

# OFFICE SPACE AVAILABLE FOR LEASE



**709 E. Gay Street, West Chester, PA**

**Lease Price:** \$18.00/SF Gross plus electric & Janitorial

## **FEATURES:**

Rentable SF: 909 RSF  
Building Size: 15,000 SF  
Parking: 3 On-site Parking/1000  
Zoning: C5 (medical permitted)  
Township: West Goshen (Chester County)

**BUILDING:** A premier office building with monument and building signs available.

**LOCATION:** Within walking distance of the borough of West Chester, this building has abundant amenities and shops nearby. It is also in close proximity to Route 202, 322, Paoli Pike, and West Chester Pike.



**LIEBERMAN EARLEY & COMPANY**

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

## **Contact**

Bill Wilson | 610.225.0910  
billwilson@liebermanearley.com

Or

Phil Earley, CCIM | 610.225.0900  
Philearley@liebermanearley.com



709 E Gay Street, West Chester | 4,377 SF

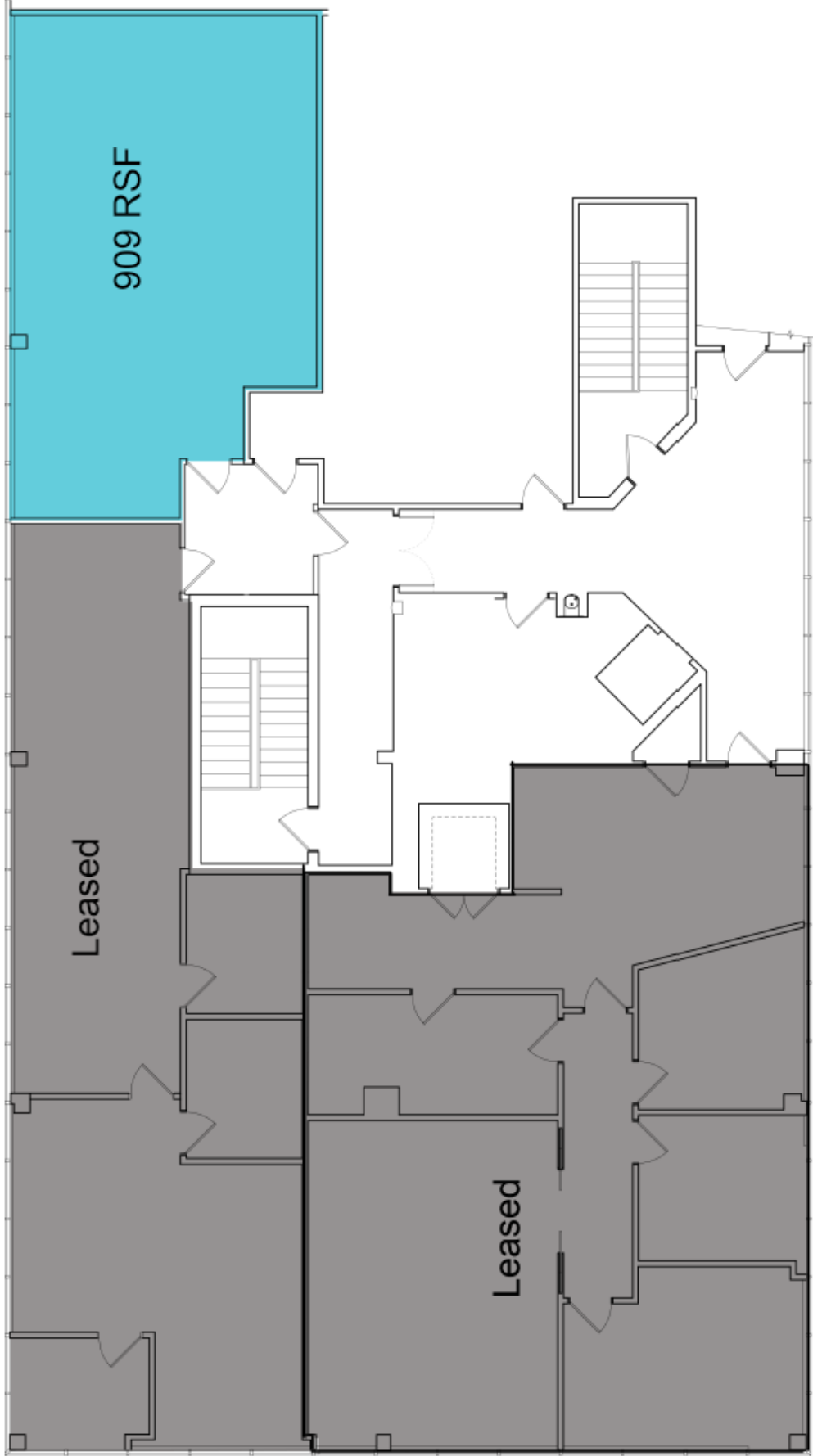


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PRELIMINARY PLAN  
SCALE: 1/4"=1'-0"

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ARTICLE X  
**C-5 General Highway Commercial District**

**§ 84-32. Use regulations. [Amended 4-14-1992 by Ord. No. 2-1992; 10-24-1995 by Ord. No. 7-1995; 3-28-2001 by Ord. No. 4-2001; 5-9-2001 by Ord. No. 6-2001; 1-22-2003 by Ord. No. 1-2003; 8-10-2005 by Ord. No. 7-2005; 6-28-2006 by Ord. No. 6-2006; 6-28-2006 by Ord. No. 8-2006; 12-10-2008 by Ord. No. 10-2008; 11-14-2012 by Ord. No. 08-2012; 6-12-2013 by Ord. No. 03-2013; 6-12-2013 by Ord. No. 04-2013; 7-31-2013 by Ord. No. 09-2013; 9-11-2013 by Ord. No. 10-2013; 4-12-2017 by Ord. No. 1-2017; 6-18-2019 by Ord. No. 6-2019]**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Retail sales.
- B. Personal service establishment.
- C. Office building.
- D. Restaurant and uses similar to a restaurant where food is prepared and served (including a catering business), provided that there shall be no drive-up or walk-up windows permitted for the sale or dispensing of food or food products.
- E. Funeral home.
- F. Automobile and/or a truck leasing agency involving no sales activity on site, provided truck leasing shall not exceed trucks larger than two-axle van-type trucks or two-axle box-type trucks.
- G. Forestry, subject to the standards in § 84-57.8.
- H. Learning center.
- I. Athletic club.
- J. Public place of amusement or recreation.
- K. Medical clinic.
- L. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § 84-57.11 and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.

M. The following use shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter:

(1) Dog day-care facility subject to the standards in § 84-57.14.

N. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors subject to Article XVIII of this chapter. The area and bulk regulations, § 84-33 of this article, and design standards, § 84-34 of this article, shall apply to all uses permitted by conditional use in the C-5 General Highway Commercial District.

(1) Wholesale sales, storage or distribution.

(2) Gasoline service station.

(3) Car wash.

(4) Monument sales.

(5) Banks and financial institutions.

(6) Vehicular sales and service agency limited to the sale and/or leasing of new and/or used automobiles, two-axle van-type or two-axle box-type trucks and the operation of an automobile repair shop for such vehicles as an accessory use thereto.

(7) Motorcycle sales and the operation of a repair shop for the motorcycles as an accessory use thereto.

(8) Travel center with the accessory use of an automobile repair shop.

(9) Convenience store, subject to the standards of § 84-57.12.

(10) Pharmacy/drug store, subject to the standards of § 84-57.13, and medical marijuana dispensary.

**§ 84-33. Area and bulk regulations. [Amended 6-28-2006 by Ord. No. 8-2006]**

The following area and bulk regulations shall apply:

A. Lot size: two acres minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40,000 square feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of used vehicles and motorcycle sales, supermarkets and car washes; 20,000 square feet minimum for all other uses.

- B. Lot width at street right-of-way line: 200 feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of new and used vehicles, supermarkets and car washes; 100 feet minimum on noncorner lots for all other uses; 125 feet minimum on corner lots for all other uses.
- C. Lot width at building line: 300 feet minimum.
- D. Lot coverage: 50% maximum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% maximum for gasoline service stations; 40% maximum on noncorner lots for all other uses; 30% maximum on corner lots for all other uses.
- E. Floor area ratio: 0.80 maximum.
- F. Building setback line: 50 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40 feet minimum for all other uses.
- G. Setback for outdoor displays or parking facilities: 20 feet minimum. **[Amended 7-31-2013 by Ord. No. 09-2013]**
- H. Side yards: 30 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 15 feet minimum each side for all other uses.
- I. Rear yard: 50 feet minimum.
- J. Maximum building height: three stories, not to exceed 40 feet.
- K. Paved surface area: may not exceed 60% of total lot area for vehicular sales and service agency for the sale and/or leasing of new vehicles; may not exceed 55% of total lot area for all other uses.
- L. Green area (landscaped): 30% minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% minimum for all other uses.

#### **§ 84-34. Design standards.**

The following design standards shall apply:

- A. Screening: as required by § 84-55A of this chapter or as directed by the Zoning Hearing Board.
- B. Storage: as required by § 84-55B of this chapter.
- C. Landscaping: as required by § 84-55C of this chapter.

- D. Loading: as required by § 84-55H of this chapter.
- E. Parking: as required by § 84-55I of this chapter.