



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**1646 WEST CHESTER
OFFICE BUILDING FOR LEASE**
1646 W CHESTER PIKE WEST CHESTER, PA 19382-7995

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

10,270 Total SF of Class A Medical/Office Space

PROPERTY HIGHLIGHTS

- Ideal for medical use
- 15 perimeter offices with good natural light
- Large conference and kitchen/break rooms
- High end finishes throughout the space
- Country setting with parking surrounding the building
- CAM fixed for term of the lease

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	5,102 - 10,270 SF
Building Size:	10,720 SF
CAM	\$2.00 / SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,091	11,041	30,789
Total Population	2,702	26,635	78,326
Average HH Income	\$134,917	\$119,106	\$119,522



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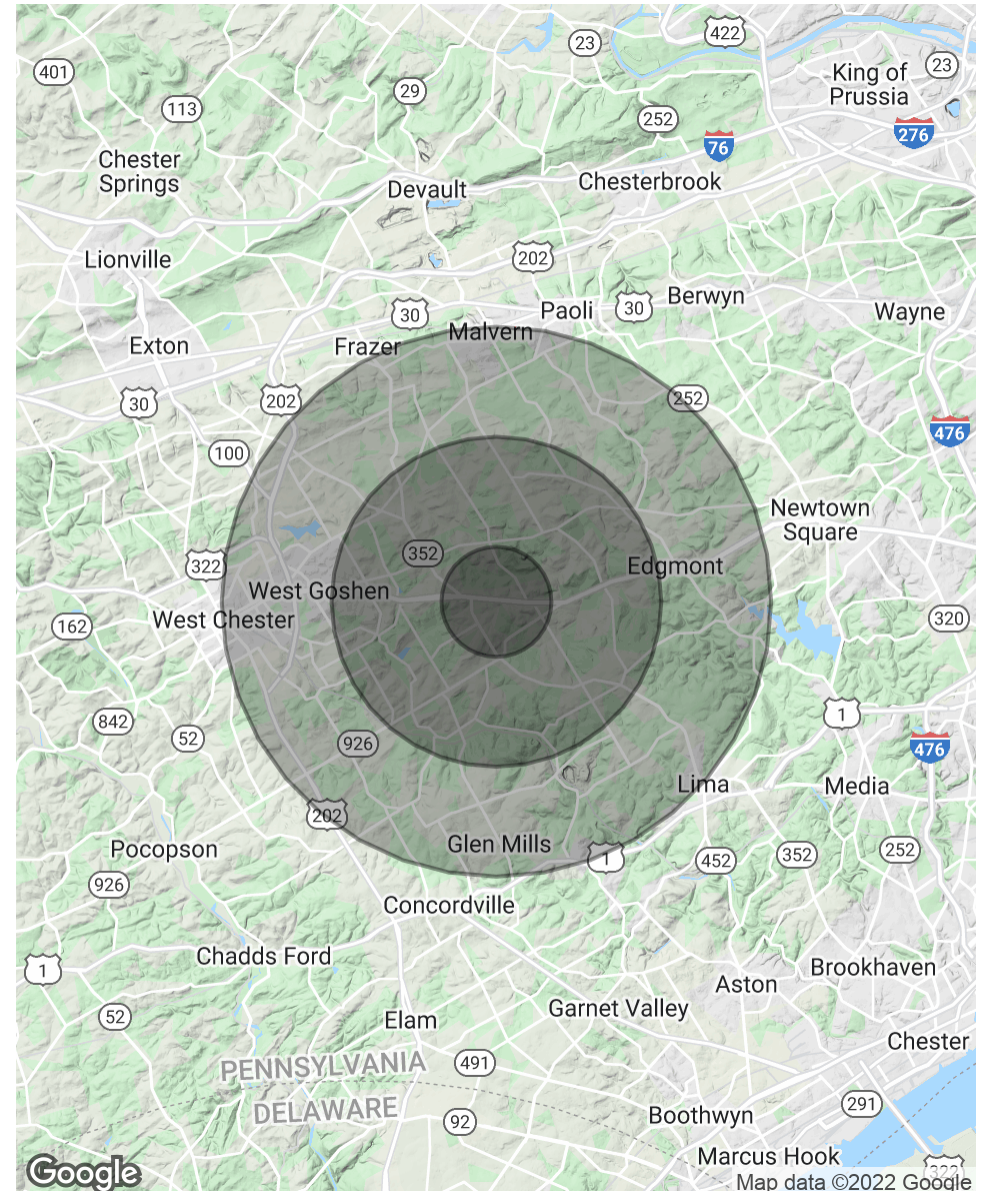
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,702	26,635	78,326
Average Age	45.1	41.8	42.9
Average Age (Male)	42.3	38.1	40.1
Average Age (Female)	47.0	44.6	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,091	11,041	30,789
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$134,917	\$119,106	\$119,522
Average House Value	\$622,317	\$431,097	\$424,028

** Demographic data derived from 2010 US Census*

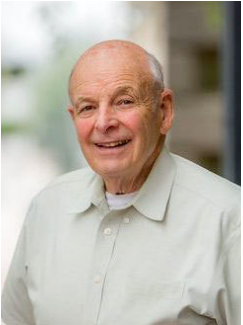




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