

15-17 E Gay Street,  
West Chester, PA

For Lease



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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087



15-17 E Gay Street,  
West Chester, PA

## Disclaimer

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## EXECUTIVE SUMMARY

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<b>Total Available:</b>	4,107 SF
First Floor:	1,340 SF
Second Floor:	2,767 SF
<b>Utilities:</b>	Includes Electric
<b>Parking:</b>	Adjacent to West Chester Parking Garage
<b>Amenities:</b>	Walking distance to shops / restaurants



### BUILDING DESCRIPTION:

Two buildings connected by a common area, lobby with a soaring 20' atrium ceiling.



### SITE FEATURES:

The office space at 15-17 Gay St. offers private offices, kitchens, conference rooms and more.



Lease Rate: (rate includes electric)  
**\$29.50 SF Full Service + Janitorial**

# LOCATION INSIGHTS

15-17 E Gay Street  
West Chester, PA

## Key Facts:

## Education:

109,152  
Population:



41,217  
Households:

39.5%  
Median Age:



\$75,227  
Median  
Disposable Income:

23%  
High School  
Graduates:



73%  
Some College

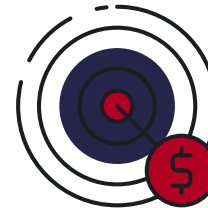


or Bachelors:

Median  
Household Income:  
\$96,553



Median  
Per Capita Income:  
\$47,150



Median Net Worth  
Income:  
\$290,274



Lease Rate: (rate includes electric)  
**\$29.50 SF Full Service + Janitorial**



# LOCATION HIGHLIGHTS / SITE MAP



In the heart of the borough of West Chester



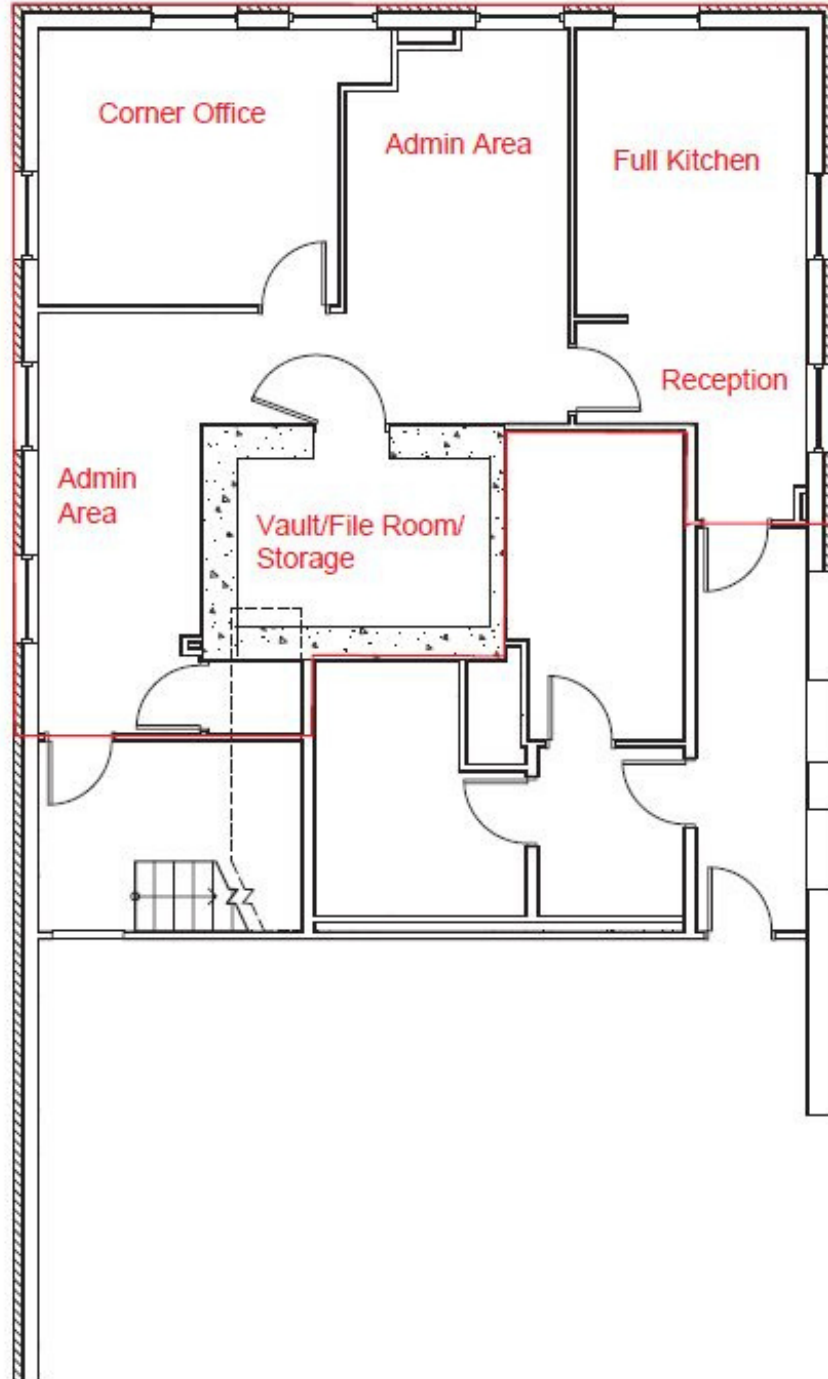
Abundant amenities and shops



Close proximity to Route 202, 322, Paoli Pike, and West Chester Pike

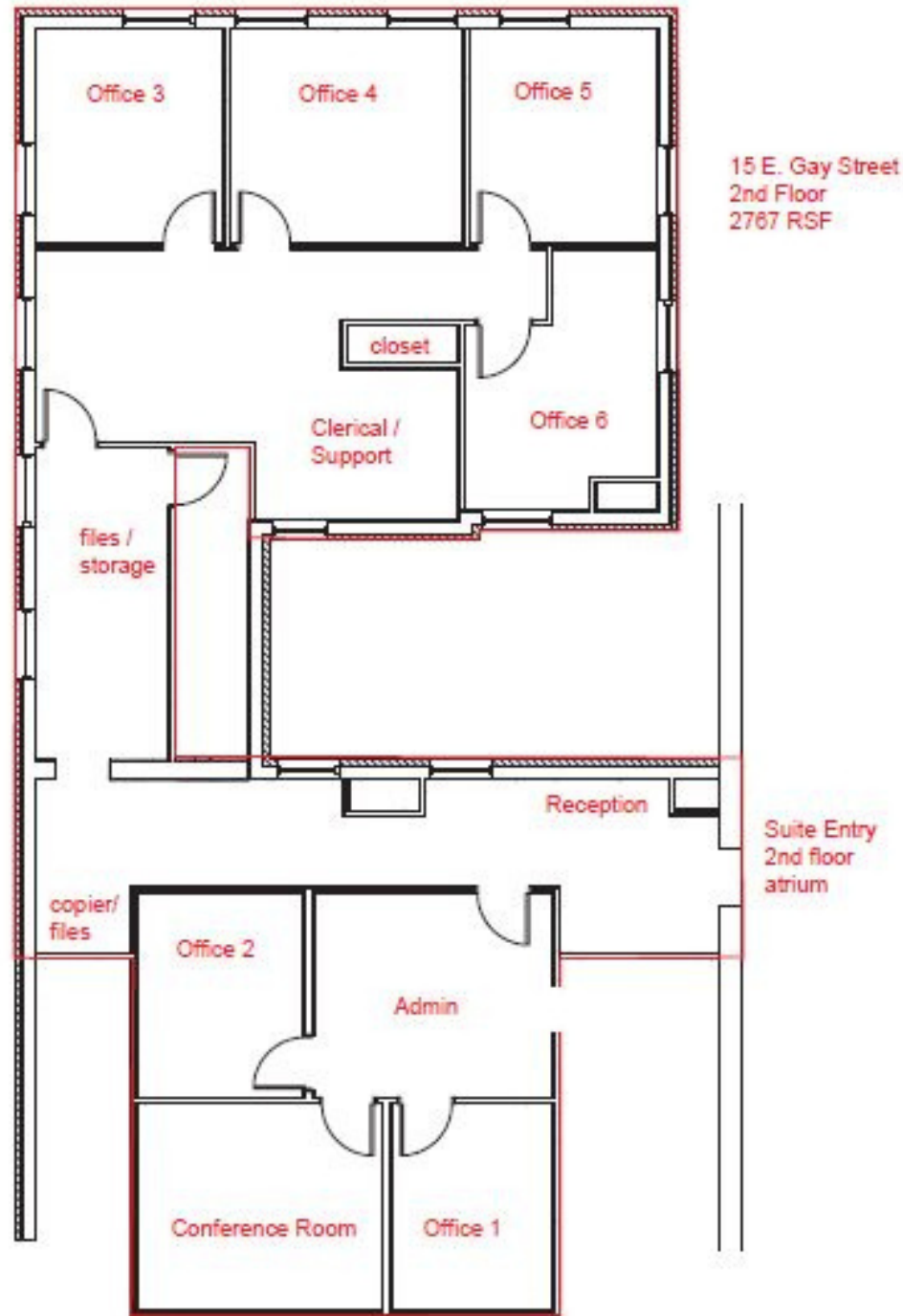


# FLOOR PLANS - FIRST FLOOR 1,340 SF



15 East Gay Street  
First Floor  
1,340 Square Feet

# FLOOR PLANS - SECOND FLOOR 2,767 SF





15-17 E Gay St.

