

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



THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565



AMENITY MAP



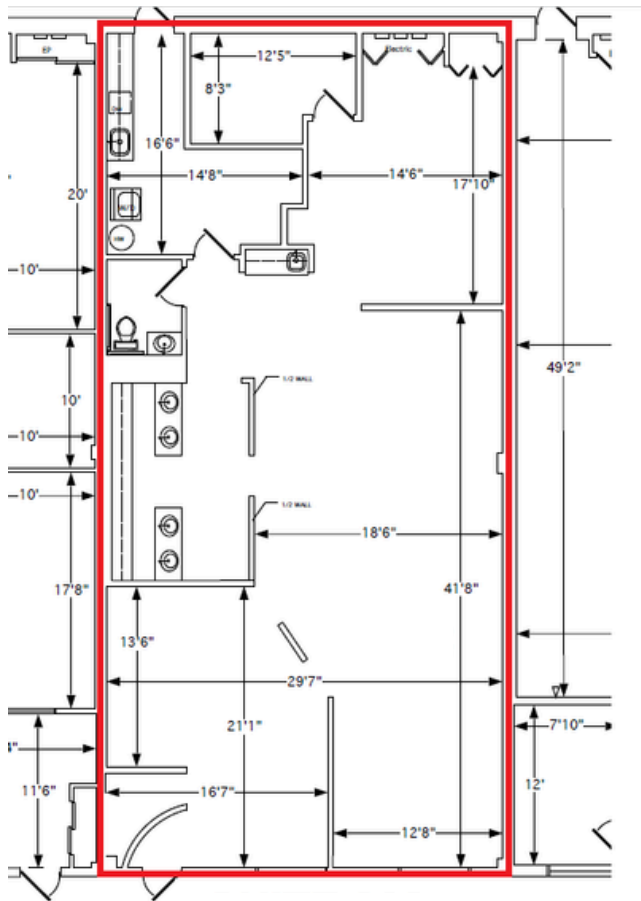
PROPERTY PHOTOS



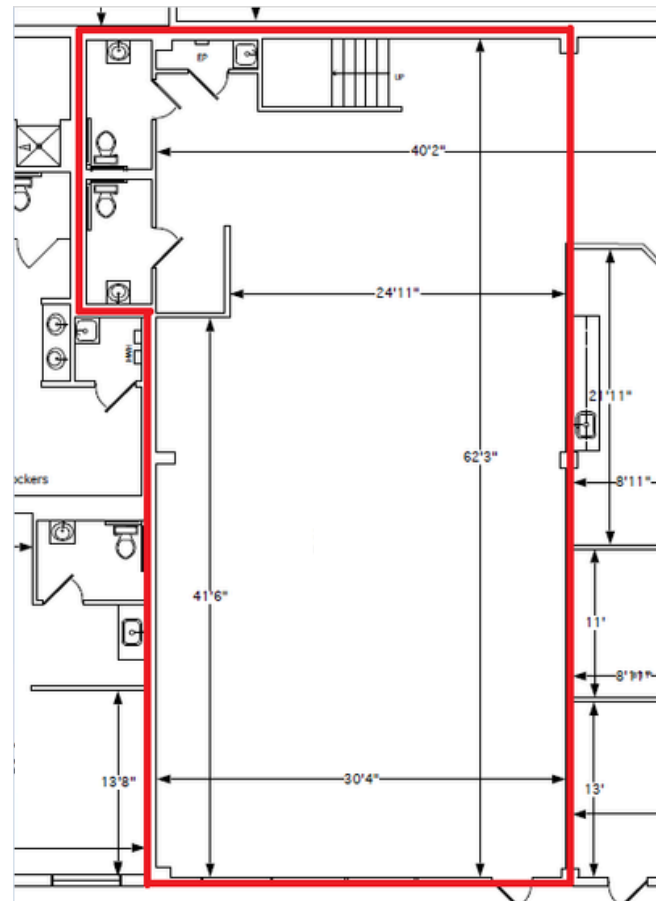


FLOOR PLANS

Suite 302
1,944 SF



Suite 308
2,100 SF



**For More Information
Please Contact:**

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

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