

UNDER NEW
OWNERSHIP!



35 E UWCHLAN AVE | EXTON, PA 19341

MULTI-TENANT LIGHT INDUSTRIAL & COMMERCIAL COMPLEX

AVAILABLE FOR LEASE

AVAILABILITY

- **1,944 SF of Former salon space - Unit 302**
- **2,100 SF of Flex / Retail / Office - Unit 308**

PROPERTY HIGHLIGHTS

- Hard to find flex space available in Chester County
- Extensive exterior renovations underway: new property paint, fresh landscaping package, upgraded signage and way-finding
- Offers tenant flexibility and options for growth
- Premier, high-visibility location at the intersection of Routes 100 & 113
- Minutes to the Downingtown exit of the Pennsylvania Turnpike
- Located within walking distance to hotels, restaurants, banks and shopping
- Keystone Innovation Zone (KIZ) – potential tax credits available for eligible companies

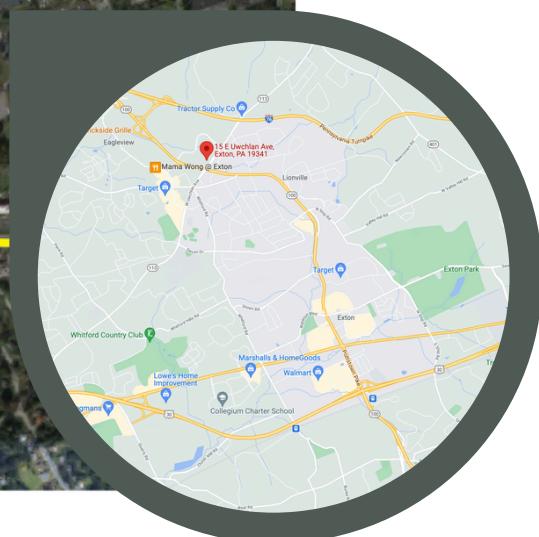
ANDY PANCOAST
APANCOAST@FLYNNCO.COM
215-561-6565 X 125

KEVIN FLYNN, JR
KFLYNNJR@FLYNNCO.COM
215-561-6565 X 121

AMENITY MAP



15-35 E Uwchlan AVENUE

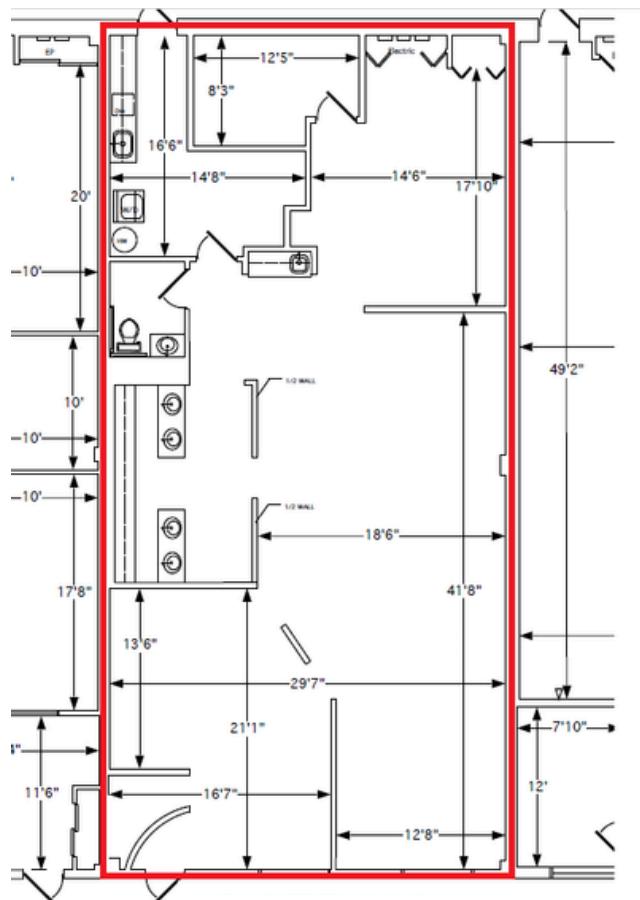
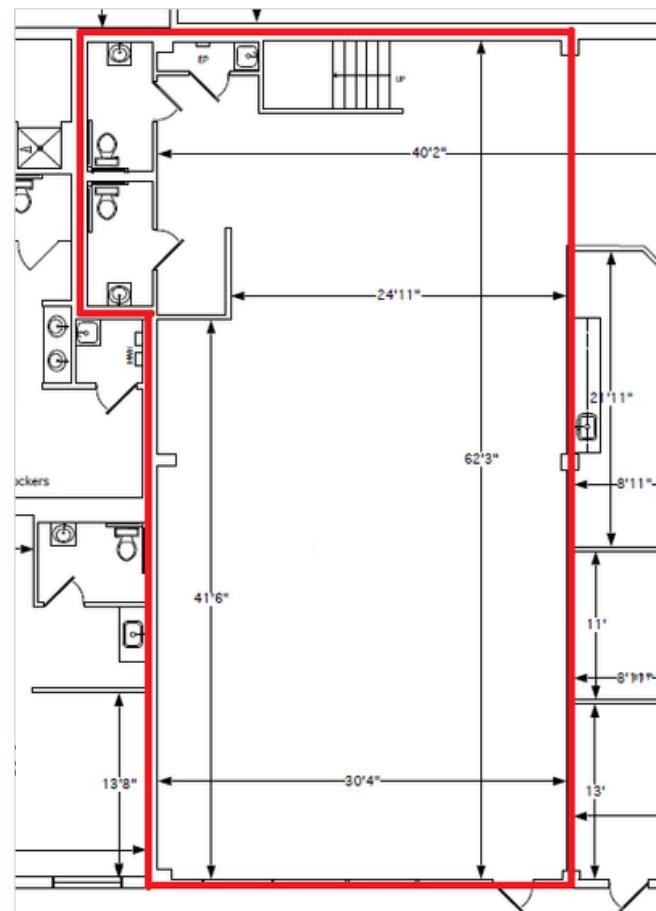


PROPERTY PHOTOS



THE FLYNN COMPANY

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FLOOR PLANS**Suite 302**
1,944 SF**Suite 308**
2,100 SF

**For More Information
Please Contact:**

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