

CURRENT LISTINGS – Chester County Industrial Condominiums

	<p>882 S Matlack Street, <u>103</u> West Chester 19380</p> <p>MLS# 5971607 (sale) MLS# 5971611 (lease)</p>	<p>OFFICE CONDO – 1334 +/- SF For Sale: \$249,900.00 For Lease: \$1700./month, plus electric & sewer 2-story office condo with operable windows * 1st floor, 702 SF, 3 private offices, one with private access, powder room. * 2nd floor, 632 SF, large open work area, new powder room. Suite recently renovated with new carpet, paint, lighting. * Full basement, 580, storage area.. * Private access to office and parking near front door. * Directory on Matlack Street and signage at front door.</p>	
	<p>882 S Matlack St. <u>#104</u> West Chester, 19382</p> <p>MLS# 5988447</p>	<p>OFFICE CONDO – 528 +/- SF For Lease: \$12.00/SF plus utilities *Contemporary office condo, parking close to front door. ** 2nd fl: 528 +/- SF, large open work area, 2 large private offices.</p>	
	<p>882 S Matlack St. <u>#106</u> West Chester, 19382</p> <p>MLS# 5854856</p>	<p>OFFICE CONDO – 1272 SF+/- For Lease: \$1590./month (\$15./SF) plus utilities & sewer * 1st floor office with operable windows. * Private access to office.. * Condo features reception area, 3 executive offices, open work space, storage area, and powder room. * Owner willing to update office, based on Tenant's credit.</p>	
	<p>882 S Matlack St. <u>#207</u> West Chester 19380</p> <p>MLS# 5888711</p> <p><u>INCENTIVE</u></p>	<p>OFFICE CONDO – 1316 SF+/- or 1156 SF+/- For Lease: \$1590./mo, plus utilities & sewer BROKER INCENTIVE When you think about locating your next office headquarters in the West Chester area, consider: easy access to Rt 202 & parking out front of your suite. Perhaps you would be wise to consider Chester County Industrial Condominiums, Suite 207. The space is open, framed in oak trim, offering 2 large executive offices with cathedral ceiling, perimeter tract lighting, & windows you can open on a beautiful day. Many other features: a newly renovated conference room with double clear French doors, providing a conference environment within the open area. Owner is interested in leasing the space & will offer tenant improvements. Yet the designer Berber carpeting throughout, colorful walls, and light within the space create a sustainable environment for you and your staff to conduct business. Impressive furniture will be removed or may be negotiated. Must see this ideal office space & meet your outstanding new landlord. Offering flexible rental terms for the right situation.</p>	
	<p>882 S Matlack St. <u>#110</u> West Chester 19380</p> <p>MLS# 5848033</p> <p><u>PRICE REDUCTION</u> <u>INCENTIVES</u></p>	<p>OFFICE CONDO, 2-story – 1568+/- SF For Sale: \$240,000.00 For Lease: \$1960./month plus utilities and sewer BROKER INCENTIVE & BUYER INCENTIVE * 1st floor, 784 SF+/-, front office/reception area with windows, large office area, kitchenette, powder room. * 2nd floor, 784 SF+/-, large open work area, 2 ceiling fans. * Basement, 784 SF+/-, storage area with an entrance.</p>	
<p>LEASED PROPERTIES – Chester County Industrial Condominiums</p>			
	<p>882 S Matlack St, <u>#104</u></p>	<p>OFFICE SPACE, 1st FLOOR– 1042 SF For Lease: \$1200./month, plus utilities</p>	<p>LEASED 2012</p>
	<p>882 S Matlack St, <u>#105</u></p>	<p>OFFICE SPACE, 1ST FLOOR – 1000 SF For Lease: \$1200./month, plus utilities</p>	<p>LEASED 2011</p>
	<p>882 S Matlack St. <u>#107</u></p>	<p>OFFICE CONDO – 1364 SF+/- For Lease: \$1705./month (\$15/SF) plus utilities</p>	<p>LEASED 2011</p>
	<p>882 S Matlack St. <u>#206</u></p>	<p>FFICE CONDO – 1252 +/- SF For Lease: \$1,461./month, plus electric</p>	<p>LEASED 2011</p>
	<p>882 S Matlack St., <u>Unit C</u></p>	<p>OFFICE SPACE – 3030 SF For Lease: \$2,020./month for Year 1</p>	<p>LEASED 2010</p>
	<p>882 S Matlack St., <u>Unit D</u></p>	<p>OFFICE SPACE – 1500 SF</p>	<p>LEASED 2010</p>

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

FOR MORE INFORMATION, contact:

Suzanne Vanet, 484-459-3083, Vanet@SuzanneVanet.com www.SuzanneVanet.com

RE/MAX Action Associates, 403 W. Lincoln Highway, Suite 101, Exton, PA 19341, 610-363-2001