



MODERNIZED TURNKEY
SINGLE OFFICES
IN DOWNTOWN WEST CHESTER

For Lease

109 EAST EVANS STREET

WASHINGTON COMMONS SINGLE OFFICES

PROPERTY HIGHLIGHTS

- Multiple Private Professional Office Suites available for Lease ranging from +/- 80 SF — 320 SF each on both first and second floor
- Multiple Suites can be leased together
- All-inclusive lease rates (including utilities & CAM)
- Abundant Natural Light with windows in every Office
- Complete Renovation in 2024 with Modern Updated finishes throughout & LVP Flooring
- Well maintained front lobby and common areas
- Inclusive Access to (3) Shared Conference Rooms and Multiple Kitchenettes
- Secure access with key fob entry
- Ample On-Site Parking
- Well-located in the heart of downtown West Chester Borough
- Walking distance to +/- Retailers / Restaurants
- Easy access to major throughfares PA Rt. 100, Rt. 202, and Rt. 3



RENT RATES FROM \$650/MO ++

WASHINGTON COMMONS

SINGLE OFFICES



Shared Conference Room



Common Area



Shared Conference Room



Office Suite

EVANS STREET BUILDING

OFFICE SUITE HIGHLIGHTS

EVANS BUILDING

Size: 1,340 Square Feet

Floor: 1st

Parking: 2 Spaces

Price: \$16.50 per SF NNN

This space offers a Large Bullpen/Co-Working Space, Private Restroom, Kitchenette, Waiting/Reception Area, and a Single Private Office



EVANS STREET OFFICE COMPLEX

Washington & Evans Buildings



MEET THE NEIGHBORS



WCU
WEST CHESTER
UNIVERSITY

market
street flats

más
MEXICAN CANTINA

P
PIETROS PRIME
STEAKHOUSE • MARTINI BAR


Chester County
Pennsylvania


SEDONA
TAPHOUSE

SB Side Bar
RESTAURANT

HW
HOTEL WARNER


CHESTNUT
SQUARE


Limoncello

CHESTNUT STREET LOFTS
♦ APARTMENTS ♦

SITE



West Chester

pennsylvania

A college town yes, but West Chester is also the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 83 shops and 59 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten “Best Small Town Downtowns in the United States” by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews



JAKE JEWELL

(484) 887-8202 | Ext. 105
JJewell@PillarRealEstateAdvisors.com

RYAN DODDS

(484) 887-8202 | Ext. 104
RDodds@PillarRealEstateAdvisors.com

The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.