



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

610.429.0200
swopelees.com

OFFICE SPACE FOR LEASE
102 PICKERING WAY EXTON, PA 19341



PROPERTY DESCRIPTION

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

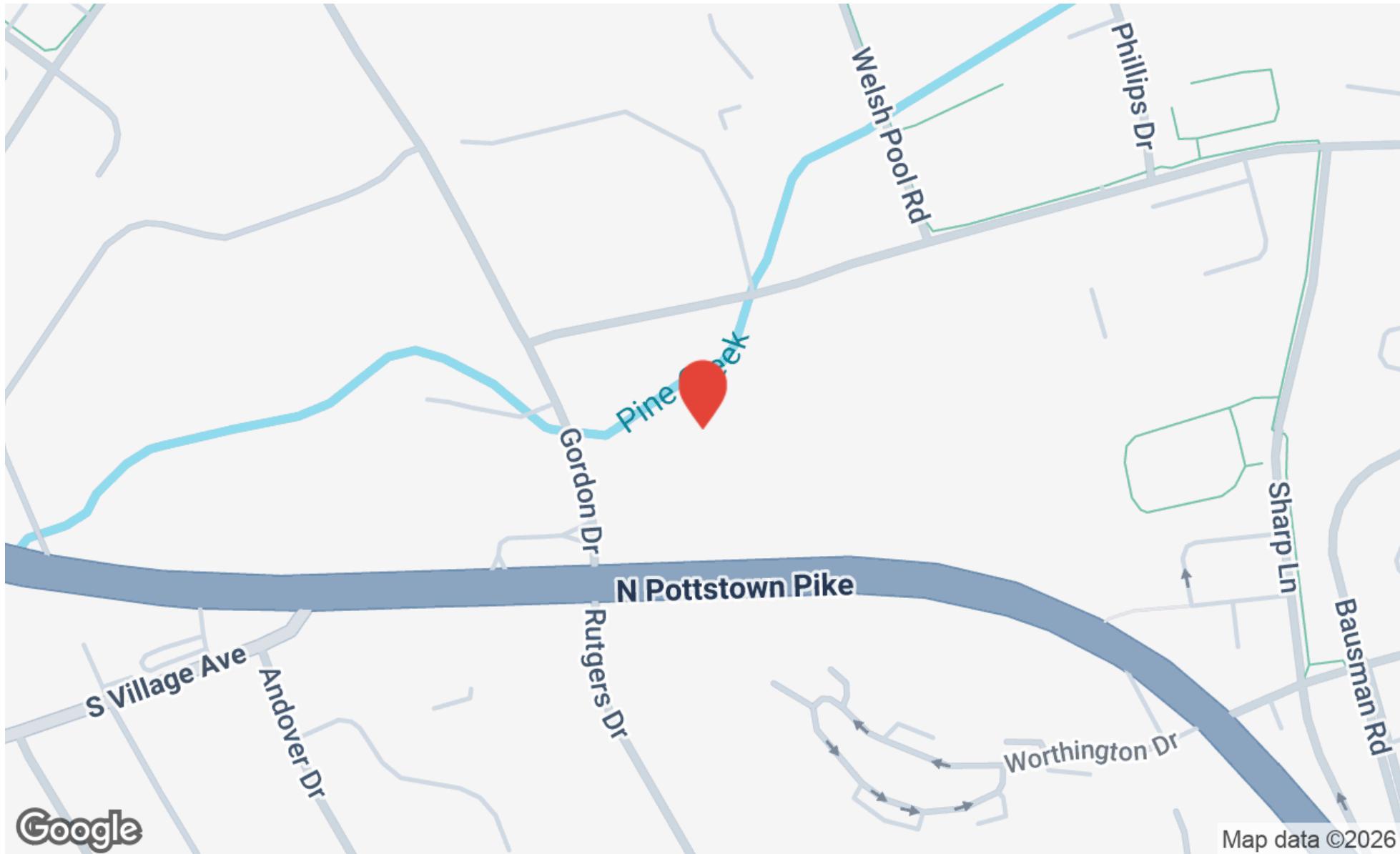
PROPERTY HIGHLIGHTS

- 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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Information concerning this and all offerings is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.



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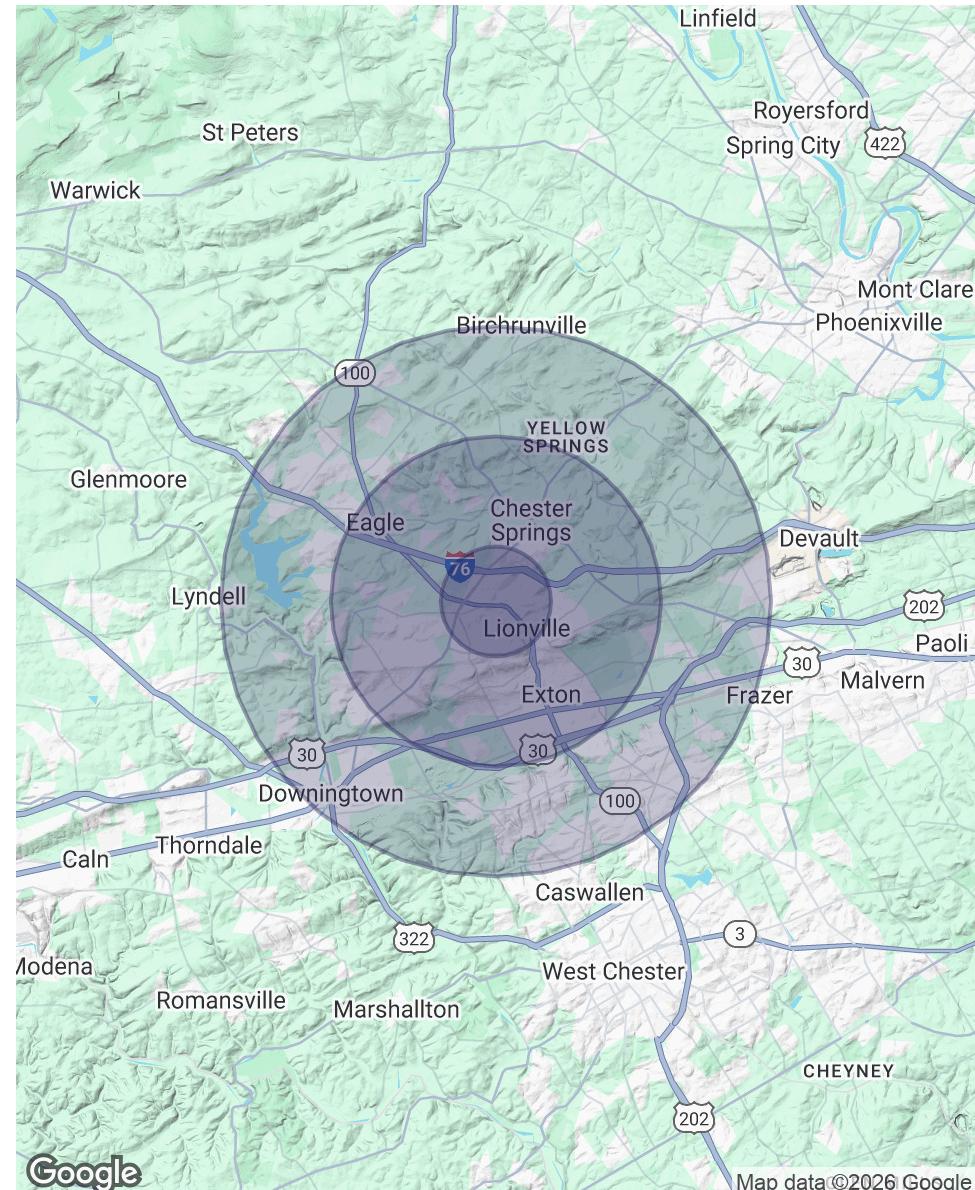




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,954	39,780	86,511
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	41

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 #RS376804

PA #RM 421301