



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE SPACE FOR LEASE
10 N. CHURCH STREET WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Classic West Chester Office Space in the Heart of Downtown!

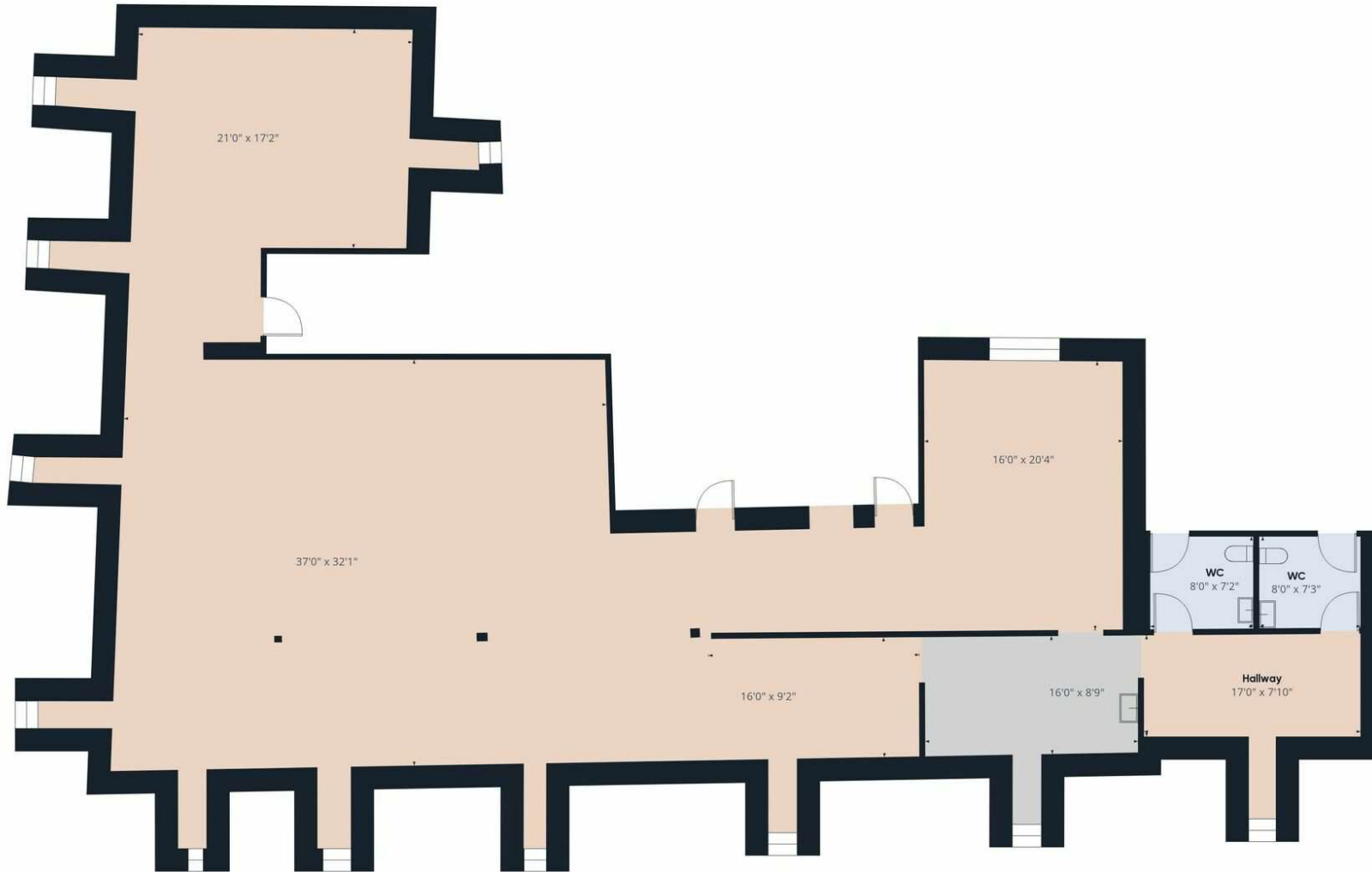
PROPERTY HIGHLIGHTS

- Classic West Chester Office Building
- +/- 3,3625SF on The 4th Floor
- Building is Elevator Served
- Completely Renovated 5 Years Ago
- Located in Downtown West Chester
- Within Walking Distance of Restaurants & Retailers
- Municipal Parking Garage & Street Parking Available

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	3,625 SF
Building Size:	23,833 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,846	21,249	42,851
Total Population	21,481	58,205	115,154
Average HH Income	\$142,155	\$161,382	\$174,468

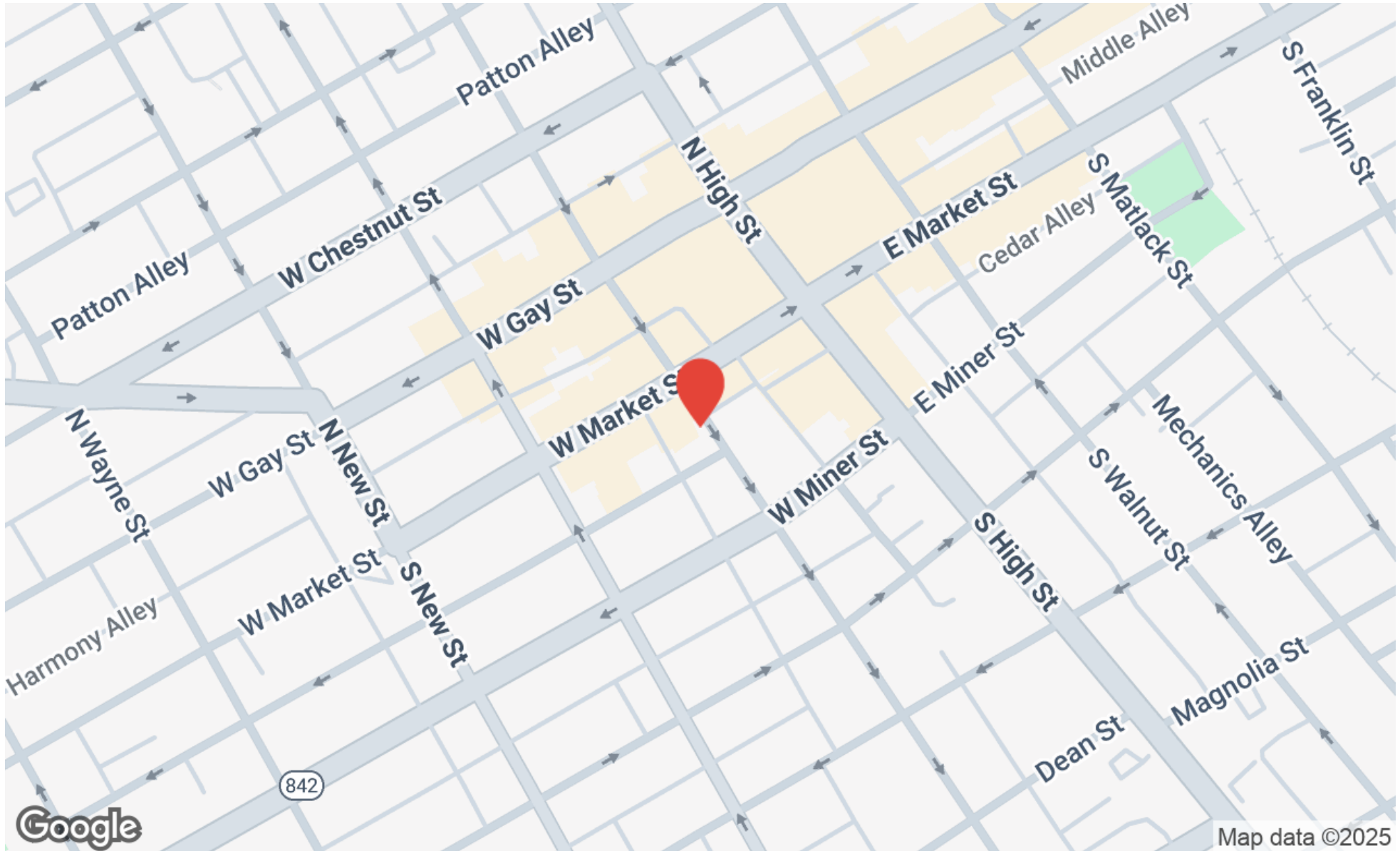


Approximate total area⁽¹⁾
2988.6 ft²

(1) Excluding balconies and terraces

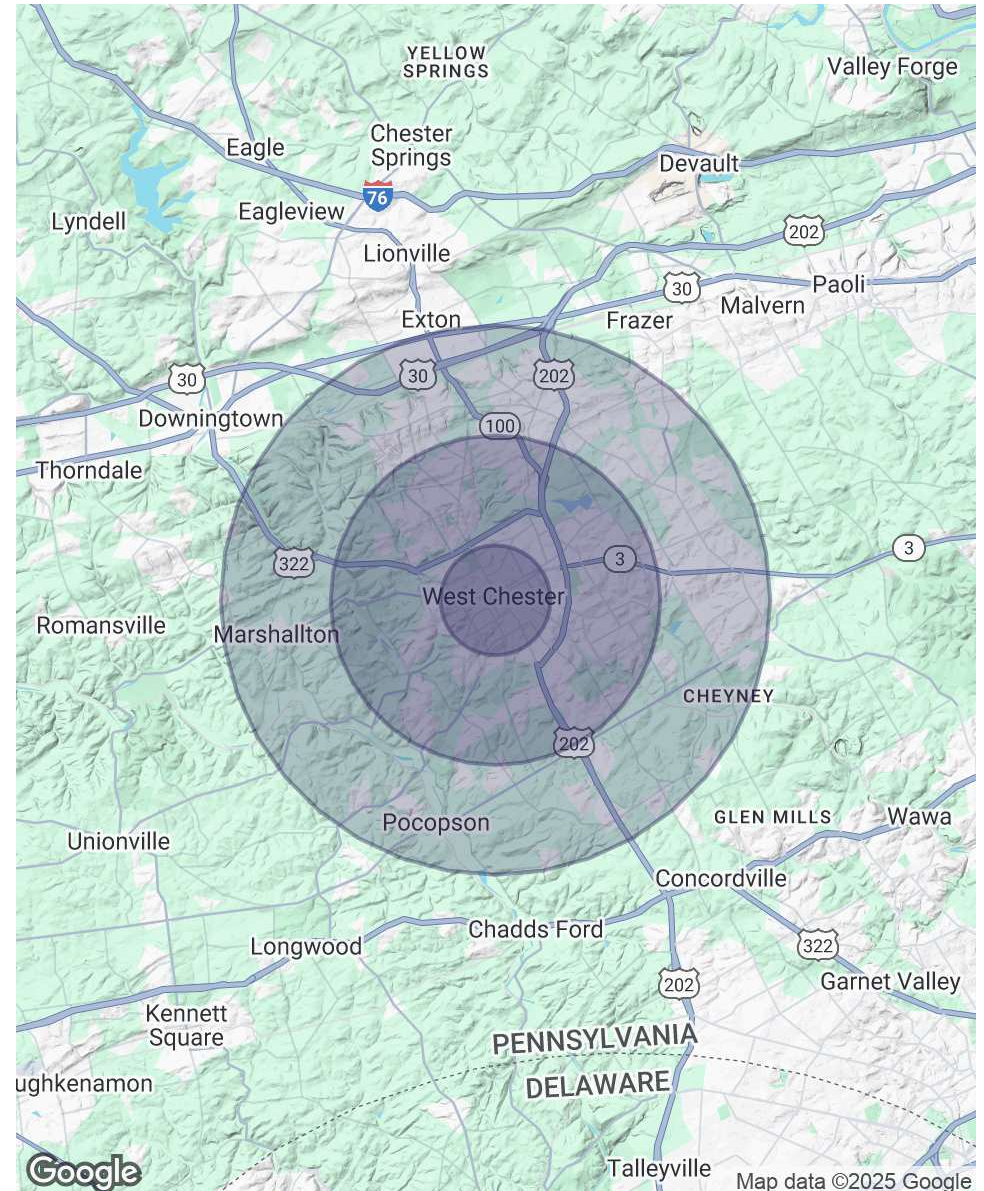
4th Floor Space Plan

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,481	58,205	115,154
Average Age	34	38	41
Average Age (Male)	34	38	40
Average Age (Female)	35	39	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,846	21,249	42,851
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$142,155	\$161,382	\$174,468
Average House Value	\$512,569	\$565,027	\$589,040

* Demographic data derived from 2020 ACS - US Census





LARRY WYGANT

Associate Broker

larry@swopelees.com

Direct: 610.429.0200 x104 | Cell: 610.457.6506

PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200