

PRIME LOCATION
ON THE CORNER OF
ROUTE 100 & 113



15-35 E UWCHLAN AVE | EXTON, PA 19341

MULTI-TENANT FLEX COMPLEX

AVAILABLE FOR LEASE

AVAILABILITY

- **6,025 SF Flex Unit Available**
 - \$12.50/SF NNN | 2 loading docks
- **4,000 SF Office Unit (Potential Retail/Flex Components)**
 - \$14.00/SF NNN
- **3,025 SF Flex Unit Available**
 - \$12.50/SF NNN

PROPERTY HIGHLIGHTS

- Hard to find flex space available in Chester County
- 18' clear height
- New exterior renovations
- Offers tenant flexibility and options for growth
- On-site property management
- Premier location at the intersection of Routes 100 & 113
- Minutes to the Downingtown exit of the Pennsylvania Turnpike
- Located within walking distance to hotels, restaurants, banks and shopping
- Keystone Innovation Zone (KIZ) – potential tax credits available for eligible companies

THE FLYNN COMPANY

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The
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AMENITY MAP



PROPERTY PHOTOS & FLOOR PLAN

