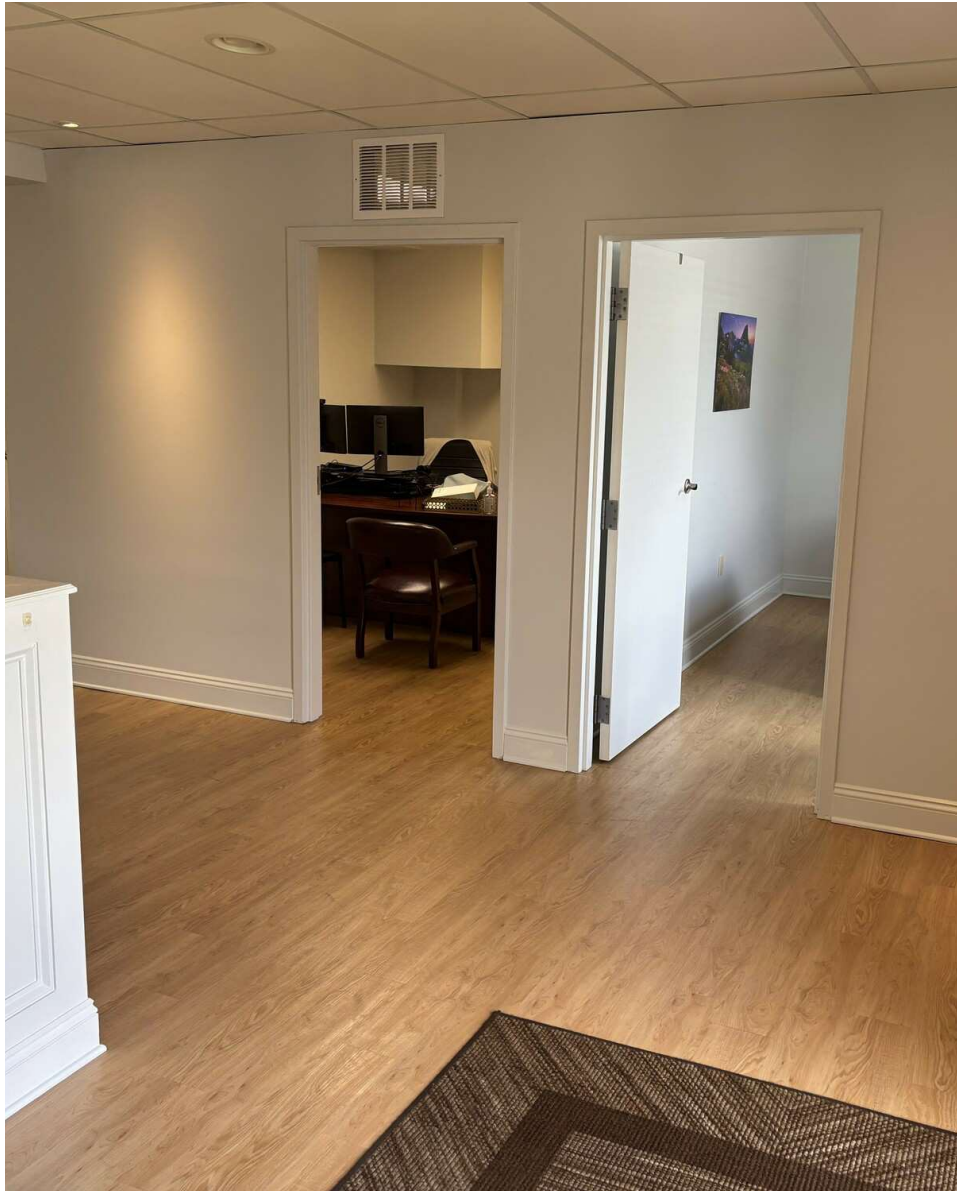
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	850 – 2,750 SF
Building Size:	3,772 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,279	23,131	45,029
Total Population	20,198	62,435	121,209
Average HH Income	\$141,642	\$159,270	\$174,500









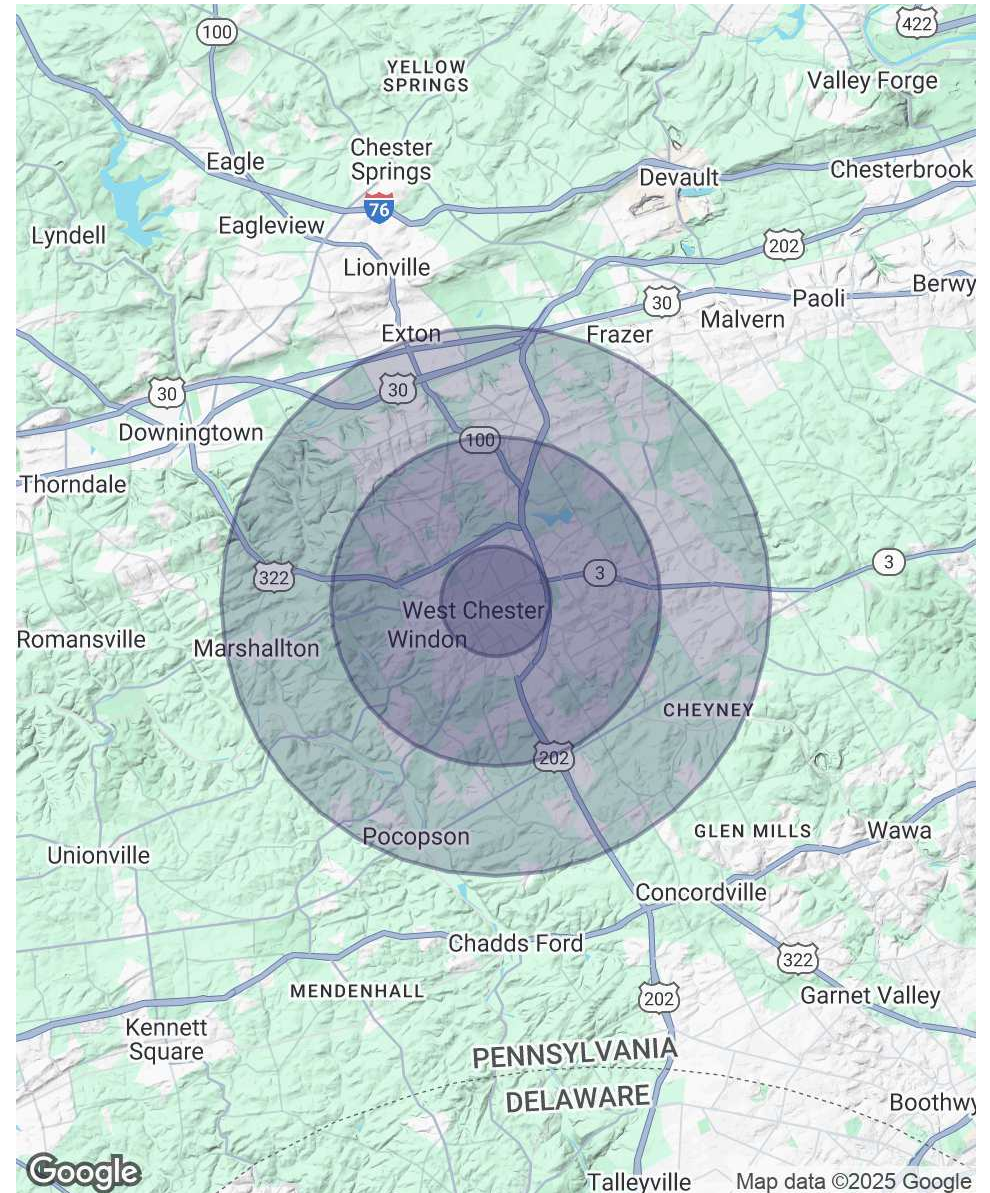


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,198	62,435	121,209
Average Age	34	39	41
Average Age (Male)	33	38	40
Average Age (Female)	34	39	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,279	23,131	45,029
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$141,642	\$159,270	\$174,500
Average House Value	\$498,513	\$556,881	\$589,034

*Demographics data derived from AlphaMap*





350 E Market St  
West Chester, PA 19382

**RYAN GRIGALONIS**  
ryan@swopelees.com  
610.429.0200



## RYAN GRIGALONIS

Associate

ryan@swopelees.com

Direct: 610.429.0200 | Cell: 484.787.4373

PA #RS375106

### PROFESSIONAL BACKGROUND

Ryan Grigalonis received his undergraduate degree from the College of Charleston and brings a younger, innovative perspective to the industry. Ryan prides himself on exceptional client service and satisfaction. Outside of work, Ryan enjoys traveling to new places, spending time with family, and following his beloved Philadelphia sports teams.

### EDUCATION

B.S. College of Charleston

Swope Lees Commercial Real Estate  
208 East Market Street  
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