

223 & 225 WILMINGTON WEST CHESTER PIKE CHADDS FORD, PA

GATEWAY
CORPORATE CENTER



EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

The
Flynn
Company

AVAILABLE FOR LEASE

1,500 SF - 15,914 SF CLASS A OFFICE SPACE

AVAILABILITY

225 Building

- Suite 103: 4,431 RSF (Divisible)
- * Suite 300: 8,725 RSF
- * Suite 301: 1,815 RSF
- * Suite 302: 3,374 RSF
- * Suite 303: 2,000 RSF

* Entire 3rd Floor: 15,914 RSF

223 Building

- Suite 104: 1,957 RSF
- Suite 105: 3,208 RSF
- * Suite 212: 1,593 RSF
- Suite 214: 3,175 RSF
- * Suite 218: 2,107 RSF

* Suites can be made contiguous

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FEATURES



Flexible floor plans



5 per 1,000 SF Parking Ratio



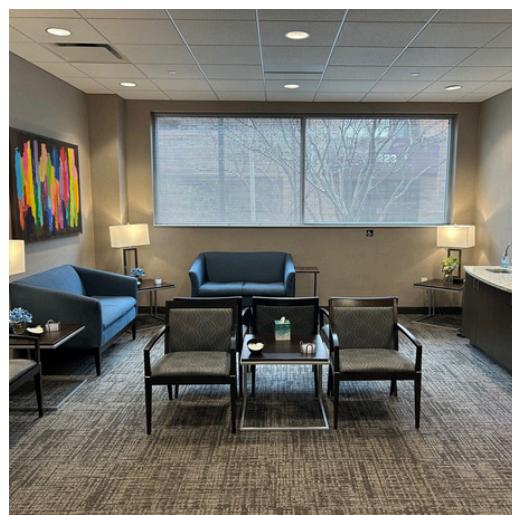
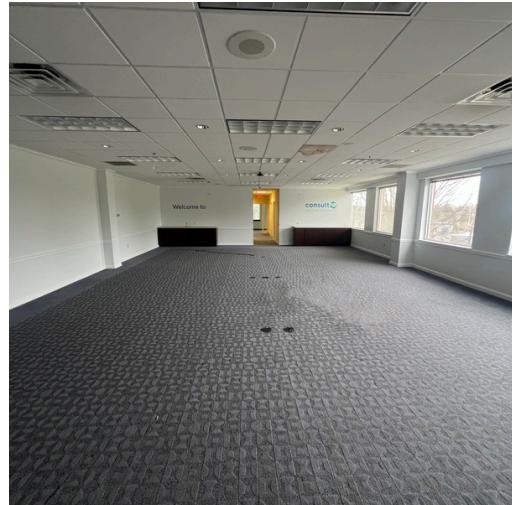
On-site Fitness Center



Energy Star Certified- 225 building



Elevator Served



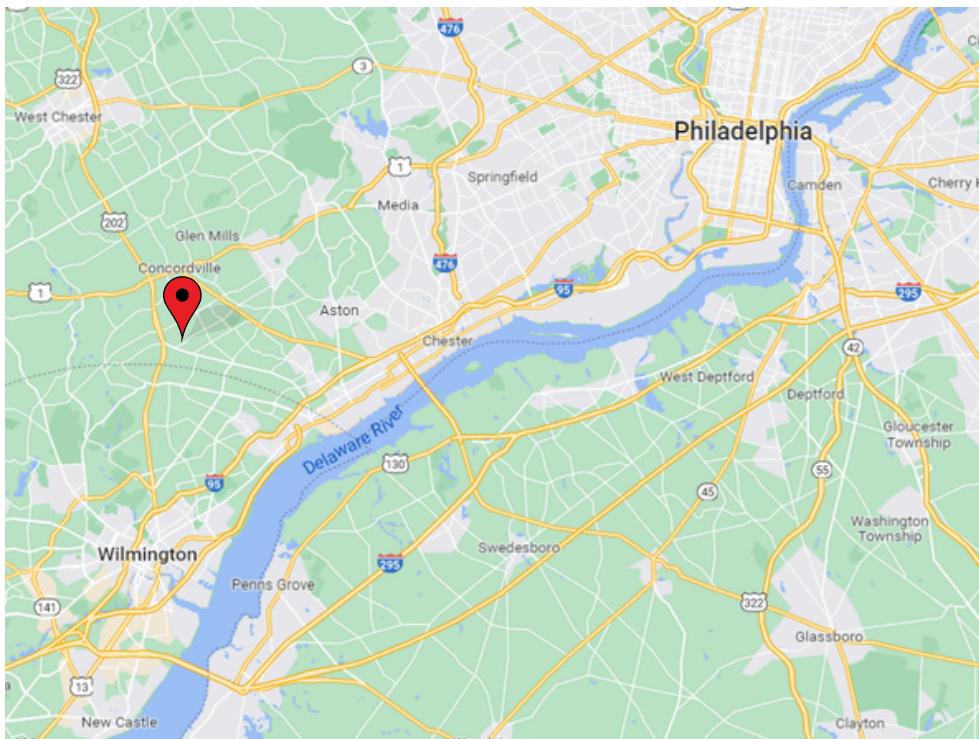
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LOCATION



- Gateway Corporate Center is positioned amidst all the development going on in Concordville and Glen Mills
- Route 202 provides great North/South access to West Chester and Wilmington
- Route 1 and Route 322 offer convenient East/West transit to Philadelphia and Chester County
- Concord Township
- Local Amenities include Wegmans, Whole Foods, Wawa, Walgreens, Starbucks, Dunkin Donuts, Rita's Water Ice, The Crown Tavern, The Meat House, Banana Republic, GAP, Ann Taylor, Ethan Allen and more!

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