

Property Summary



PROPERTY DESCRIPTION

Introducing 17 Wilmont Mews, an exceptional commercial office space for lease in the heart of downtown West Chester, PA. This modern property offers an ideal blend of functionality and style, featuring a spacious floor plan, ample natural light, high ceilings and great views of downtown. With its versatility, this space is perfect for a wide range of businesses, from tech startups to creative studios and more. The property boasts convenient amenities and a prime location, making it an attractive option for businesses looking to locate their operations in an appealing work environment.

PROPERTY HIGHLIGHTS

- Full floor option includes 5 parking spaces in adjacent parking garage
- 4th and 5th floor available, overlooking downtown West Chester
- Individual suites starting at \$625/month (full service)
- Choose from 1-7 private offices
- Secure elevator access to suites

ERIC STRETCH

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OFFERING SUMMARY

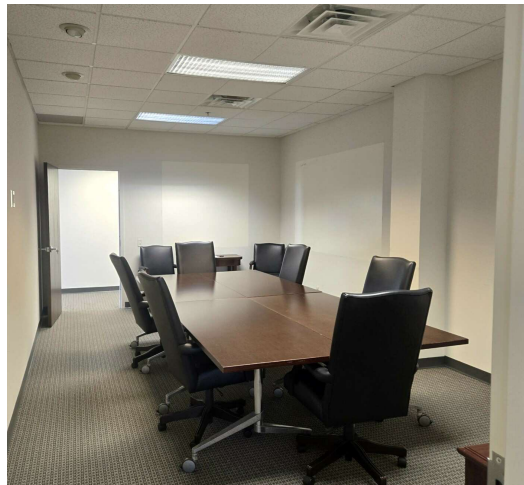
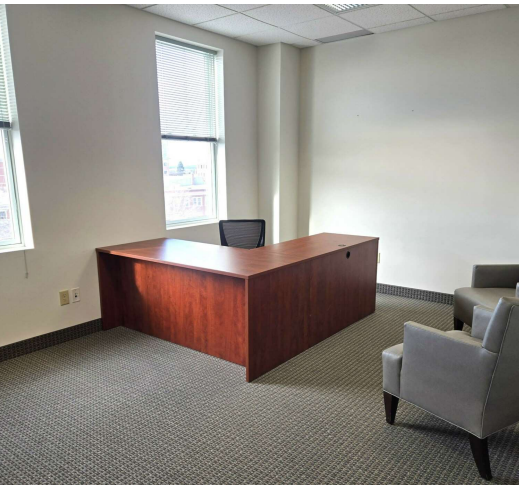
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	120 - 5,400 SF
Building Size:	19,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,281	4,646	7,837
Total Population	4,788	12,558	21,433
Average HH Income	\$99,292	\$150,332	\$141,224



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Photos



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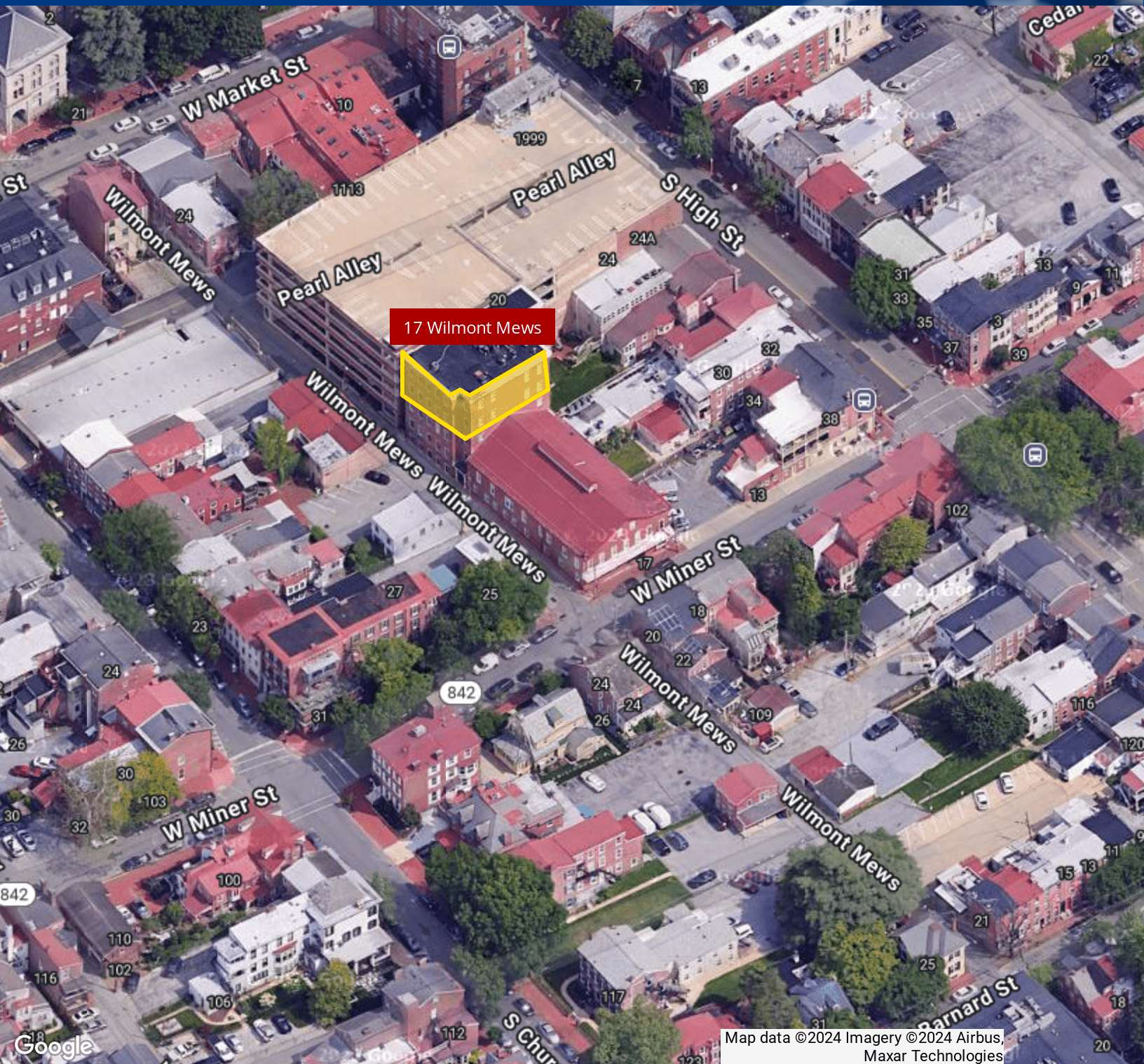
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Location Map



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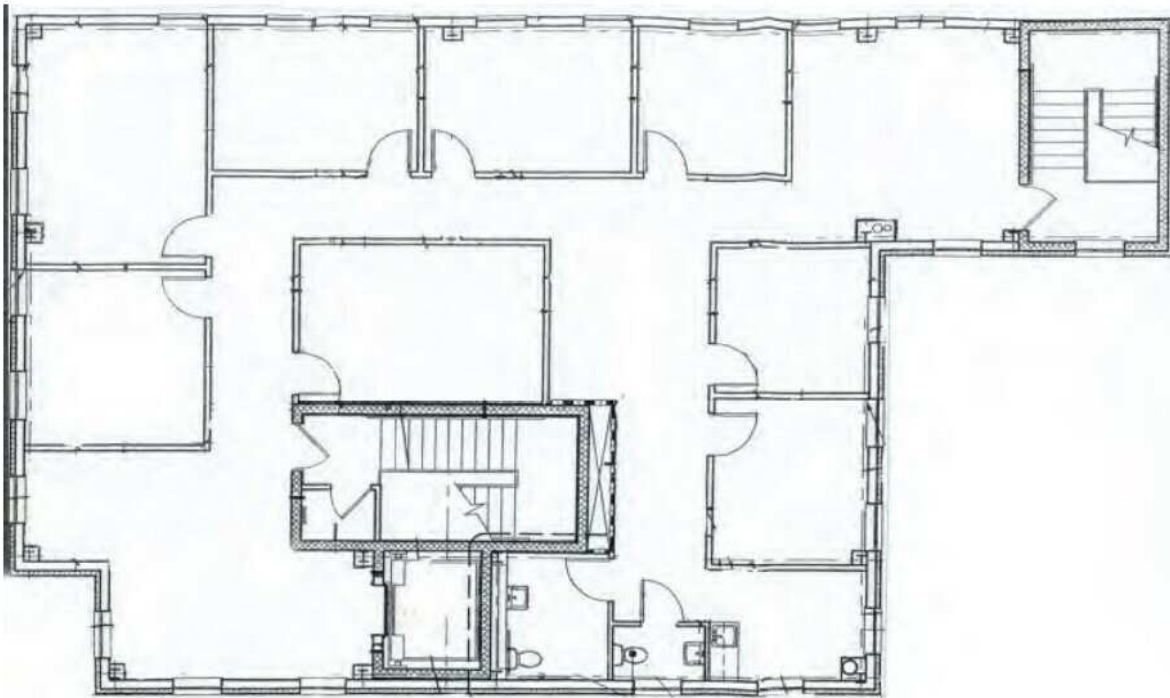
COMMERCIAL REAL ESTATE

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Floor Plans - 4th and 5th Floors



CHOOSE FROM
1 TO 7 PRIVATE
OFFICES



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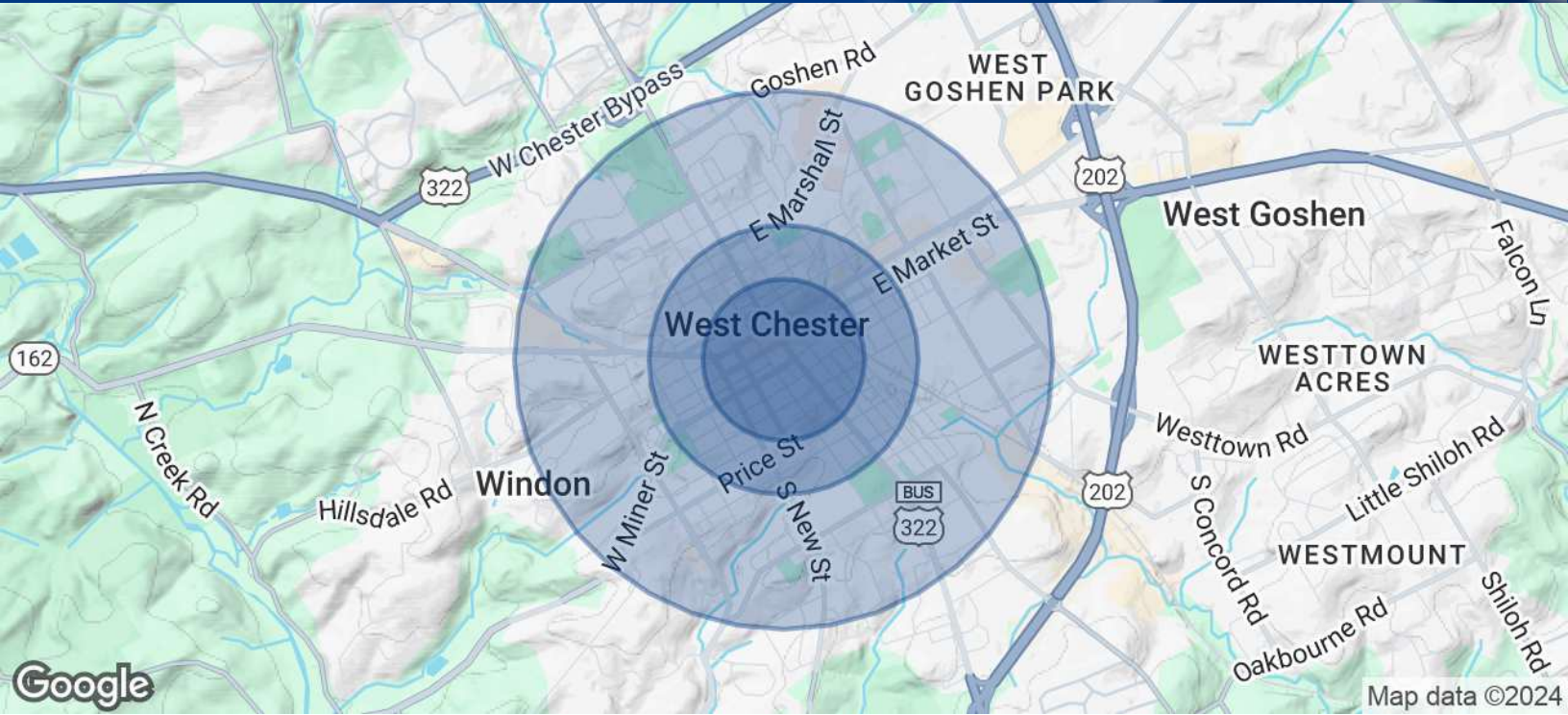
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,788	12,558	21,433
Average Age	36	33	34
Average Age (Male)	35	32	34
Average Age (Female)	36	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,281	4,646	7,837
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$99,292	\$150,332	\$141,224
Average House Value	\$514,105	\$479,608	\$510,862

Demographics data derived from AlphaMap

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