

331 W Miner Street
West Chester, PA

FOR LEASE



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LIEBERMAN EARLEY & COMPANY

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

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.

EXECUTIVE SUMMARY

BUILDING DESCRIPTION:

- 1st floor and fully finished lower level office space
- Parking:
 - 6 onsite parking spots, street parking and permit parking available.
 - Easy access to EV charging stations and parking garages
- Layout:
 - Beautiful lobby
 - Modern conference room with coffee bar
 - Flexible layout for collaborative workspaces or private offices
 - Kitchenette
 - 2 restrooms with showers
- Fully Renovated Space
 - Sleek finishes and contemporary design elements
 - Abundant natural light with modern fixtures and lighting
 - Well maintained outside with seating area
 - Designer Touches
 - Premium flooring, custom cabinetry, and modern color palette for a professional look.
 - Renovated Restrooms & Kitchenette
 - Signage opportunity on the exterior of the building



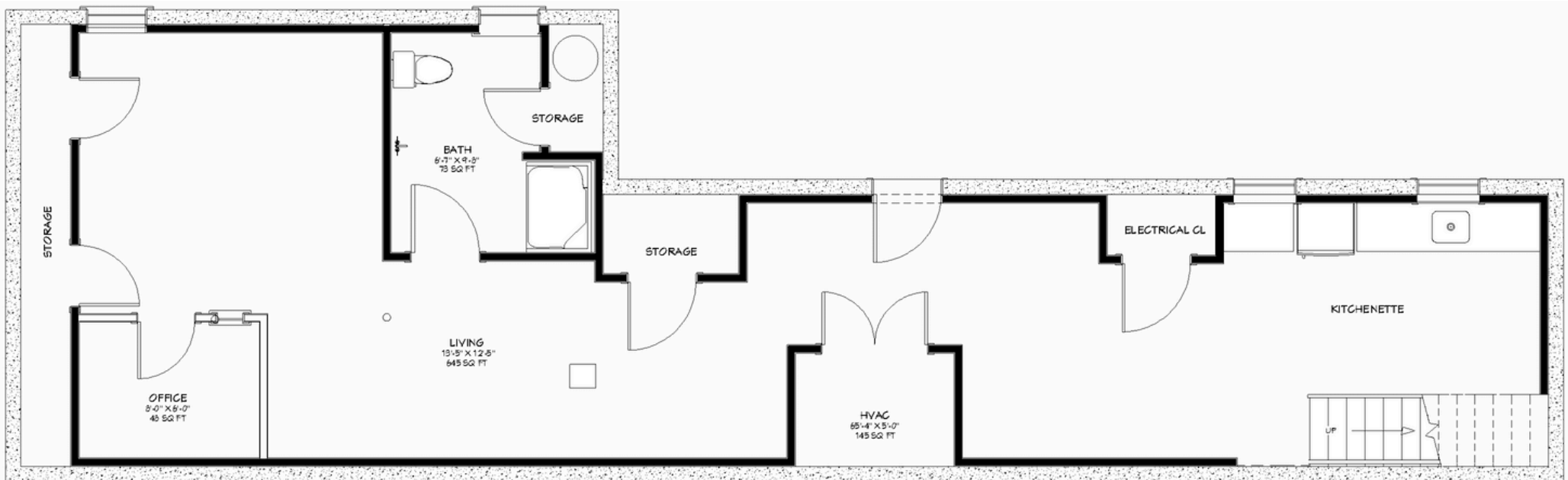
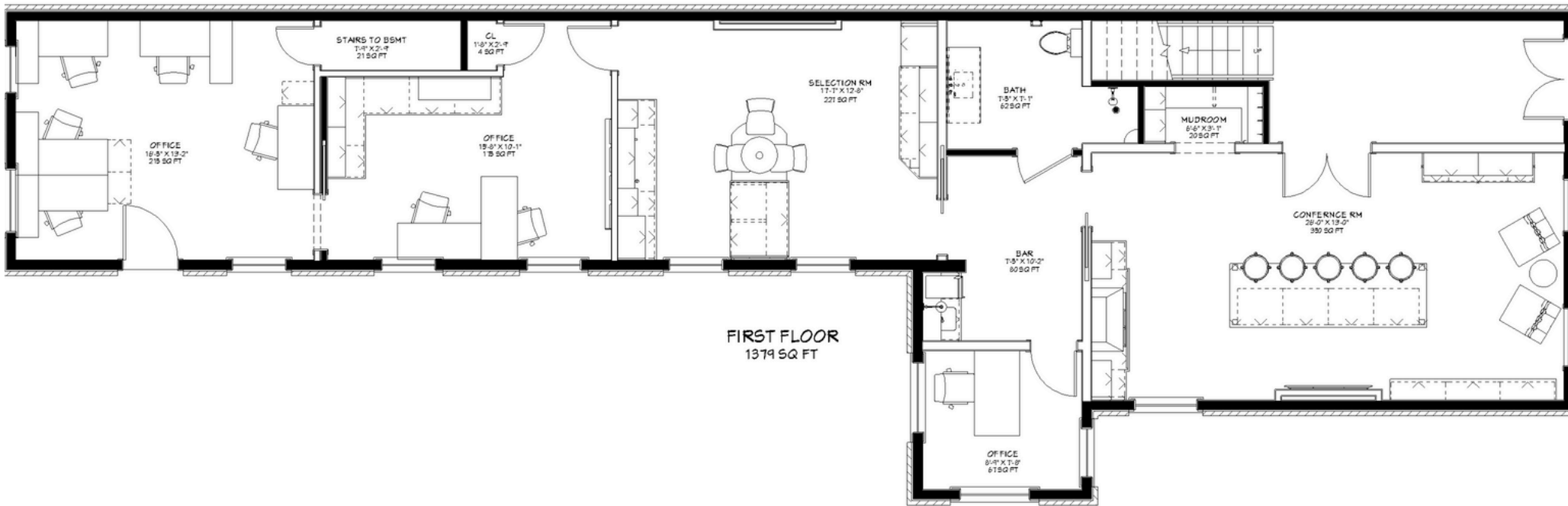
Lease Price: \$25.00/SF + electric
SF: 2,228 SF

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West Chester, PA

MUST SEE! Modern renovations with charming character



FLOOR PLANS - 1379 SF & 849 SF



LOCATION HIGHLIGHTS / SITE MAP

The aerial map displays the following locations and street names:

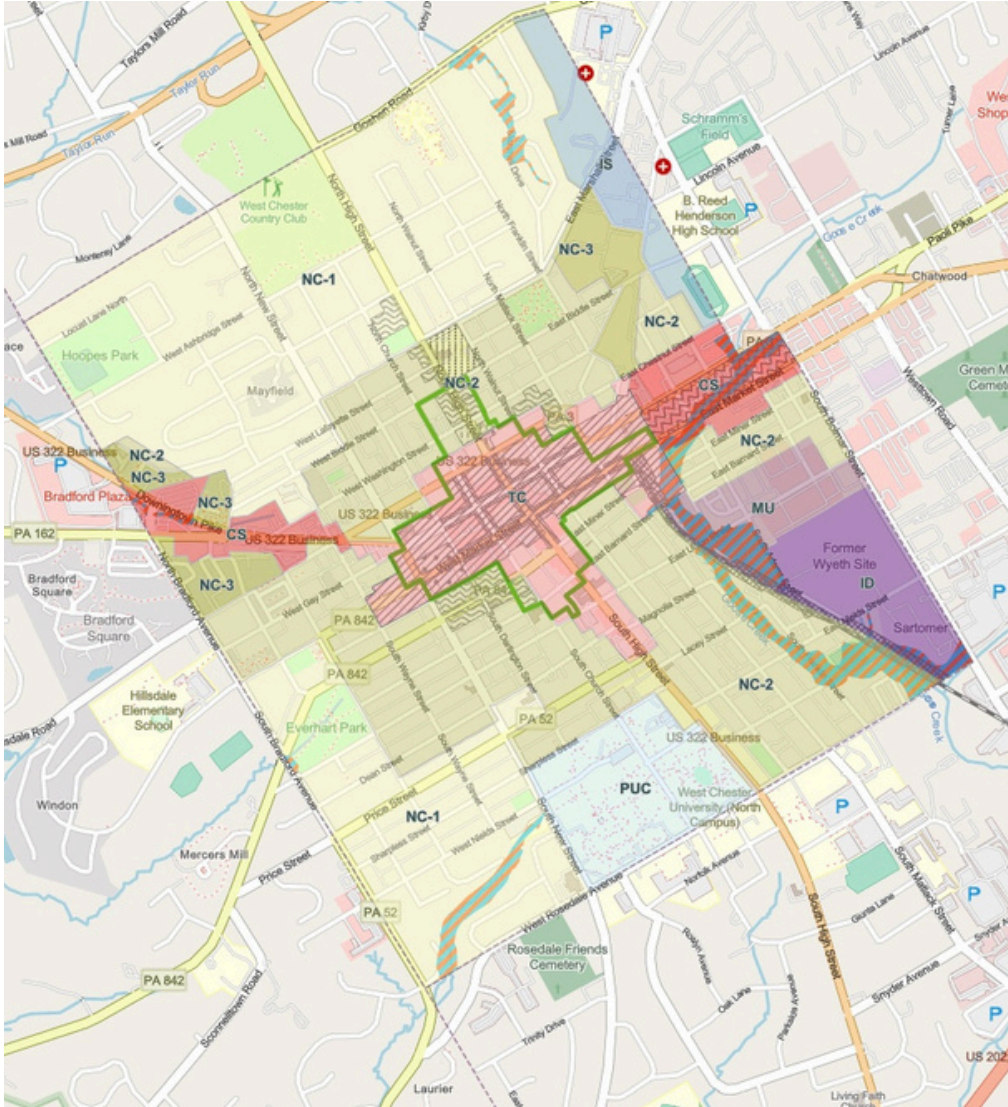
- Streets:** N High St, S High St, W Chestnut St, E Barnard St, N Darlington St, S Darlington St, N New St, S New St, W Miner St, E Miner St, S Walnut St, W Barnard St, S Church St, Spruce Alley, Sharon Alley, Cedar Alley, Magnolia St.
- Businesses and Landmarks:** Lorenzo's Pizzeria, Kildare's, Sedona Tap House, Bonchon, 9 Prime, Barnabys, Playa Bowls, Insomnia Cookies, Pietro's Prime, Carlino's, Nudy's Cafe, County Recorder of Deeds, Chester County Justice Center, Stove & Tap.
- Site Location:** Marked by a black teardrop icon at the intersection of N New St and S Church St.

- Easy access to Routes 202, Business 322, 3 and Paoli Pike
- Great walkability to the Borough of West Chester amenities and restaurants
- Thriving Downtown Scene with over 65 restaurants, 75 boutique shops, and art galleries create a dynamic environment perfect for client meetings, team outings, and everyday inspiration



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ZONING MAP



Why Choose West Chester, PA for Your Office Location?

Historic Charm Meets Modern Convenience

Nestled in the heart of Chester County, West Chester offers a unique blend of small-town charm and big-city accessibility. With its walkable downtown, vibrant business community, and rich history, it's no wonder West Chester has been repeatedly named one of the best places to live in America.

Top Reasons to Set Up Office in West Chester:

- Talent pool from West Chester University
- Quality of life - Employees love living and working here—thanks to beautiful neighborhoods, excellent schools, and a strong sense of community.
- Rich history & culture

Neighborhood Conservation District 2

The NC-2 District is designed to encompass the moderate- to high-density neighborhoods of the Borough, which comprise mixed types of residences, including single-family and two-family detached, single-family and two-family semidetached and single-family attached. District includes areas that are essentially built out and the primary development objective is to maintain the existing neighborhood qualities and streetscape characteristics. Existing development patterns and densities shall be used as a guide to regulate new development.