



7,000 SF OFFICE CONDO FOR SALE IN WEST CHESTER



1450 EAST BOOT ROAD # 100 | WEST CHESTER, PA 19380



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- +/- 7,000 SF Office Building; 2 Separate Offices, Condos w/ Individual TAX IDS
- Flexible Footprints: Space is Divisible into 4 Separate Office Suites
- High Traffic Location in West Chester at corner of Paoli Pike and Boot Rd
- Ideal for Professional / Medical Offices
- Elevator Serviced
- Full Partitioned Basement w/ Ample Storage
- BP—Business Park Zoning
- 5,671 SF leased through September 2025
- 1,329 SF Available Immediately for an Owner User
- Recently Updated Windows and Façade

SALE PRICE: \$1,300,000



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GOSHEN
Executive Center



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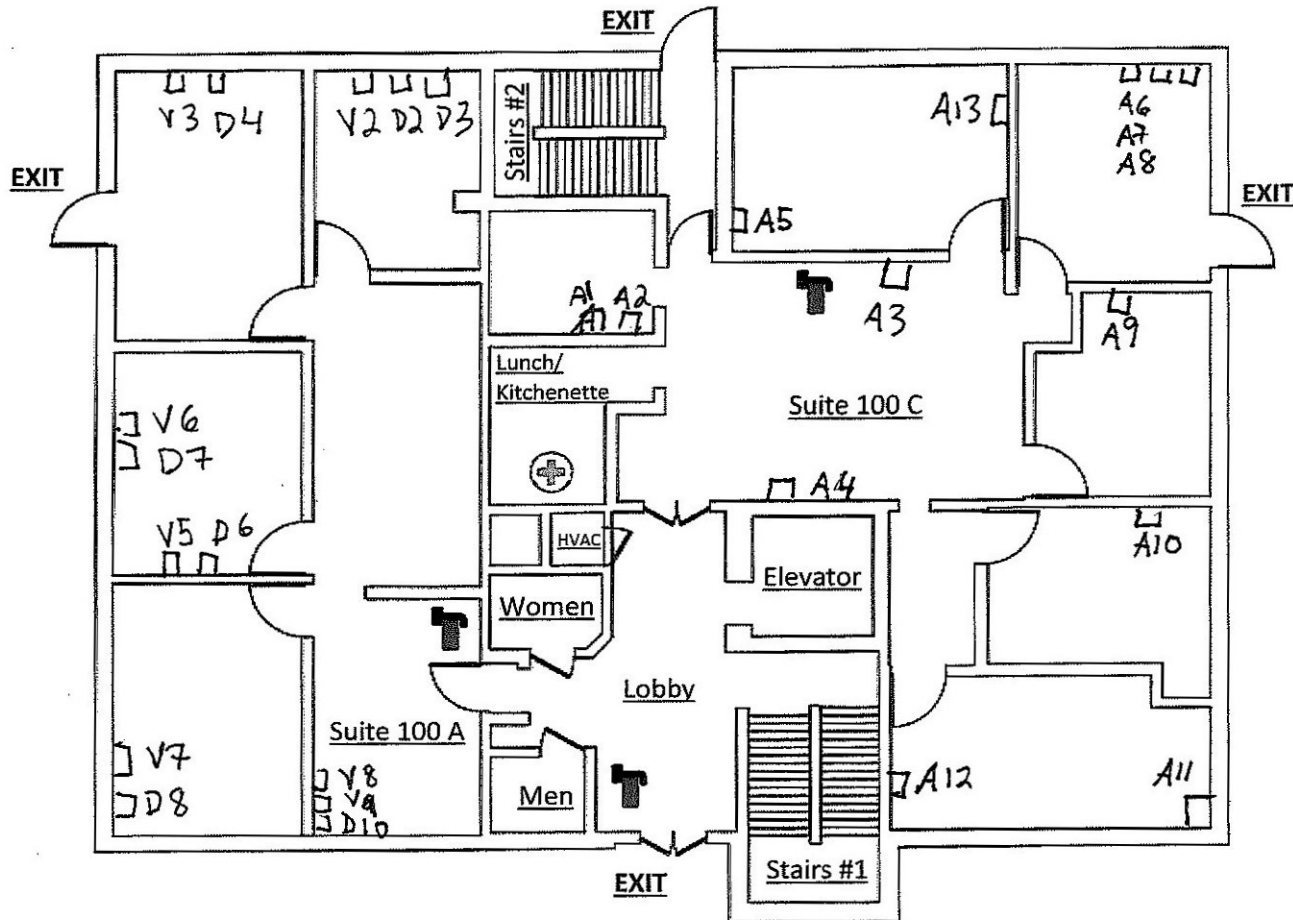
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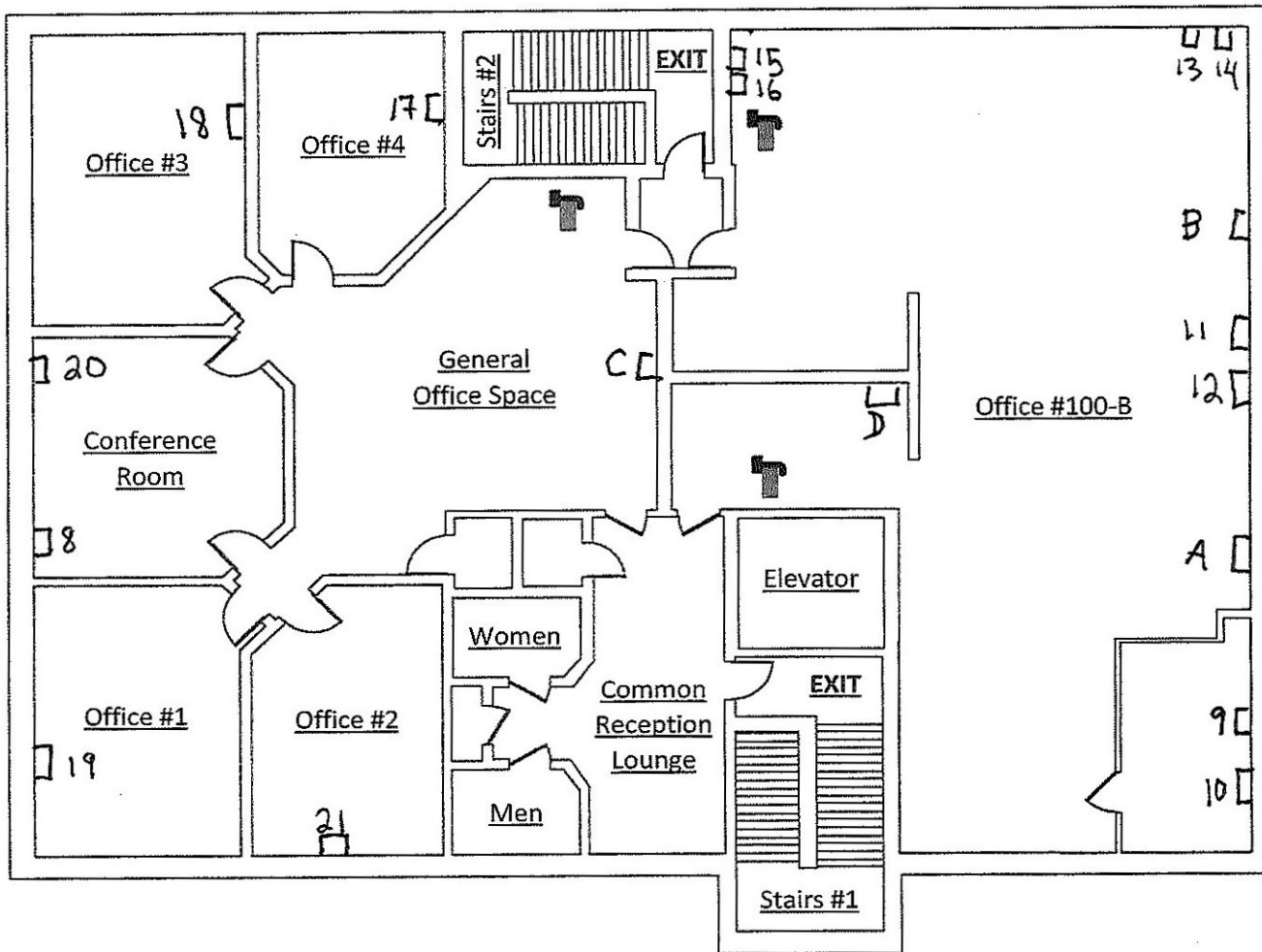
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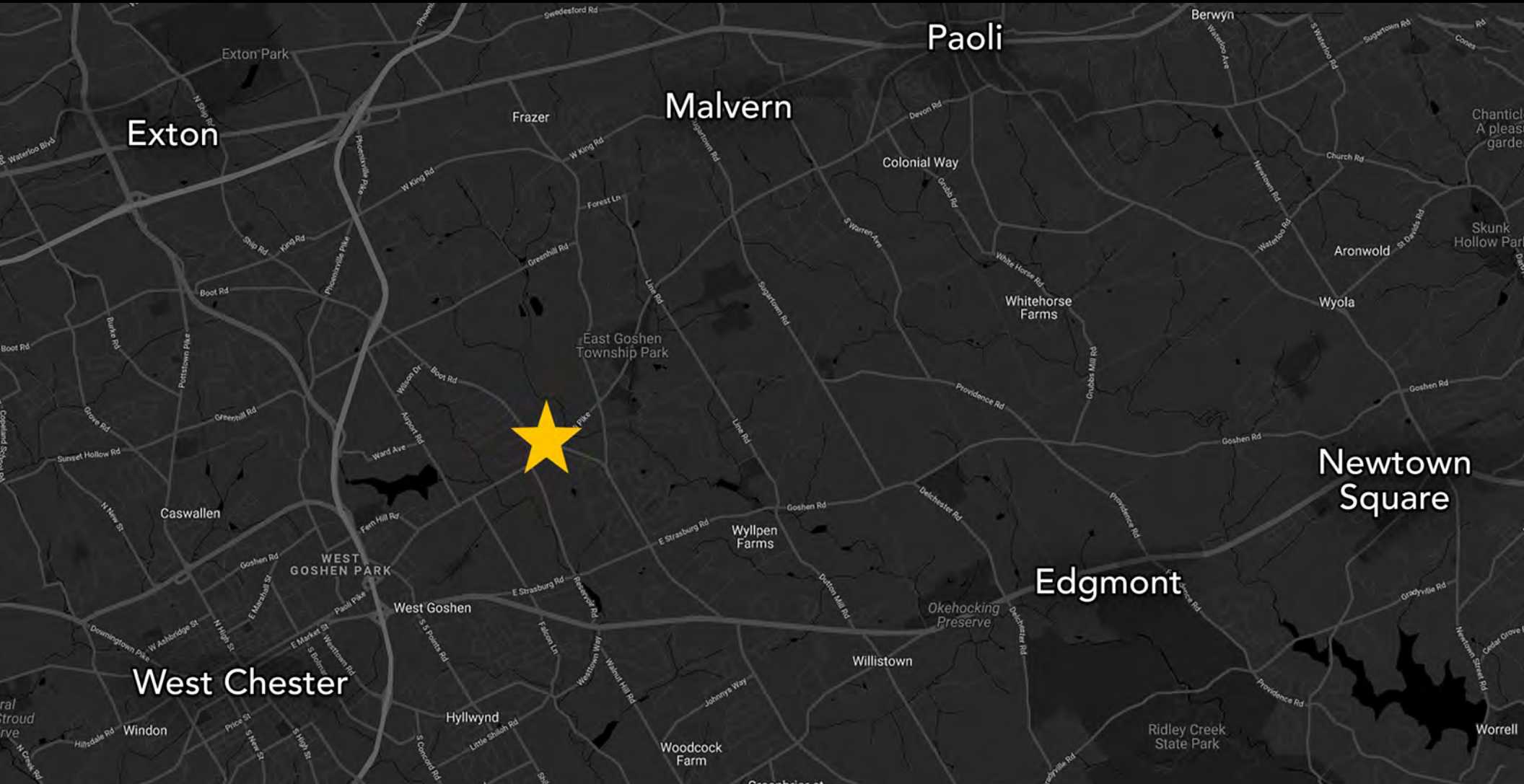
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§ 240-21. BP Business Park District.

§ 240-21

- A. Specific intent. In addition to the objectives stated in §§ 240-3 and 240-18, the BP District is intended to encourage the development of a planned campus-like office, laboratory or production research facilities and other uses which are compatible with surrounding residential uses and which adhere to the performance standards (see § 240-24). The BP District also encourages excellence in site planning and building design, stringent traffic control and attractive landscaping and screening.
- B. Uses permitted by right. The following principal uses are permitted by right in the BP District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied:
- (1) Agricultural uses in accordance with § 240-34.
 - (2) Crop storage.
 - (3) Agricultural/business in accordance with § 240-34.
 - (4) Assembly of electronic equipment, including computer hardware.
 - (5) Development of computer software packages and related marketing and training facilities.
 - (6) Facility for providing services, repairs and maintenance to office equipment.
 - (7) Computer training facilities.
 - (8) Forestry in accordance with the standards of § 240-34.1. **[Added 10-29-2002 by Ord. No. 129-Q-02]**
- C. Permitted conditional uses. The following principal uses are permitted by condition in the BP District in accordance with § 240-31:
- (1) Multiple uses in a multiple-use building with uses that are permitted in this section by right or by conditional use and when specifically approved pursuant to § 240-31C(3)(v). **[Amended 6-7-2011 by Ord. No. 129-F-11]**
 - (2) Wholesaling facility, warehousing and distribution, but with the following uses specifically being prohibited in the BP District:
 - (a) Truck terminal and/or outdoor overnight storage of trucks and trailers and/or material.
 - (b) Self-storage developments and/or mini-warehousing.
 - (3) Fire or ambulance station.
 - (4) Standard restaurant (which may include occasional take-out service), but not including drive-through service, food stand or fast-food restaurant.
 - (5) Manufacturing facility when limited to pilot studies and prototype development for the production and testing of precision instruments, optical goods, pharmaceuticals, health

- and personal care products and similar products.
- (6) Conference center.
 - (7) Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h). **[Amended 4-7-1998 by Ord. No. 119-A-98]**
 - (8) Health/exercise/tennis clubs.
 - (9) Manufacturing facility of jewelry, precision instruments, optical goods and similar products.
 - (10) Place of worship.
 - (11) Parking deck or garage.
 - (12) Public utility facility and public utility building. **[Amended 3-17-2015 by Ord. No. 129-C-2015]**
 - (13) Storage shed.
 - (14) Banks, savings and loan or other financial institutions.
 - (15) Publicly owned recreational facilities.
 - (16) Golf course or private riding academy.
 - (17) Indoor recreation facility, such as bowling alleys, indoor baseball practice or miniature golf.
 - (18) Facility for manufacture and assembly of any of the following products:
 - (a) Small electrical and electronic appliances, supplies and equipment.
 - (b) Products from previously prepared nontoxic materials such as plastics, leather, glass, cellophane or textiles.
 - (19) Business, professional and governmental offices.
 - (20) Printing and publishing establishments.
 - (21) Facility for scientific, industrial, agricultural or engineering testing purposes, excluding all projects with the potential of creating an environmental or genetic hazard.
 - (22) Testing or experimental laboratory for research or product development.
 - (23) Parking in the front yard and impervious coverage expansion, subject to § 240-31C(3)(qq). **[Added 4-7-1998 by Ord. No. 119-A-98]**
 - (24) Mineral extraction in accordance with the standards in § 240-31C(3)(uu). **[Added 10-29-2002 by Ord. No. 129-Q-02]**
 - (25) Cyber charter school. **[Added 4-18-2006 by Ord. No. 129-B-06]**

(26) Medical marijuana grower/processor. **[Added 7-11-2017 by Ord. No. 129-B-2017]**

(27) Business incubator with uses and services that are permitted in this section by right or by conditional use and when specifically approved pursuant to § 240-31C(3)(ww). **[Added 10-1-2019 by Ord. No. 129-D-2019]**

D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the BP District in accordance with § 240-32 or such other section listed after each use and all other provisions of this chapter:

- (1) Solar energy systems.
- (2) Cafeteria or recreational facilities for employees only.
- (3) Signs. (See § 240-22.)
- (4) Off-street parking and loading. (See § 240-33.)
- (5) Outdoor storage.
- (6) Home occupation.
- (7) Fence and wall.
- (8) Garage.
- (9) Recreational vehicle.
- (10) Private greenhouse.
- (11) Tennis court.
- (12) Swimming pool.
- (13) Animal husbandry.
- (14) Temporary use.
- (15) Day-care center for the dependents of the employees of the principal use as well as the dependents of employees of other principal uses in this district.
- (16) No-impact home-based business as accessory to a residential dwelling. **[Added 10-21-2003 by Ord. No. 129-L-03]**

F. Design and landscaping controls. The following shall be applicable for all uses in the BP District: **[Amended 4-7-2015 by Ord. No. 129-E-2015]**

- (1) All applicable controls in § 240-27C and E.
- (2) New structures built after April 7, 2015, shall incorporate a complete visual screen for all rooftop structures (except roof-mounted solar panels), including but not limited to heat pumps, cooling towers and other mechanical equipment. All rooftop structures

(except roof-mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible in design, materials and color with the building facade and which is at least equal in height to the highest rooftop structure. (See examples in Sketch D¹ in the Appendix.)

(3) For structures built prior to April 7, 2015, an existing rooftop structure may be replaced with a new rooftop structure of the same (or smaller) size in the same location. If the replacement rooftop structure is larger than the existing rooftop structure or is placed in a new location on the roof, or if a new rooftop structure (except rooftop solar panels) is proposed to be installed, the rooftop structure shall be painted to be aesthetically compatible in color with the majority of the other rooftop structures and the building facade. If the rooftop structure cannot be painted for any reason, it shall be screened as required by Subsection F(2) of this section.

(4) Businesses are strongly encouraged to provide informal outdoor eating areas for employees, such as picnic tables with landscaping and trash receptacles.

G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the BP District, subject to further applicable provisions of this chapter. All uses in this district shall be serviced by centralized sewage disposal and centralized water supply systems. **[Amended 6-1-1999 by Ord. No. 129-D-99]**

	BP Principal Uses
Requirements	All Uses
Minimum lot area	4 acres
Minimum lot width	
At building setback line	400 feet
At street line	300 feet
Maximum land coverage	
By buildings	30%
By total impervious cover	50%
Maximum building height	
Stories	3
Feet	35 feet
Minimum front yard	100 feet
Minimum side yard	50 feet each
Minimum rear yard	50 feet



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