

PRIVATE OFFICE SUITES / WEST CHESTER, PA

Your own office. Not your own overhead.

Three move-in-ready private suites on the second floor of the Mallard Building. Utilities included, on-site parking, and a West Chester business address from \$650 a month.

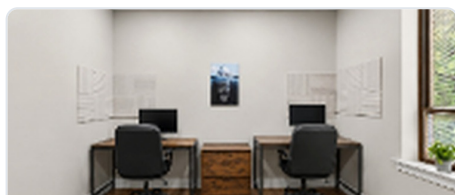
Mallard Building at Goshen Professional Center

1244 West Chester Pike, West Chester, PA 19382

3	140-209 SF	\$650-\$900	Included	2-5 yrs
SUITES LEFT	PRIVATE OFFICES	PER MONTH	UTILITIES	LEASE TERMS

Right-sized space for people who are done paying for square footage they never use.

Working from the kitchen table, subletting a corner of someone else's suite, or carrying a lease that outgrew your business? Private door, real West Chester address, one monthly number that already includes utilities. Built for consultants, attorneys, therapists, agents, accountants, and teams of one to three.



SUITE 418

\$650/mo

140 SF | Natural light

AVAILABLE AUG 1

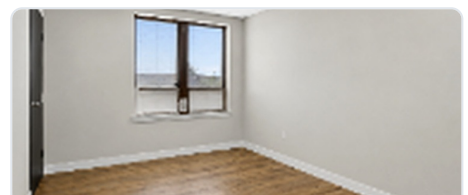


SUITE 413B

\$750/mo

186 SF | Closet included

AVAILABLE AUG 1



SUITE 414C

\$900/mo

209 SF | Largest suite

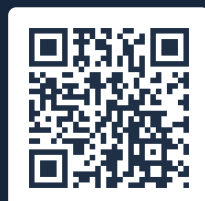
AVAILABLE AUG 10

See it this week.

Self-guided tours available. Pick a time that works, get the access code, and walk the suite on your own schedule.

vrpropertymanagement.com/availability

Erica Wright | 215-264-7961 | erica@vrarealty.com



AGENTS: SCAN TO SCHEDULE

CHOOSE THE RIGHT SPACE FOR YOUR BUSINESS

All three suites are private, second floor, utilities included, with 2- to 5-year terms.

SUITE 418

\$650/mo 140 SF | \$55.71/SF/yr | Available Aug. 1, 2026



The efficient one. A compact private office with a window and enough room for one professional or a two-desk setup, without paying for space you will not use. The lowest monthly number in the building.

UTILITIES INCLUDED

NATURAL LIGHT

2-5 YEAR TERMS

SUITE 413B

\$750/mo 186 SF | \$48.39/SF/yr | Available Aug. 1, 2026



The best value per square foot on the floor. Room for multiple workstations plus client seating, and a closet for supplies or files. Works well for service businesses that meet clients on site. Photo shows the suite in its current use.

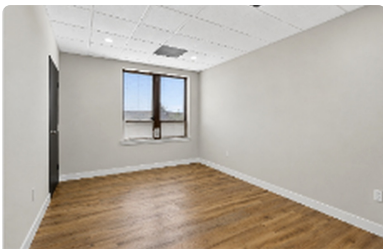
BEST \$/SF

CLOSET

2-5 YEAR TERMS

SUITE 414C

\$900/mo 209 SF | \$51.67/SF/yr | Available Aug. 10, 2026



The largest suite available. An open rectangular layout that takes a small team, a consulting practice, or a client-facing setup with a desk and a seating area. Bright corner window.

LARGEST SUITE

TEAM READY

2-5 YEAR TERMS

Book a tour or ask a question.

Call, text, or email. Full availability, photos, and scheduling are online.

vrpropertymanagement.com/availability

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Agent showings: showmojo.com/aaed013076/l/agents



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