

**Available For Lease**



Valley Run Shoppes  
63 N Bailey Road  
Thorndale 19372

MLS# 5949645

**RETAIL SPACE -- 1440 - 4320 +/- SF**  
**For Lease: \$14./SF plus \$1.30/SF CAM**

**Great location for retail, medical or service business.**  
\* Neighborhood strip mall with lots of parking and visibility.  
\* 1440 SF available, or may be combined with 2 other contiguous suites for a total of 4320 SF.



1691 Horseshoe Pk, #1  
Glenmoore

MLS# 5831895

**OFFICE CONDO – 1490 SF+/-**

**For Lease: \$1640./month plus electric**  
**Office with frontage and visibility on Rt.322**

\* Entrance area, reception area, 2 executive offices, open area, large closet/storage area, and powder room.



West Brandywine  
Business Center  
1799 Horseshoe Pike  
Honey Brook 19344

MLS# 5823127 (1280 SF)  
MLS# 5823182 (1800 SF)

**OFFICE SPACE – 1280 & 1800 SF+/-**

**For Lease: \$950./month or 1350./month**  
**Recently renovated office space**

\* 1280 SF: Reception area, large central area, 2 private offices, large conference room, private powder room and kitchenette.  
\* 1800 SF: Reception area, several large offices, beautiful conference room with leaded French doors, and two powder rooms.



18 E. Lancaster Ave.  
Malvern 19355

MLS# 5977802 (5000sf)  
MLS# 5977766 (2500sf)

**INCENTIVES**

**OFFICE SPACE – 560 - 5000 SF+/-**

**For Lease: \$14./SF**

**Highly visible building in Malvern at Rt 30 & 29**  
**TENANT INCENTIVE: free month's rent based on term of lease**

\* Superior access via controlled traffic area.  
\* Convenient location: easy access to Rt. 202 and Great Valley area.  
\* Office space in building facing **Exton side**: main level (1186 SF), loft offices (558), lower level: 756).  
\* Office space in building facing **Paoli side**: main level :2148, loft offices(2008),lower level: 1812 SF.  
\* Outside area with picnic table.  
\* Ample parking and individual signage on building.  
\* Located on south side of Rt. 30 & Rt. 29, just off Rt. 202.



**NEW LISTING**

1039 Lancaster Ave  
Berwyn 19312

MLS# 5978073

**RESIDENTIAL: 3BR TWIN -- 1516 +/- SF**

**For Lease: \$1,295.00/month, plus utilities**  
**3BR Twin in Berwyn with backyard & off-street parking**

\* New kitchen and carpet to be replaced.  
\* Walking distance of SEPTA Train Station nearby.  
\* Ample parking spaces.



1043 Lancaster Ave  
Berwyn 19312

MLS# 5940680

**OFFICE SPACE -- 1500 +/- SF**

**For Lease: \$1,200.mo., & pro-rate share utilities**  
**2<sup>nd</sup> floor office with frontage on Bus.Rt. 30 in Berwyn**

\* Space consists of 3 offices (10x15, 12x16 and 14x16) all with windows, small copy room and private powder room.  
\* Septa Train Station nearby.  
\* Ample parking spaces.








 	<p>Ingleside Professional Bldg  <b>3149 Lincoln Highway                  Thorndale 19372</b></p> <p>MLS# 5913907 (lease)</p>	<p><b>MEDICAL / OFFICE SPACE -- 2500 +/- SF</b>  <b>For Lease: \$2500./mo., plus electric for year 1</b>  <b>2-story medical building located on Bus. Rt. 30.</b>                  * Septa R5 Train Station across street.                  * Entire 1<sup>st</sup> floor and 11 parking spaces                  * Office space features a reception area, multiple operators, multiple offices, storage area, lab, and powder rooms. Previously doctor's office.</p> <p><b>Also Available For Sale – MLS# 5913899</b>                  MEDICAL / OFFICE BUILDING - 5416 +/-SF                  For Sale: \$599,500.00</p>	
	<p>Chester County                  Industrial Condominiums  <b>882 S Matlack Street, 103                  West Chester 19380</b></p> <p>MLS# 5988447 (lease)</p>	<p><b>OFFICE CONDO – 1334 +/- SF</b>  <b>For Lease: \$1700./month, plus electric &amp; sewer</b>  <b>2-story office condo with operable windows</b>                  * 1<sup>st</sup> floor, 702 SF, 3 private offices, one with private access, and powder room.                  * 2<sup>nd</sup> 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><b>Also Available For Sale – MLS# 5971607</b>                  OFFICE CONDO - 1334 +/-SF                  For Sale: \$249,900.00</p>	
<p><b>LEASED: 1<sup>st</sup> Floor</b></p> 	<p>Chester County                  Industrial Condominiums  <b>882 S Matlack St. 104                  West Chester 19380</b></p> <p>MLS# 5866710 (sale)                  MLS# 5866773 (lease)</p>	<p><b>OFFICE CONDO – 1552 +/- SF</b>  <b>For Sale: \$279,000.00</b>  <b>For Lease: \$1940./month plus utilities</b>  <b>Contemporary office condo, parking close to front door.</b>                  * 1<sup>st</sup> floor, 1024 +/- SF, front office/reception area with windows, large interior office, rear conference room/office with window, kitchenette, and powder room.                  * 2<sup>nd</sup> fl, 528 SF, large open work area, 2 large private office.                  * NuTone Intercom/Radio System.</p>	
	<p>Chester County                  Industrial Condominiums  <b>882 S Matlack St. 104                  West Chester 19380</b></p> <p>MLS# 5866773 (lease)</p>	<p><b>OFFICE CONDO – 528 +/- SF</b>  <b>For Lease: \$528./month plus utilities</b>  <b>2<sup>nd</sup> Floor office condo, parking close to front door.</b>                  * 2<sup>nd</sup> fl, 528 SF, large open work area, 2 large private offices.                  * Easy access to Rt. 202 in West Chester</p>	
	<p>Chester County                  Industrial Condominiums  <b>882 S Matlack St. #106                  West Chester 19380</b></p> <p>MLS# 5854856</p>	<p><b>OFFICE CONDO – 1272 SF+/-</b>  <b>For Lease: \$1590./month (\$15./SF) plus utilities</b>  <b>1st floor office, operable windows, private access.</b>                  * 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.                  * Easy access to Rt. 202 in West Chester.</p>	
	<p>Chester County                  Industrial Condominiums  <b>882 S Matlack St. #207                  West Chester 19380</b></p> <p>MLS# 5888711</p> <p><b><u>INCENTIVES</u></b></p>	<p><b>OFFICE CONDO – 1316 SF+/-</b>  <b>For Lease: \$1590./month, plus utilities</b>  <b>High-end, upgraded, 2<sup>nd</sup> floor office condo</b>  <b><u>BROKER INCENTIVE</u></b>                  * When you think about locating your next office headquarters in the West Chester area, consider: easy access to Rt 202 &amp; parking out front of your suite. Perhaps you would be wise to consider Suite 207.                  * The space is open, framed in oak trim, offering 2 large executive offices with cathedral ceiling, perimeter track lighting, &amp; windows you can open on a beautiful day.</p>	

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

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

	<p>Many other features: a newly renovated conference room with double clear French doors, providing a conference environment within the open area.</p> <ul style="list-style-type: none"> <li>* Owner is interested in leasing the space &amp; will offer tenant improvements. Designer Berber carpeting throughout, colorful walls, &amp; light within the space create a sustainable environment for business. Impressive furniture will be removed or may be negotiated.</li> <li>* Must see this ideal office space &amp; meet your outstanding new landlord. Flexible rental terms for right situation.</li> </ul>	
	<p><b>Chester County Industrial Condominiums</b>  <b>882 S Matlack St. 110</b>  <b>West Chester 19380</b></p> <p>MLS# 5994591</p> <p><b><u>NEW: PRICE REDUCTION INCENTIVES</u></b></p> <p><b>OFFICE CONDO – 1568+/- SF</b>  <b>For Lease: \$1960./month plus utilities</b>  <b>2-story, end unit, office condominium.</b>  <u>BROKER INCENTIVE</u> and <u>TENANT INCENTIVE: one month of free rent.</u></p> <ul style="list-style-type: none"> <li>* Operable windows and lots of lights throughout.</li> <li>* 1<sup>st</sup> floor, 784 SF+/-, front office/reception area with windows, large office area, kitchenette, powder room.</li> <li>* 2<sup>nd</sup> floor, 784 SF+/-, large open work area, 2 ceiling fans.</li> <li>* Basement, 784 SF+/-, storage area with an entrance.</li> <li>* Easy access to Rt. 202 in West Chester.</li> </ul> <p><b>Also Available For Sale – MLS# 5848033</b>  OFFICE CONDO - 1568+/-SF  For Sale: \$240,000.00</p>	
<p><b>NEW LISTING</b></p> 	<p><b>Chester County Commons</b>  <b>6 Mystic Lane</b>  <b>Malvern 19355</b></p> <p>MLS # 5988958 (lease)</p> <p><b><u>INCENTIVES</u></b></p> <p><b>OFFICE CONDO: 1635 +/- SF</b>  <b>For Lease: \$1,834.00/month plus utilities</b>  <b>Private, professional complex in a great location.</b>  <u>BROKER INCENTIVE</u> and <u>TENANT INCENTIVE: two month's free rent with a 2 year contract.</u></p> <ul style="list-style-type: none"> <li>* Office condominium with 1<sup>st</sup> floor and loft area.</li> <li>* Reception area, conference, 1 executive office, two office, copy room, storage closet, kitchenette, powder.</li> <li>* Loft area has glass floor-to-ceiling panels, ceiling fan and northern light.</li> <li>* Just minutes from Rt.202 &amp; Rt.30. Hotels and restaurants located across the street.</li> </ul> <p><b>Also Available For Sale – MLS# 5988881</b>  OFFICE CONDO - 1635 +/-SF  For Sale: \$198,900.00</p>	
	<p><b>Chester County Commons</b>  <b>10 Mystic Lane</b>  <b>Malvern 19355</b></p> <p>MLS # 5991330 (lease)</p> <p><b><u>PRICE REDUCTION INCENTIVES</u></b></p> <p><b>OFFICE CONDO: 6000 +/- SF</b>  <b>For Lease: \$7500./month, \$15./SF),</b>  <b>plus electric, condo fees, and taxes</b>  <b>Free-standing, 2-story, office condo with 17 offices.</b>  <u>BROKER INCENTIVE</u> and <u>BUYER INCENTIVE: fit-up credit for bathroom update.</u></p> <ul style="list-style-type: none"> <li>* Most offices have glass wall facing the interior core.</li> <li>* Beamed cathedral ceilings, skylights, recessed lighting, 4 separate heat pumps with 4 separate A/C units for maximum cooling.</li> <li>* 1<sup>st</sup> floor: front entrance, storage area, open staircase with water fountain and rock garden, 8 private and 2 semi-private offices, shipping and storage area with exit, full kitchen with exit, conference room, and 2 powder rooms.</li> <li>* 2<sup>nd</sup> floor: executive office with stone fireplace, 6 offices, conference or computer room, storage areas, powder room, and separate dedicated fire exit.</li> </ul> <p><b>Also Available For Sale – MLS# 5889901</b>  OFFICE CONDO - 6000 +/-SF  For Sale: \$750,000.00</p>	



**Exton Office Court**  
**300 N Pottstown Pike**  
**Suite #210**  
**Exton 19341**

**MLS# 5966143 (lease)**

**PRICE REDUCTION**

**OFFICE CONDO – 2000 SF+/-**

**For Lease: \$1,500./month plus utilities**

**Small, private, professional office complex in Exton.**

- \* Visible on Rt. 100; accessible Rt. 100 South.
- \* Office condo with cathedral ceilings & operable windows.
- \* 1<sup>st</sup> Floor: reception area, 2 large executive offices, small office, open workstation, powder room. Lower Level is a finished basement with work and storage areas.
- \* Signage at exterior office entrance.

**Also Available For Sale – MLS# 5920583**

**OFFICE CONDO - 2000 +/-SF**

**For Sale: \$199,900.00**



**Whitford Commons**  
**106 Schubert Drive**  
**Downingtown 19335**

**MLS # 5899706 (lease)**

**PRICE REDUCTION**

**MEDICAL/OFFICE CONDO: 2900 +/- SF**

**For Lease: \$2,900.00/month plus utilities**

**Previously used as a doctor's office.**

- \* 2-story office condo features 4 skylights, blinds on all windows, full basement and two entrances to the suite.
- \* Newly painted, carpets cleaned and new roof.
- \* 1<sup>st</sup> floor: waiting room, business office, office with sink, powder room. Treatment area: 5 offices, 4 with sinks, lobby/waiting area, 2 staircases.
- \* 2<sup>nd</sup> floor: 3 large offices, one an executive office with arched window; kitchenette and powder room.
- \* Lease is \$2900./month(\$12./SF) plus utilities for year 1.

**Also Available For Sale – MLS# 5900526**

**MEDICAL / OFFICE CONDO - 2900 +/-SF**

**For Sale: \$370,000.00**



**Swedesford Corp. Center**  
**619A Swedesford Rd**  
**Malvern 19355**

**MLS# 5883936 (sale)**  
**MLS# 5883945 (lease)**

**PRICE REDUCTION**  
**INCENTIVES**

**OFFICE CONDOMINIUM -- 992 +/- SF**

**For Sale: \$185,000.00 or**

**For Lease: \$1240./month (\$12./SF) plus utilities**

**1<sup>st</sup> floor office condominium**

**BROKER INCENTIVE and BUYER INCENTIVE:**

- \* Renovations in process.
- \* Separate entrance to office and parking close to door.
- \* Office space features an open reception area, 2 offices, powder room, kitchen - or use space as work area.



**Eagleview, Stockwell**  
**562 Wharton Blvd.**  
**Exton 19341**

**MLS# 5968772**

**INCENTIVES**

**RETAIL / OFFICE – 1396 +/- SF gross**

**For Lease: Year 1: \$12./SF, or**

**\$1,396./month, plus utilities**

**1<sup>st</sup> floor, corner suite in Eagleview's Stockwell**

**BROKER INCENTIVE & TENANT INCENTIVE**

- \* Front & rear entrance and a full lower level storage area.
- \* Front door parking, street visibility, and exterior signage.
- \* Located just off Rt. 100, minutes from Exit 312, of the PA Turnpike.
- \* All the amenities and services of Eagleview's Town Center right at your doorstep.

