

# 121 N WALNUT STREET

WEST CHESTER, PA 19380

**NEW LOBBY  
RENOVATIONS UNDERWAY!**



## AVAILABLE FOR LEASE

REPRESENTED BY  
THE FLYNN COMPANY

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

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

### PROPERTY DETAILS:



**Building Size:** 60,000 SF  
**Available:** Approximately 45,000 SF  
**Demisable:** 2,070 SF - 12,000 SF



Class A office building with lobby renovations underway



Private on-site two story parking garage offering 129 spaces. The building is immediately adjacent to the Chestnut Street Public Garage offering 689 spaces



Located in the West Chester borough, just 30 minutes from Wilmington and 45 minutes from Center City Philadelphia



Local amenities include multiple blocks packed with endless shops, restaurants, bars and boutiques

The  
Flynn  
Company

EKAHN  
DEVELOPMENT

JLOEW

THE FLYNN COMPANY

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## PROPERTY PHOTOS



## POTENTIAL DEMISING PLANS

All building floor plates are approximately 12,000 rentable square feet. Shown demising plans are approximate and are subject to a final measurement.

### TWO TENANTS

- Tenant A: ~6,000 RSF
- Tenant B: ~6,000 RSF



### THREE TENANTS

- Tenant A: ~3,000 RSF
- Tenant B: ~3,000 RSF  
**(LEASED)**
- Tenant C: ~6,000 RSF

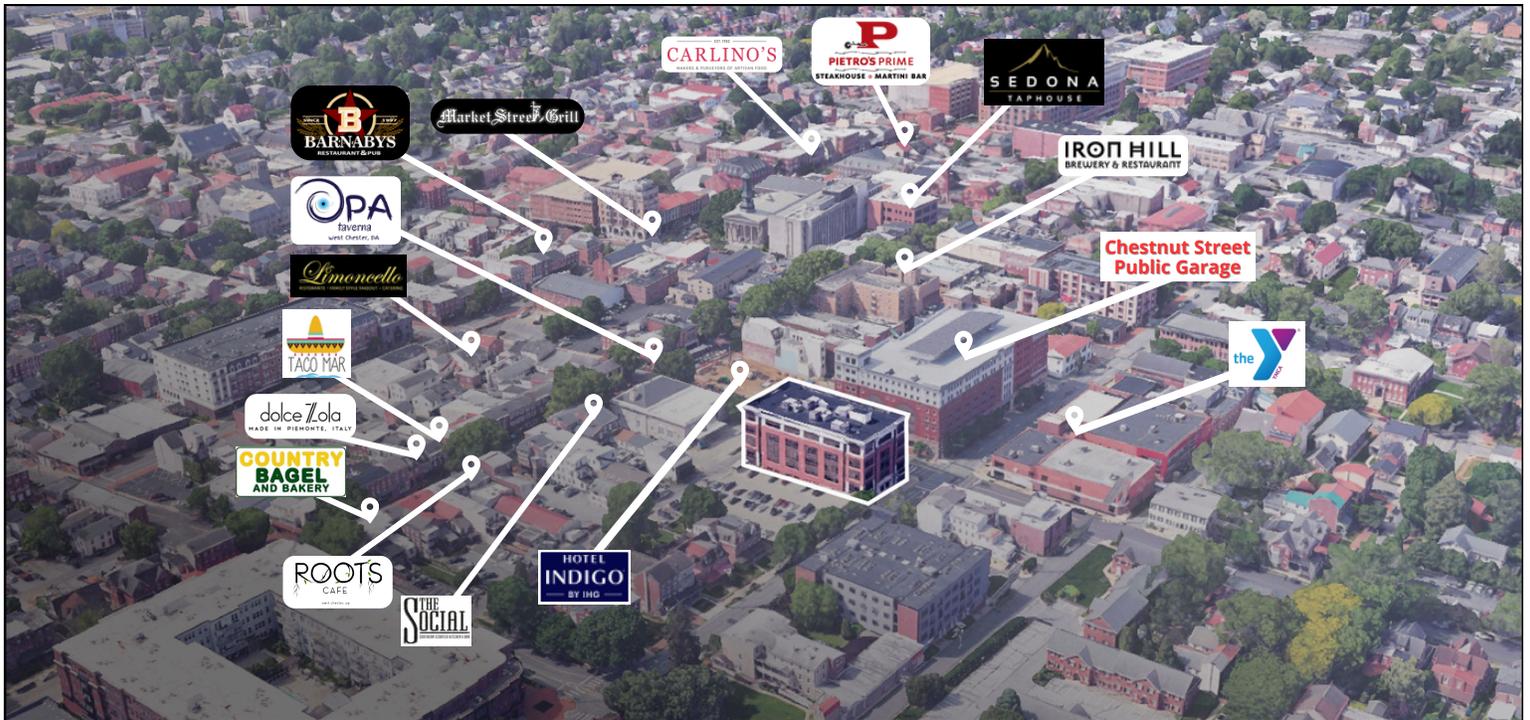
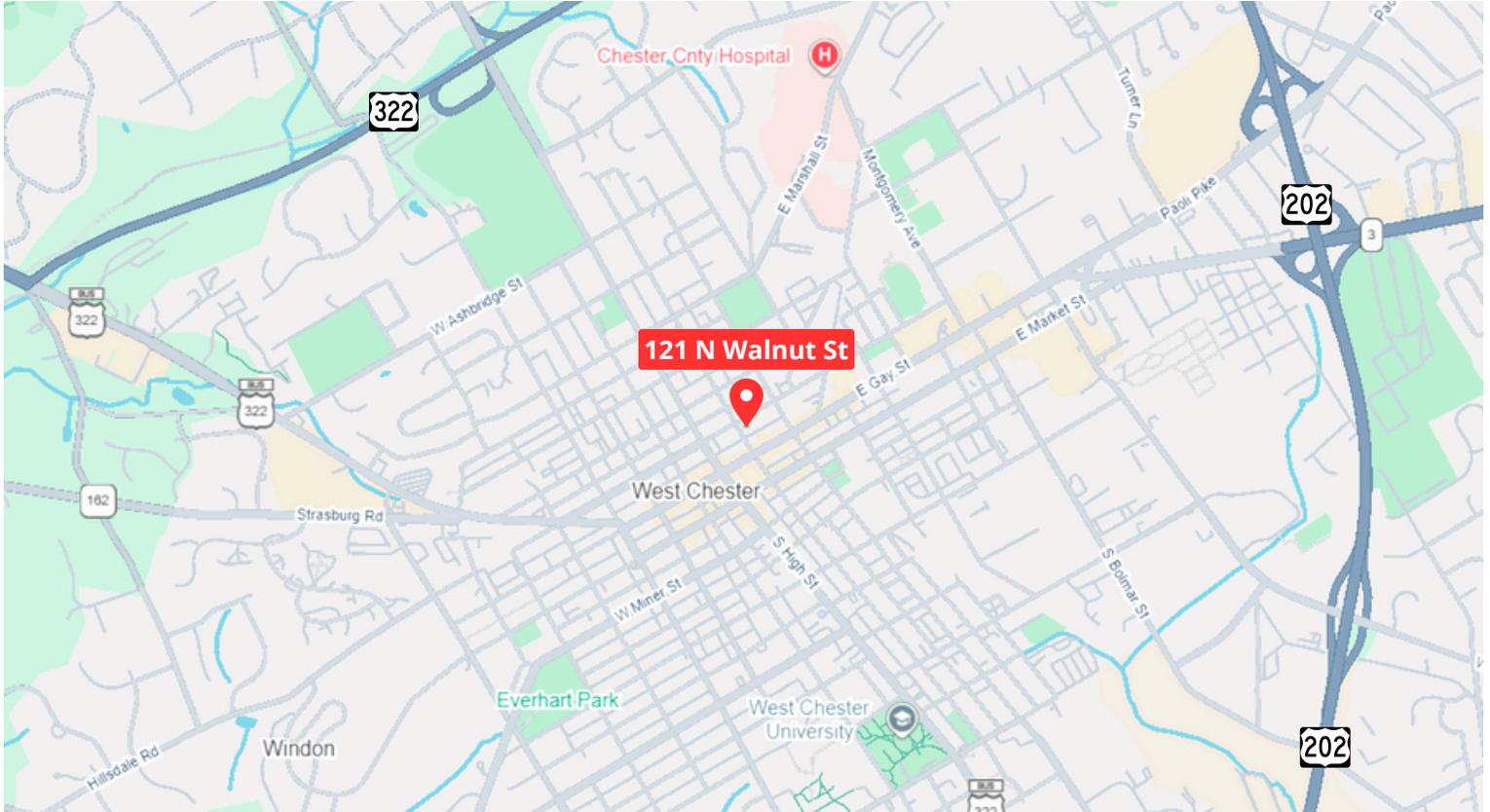


### FOUR TENANTS

- Tenant A: ~3,000 RSF
- Tenant B: ~3,000 RSF  
**(LEASED)**
- Tenant C: ~3,000 RSF
- Tenant D: ~3,000 RSF



## LOCATION





## CONTACT INFORMATION

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### THE FLYNN COMPANY

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