



EXTON CORPORATE CENTER

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE SPACE FOR LEASE

102 PICKERING WAY EXTON, PA 19341

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Elevate your business at 102 Pickering Way, Exton, PA.

PROPERTY HIGHLIGHTS

- 1 st. Floor Ste 101 – 2,500 SF
- 1 st. Floor Ste 102 – 1,200 SF
- 5th Floor Ste 500 – 2,000 SF
- 5 th Floor Ste 501 – 2,000 SF
- Floor to ceiling glass-lined windows.
- Flexible floor plans to accomodate a variety of uses.
- Water features with calm scenic views.
- Professionally maintained & managed.
- Convenient access to Route 100 & PA turnpike.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	1,200 – 2,500 SF
Building Size:	83,302 SF

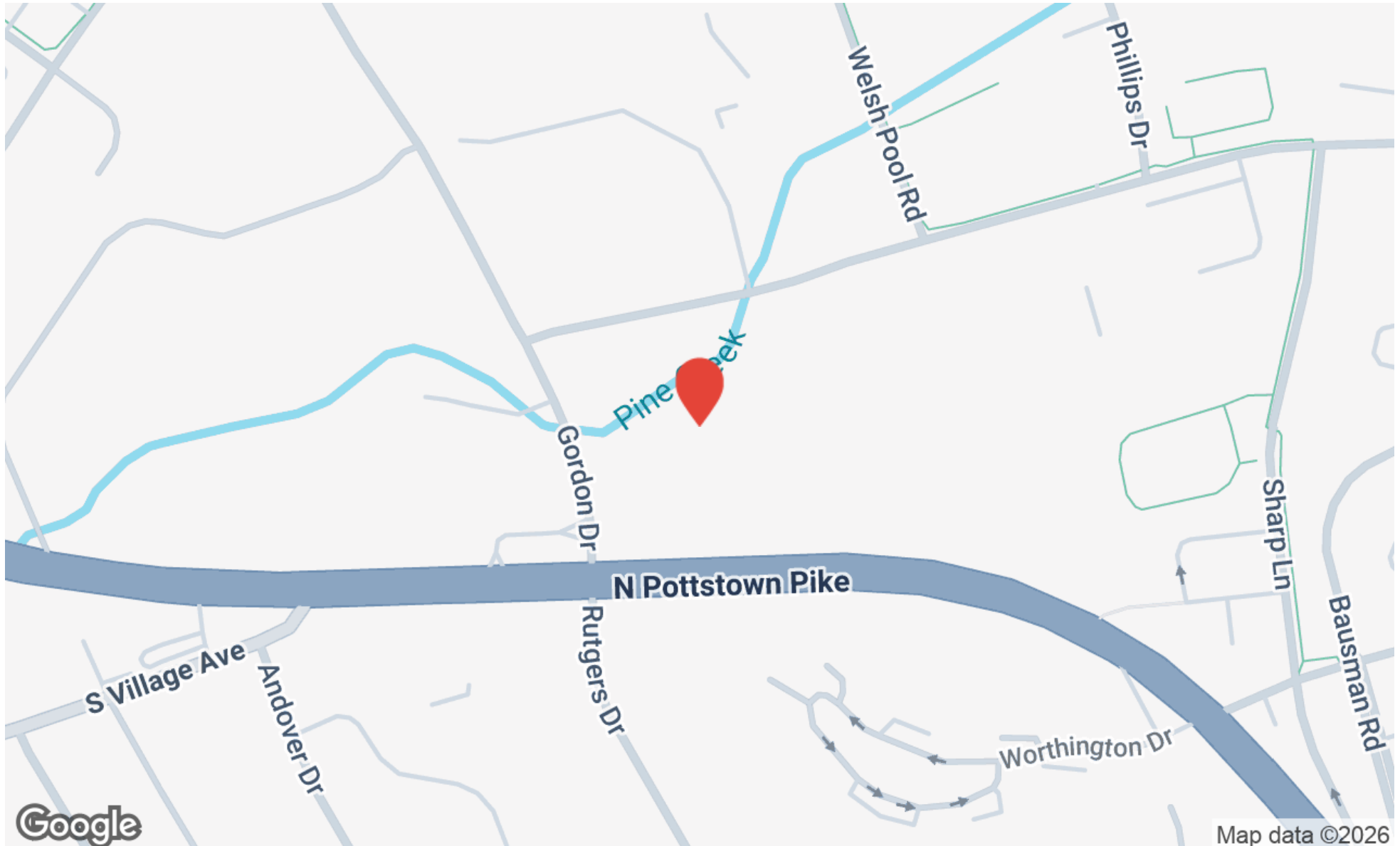
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,760	14,951	31,797
Total Population	6,954	39,780	86,511
Average HH Income	\$144,503	\$197,721	\$195,082



102 Pickering Way
Exton, PA 19341

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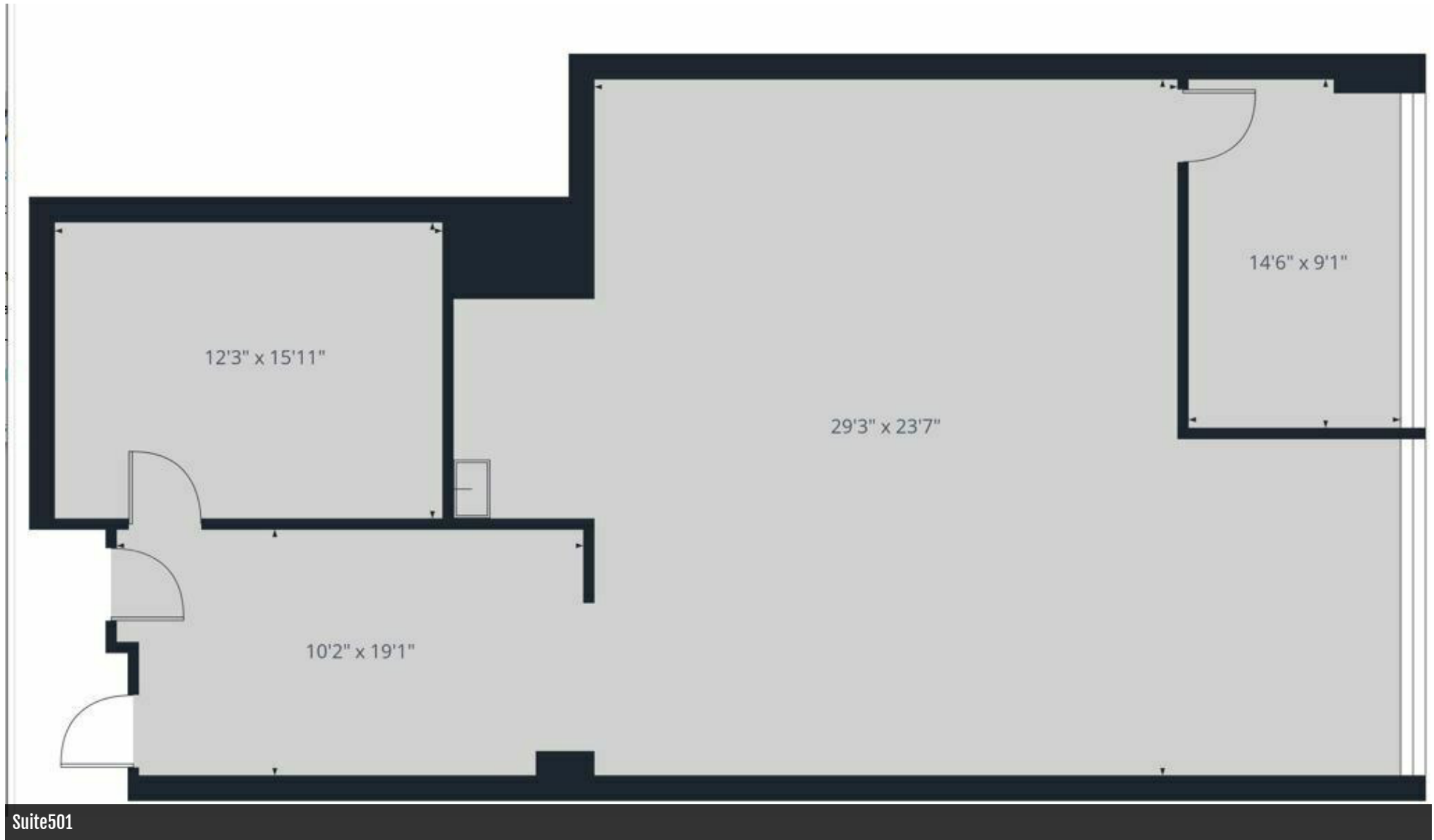
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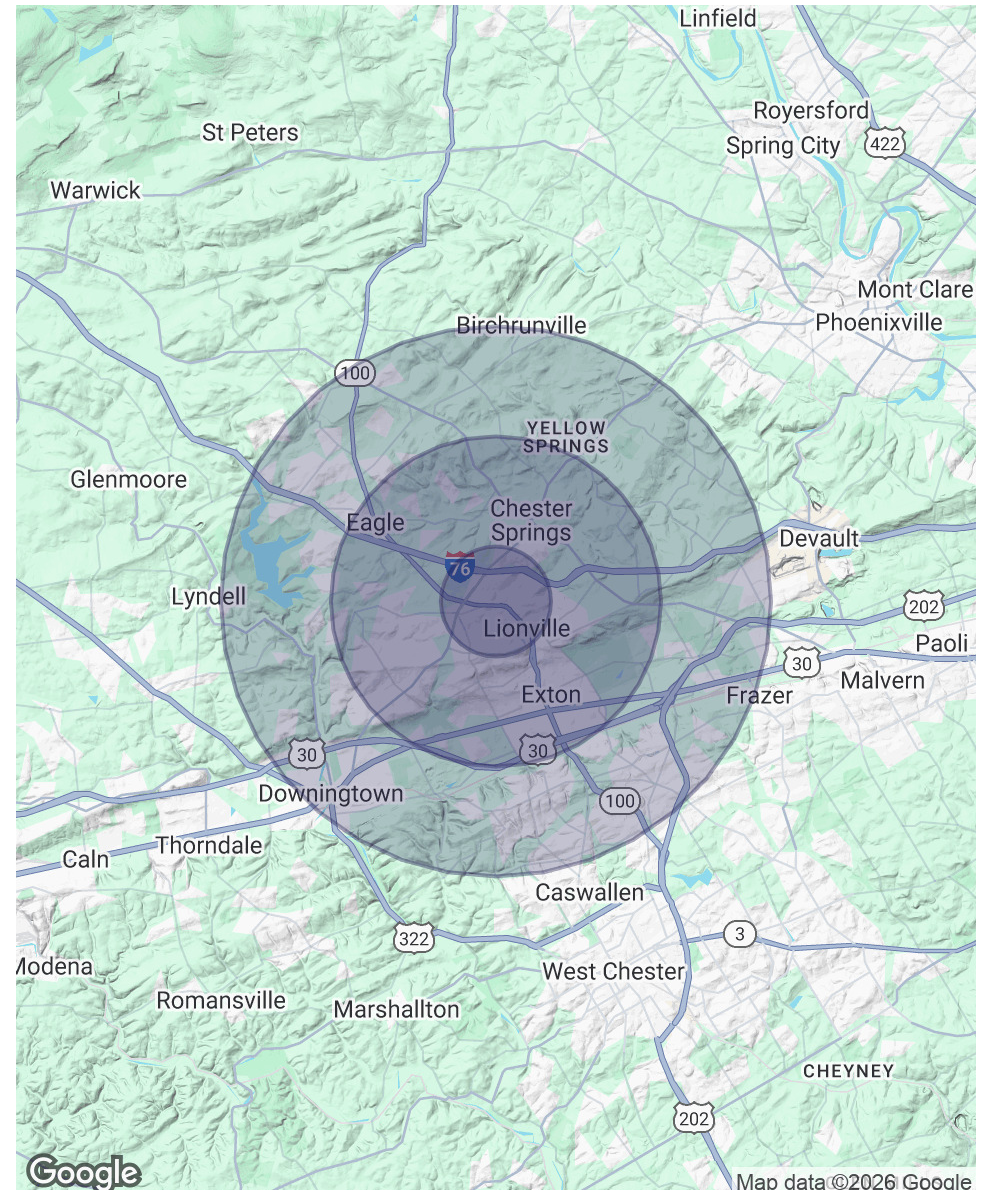






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,954	39,780	86,511
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	14,951	31,797
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$144,503	\$197,721	\$195,082
Average House Value	\$498,035	\$585,202	\$580,731

Demographics data derived from AlphaMap





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PA #RM 421301