



EXTON CORPORATE CENTER

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

PROFESSIONAL OFFICE SPACE FOR LEASE
102 PICKERING WAY EXTON, PA 19341

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Position your business in one of Exton's premier office settings at 102 Pickering Way. Featuring expansive glass-lined windows, flexible layouts, and tranquil water views, this professionally maintained building combines functionality with a refined atmosphere.

PROPERTY HIGHLIGHTS

- 1st. Floor: Ste 101 - 2,500 SF | Ste 102 - 1,200 SF
- 5th Floor: Ste 500 - 2,000 SF | Ste 501 - 2,000 SF
- Secure Building Access
- Floor to ceiling glass-lined windows.
- Flexible floor plans to accommodate a variety of uses.
- Water features with calm scenic views.
- Professionally maintained & managed.
- Convenient access to Route 100 & PA turnpike.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	1,200 - 2,500 SF
Building Size:	83,302 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,760	14,951	31,797
Total Population	6,954	39,780	86,511
Average HH Income	\$144,503	\$197,721	\$195,082



102 Pickering Way
Exton, PA 19341

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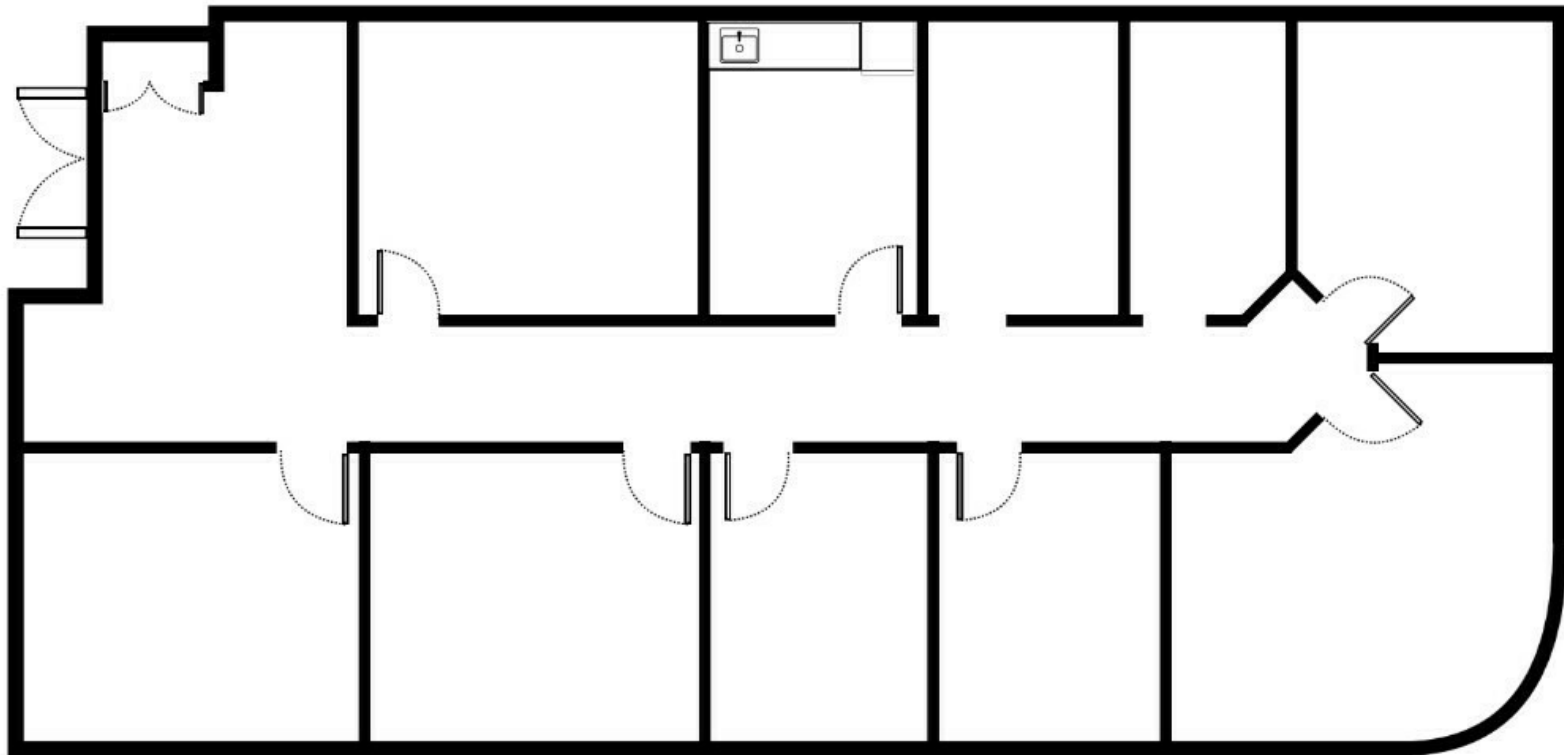
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SUITE 101

APX. 2,500 SF



Suite 101 - 2,500 SF

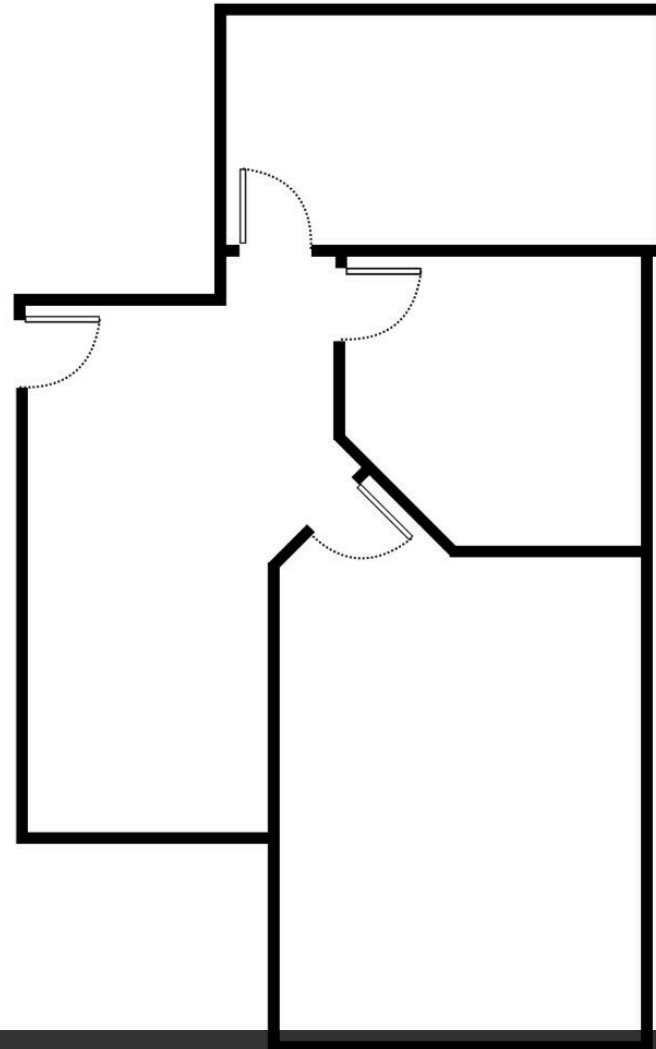


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SUITE 102
APX. 1,200 SF



Suite 102 - 1,200 SF



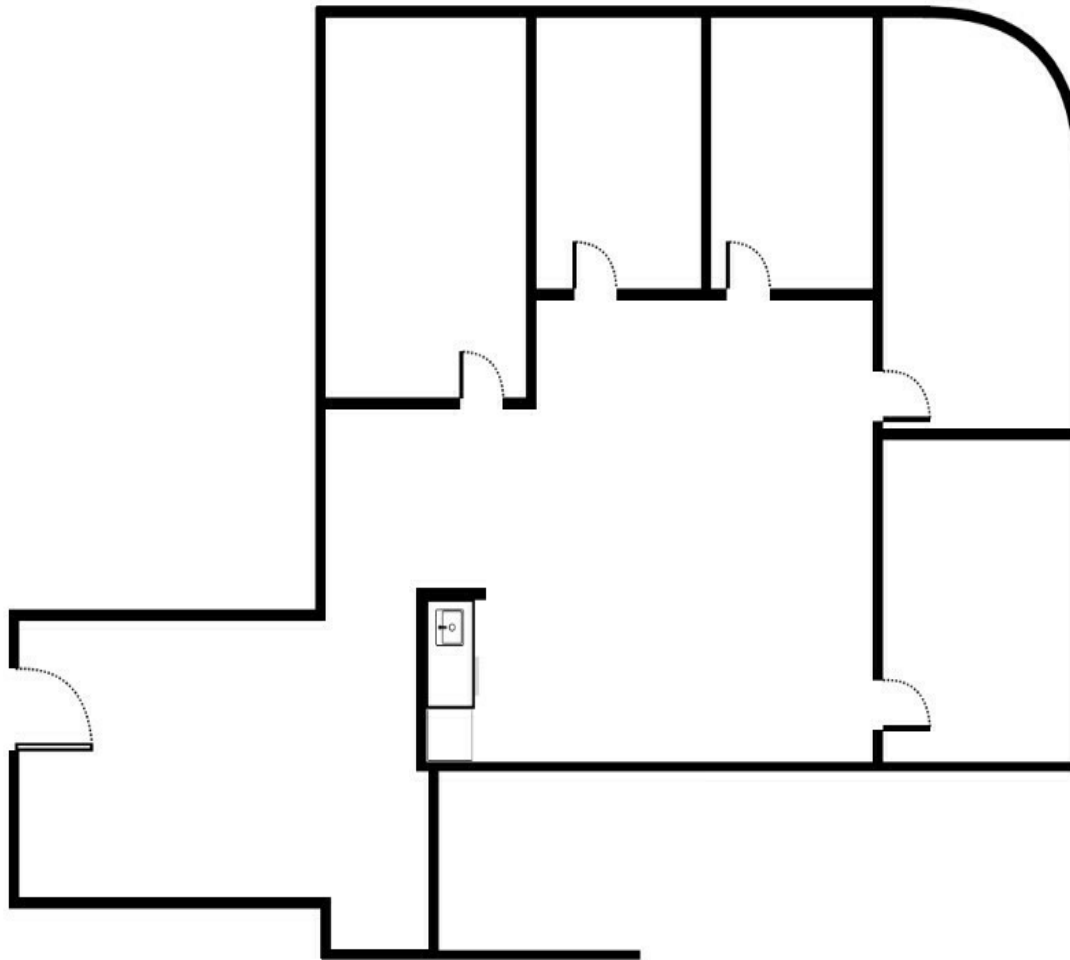
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SUITE 500

APX. 2,000 SF



Suite 500 - 2,000 SF



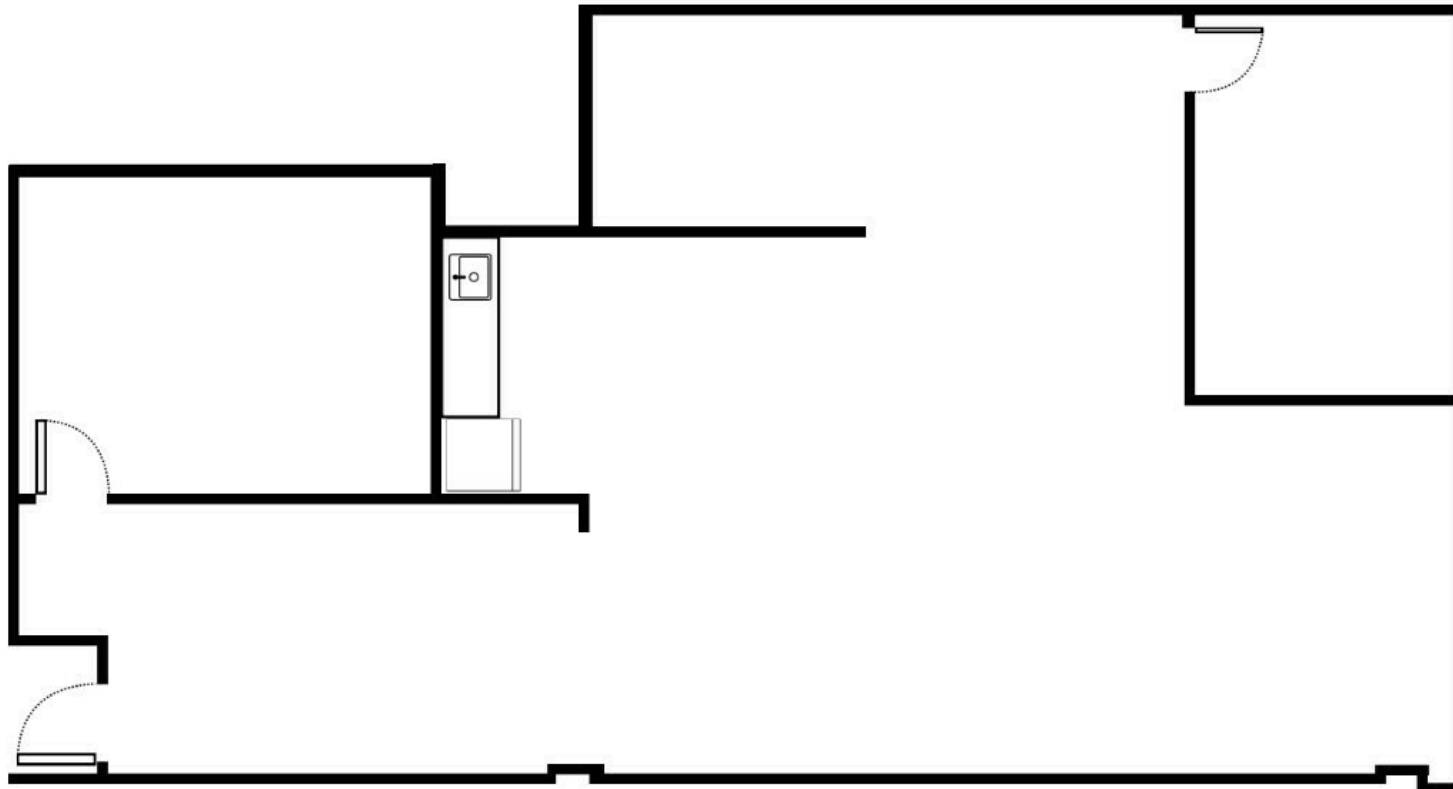
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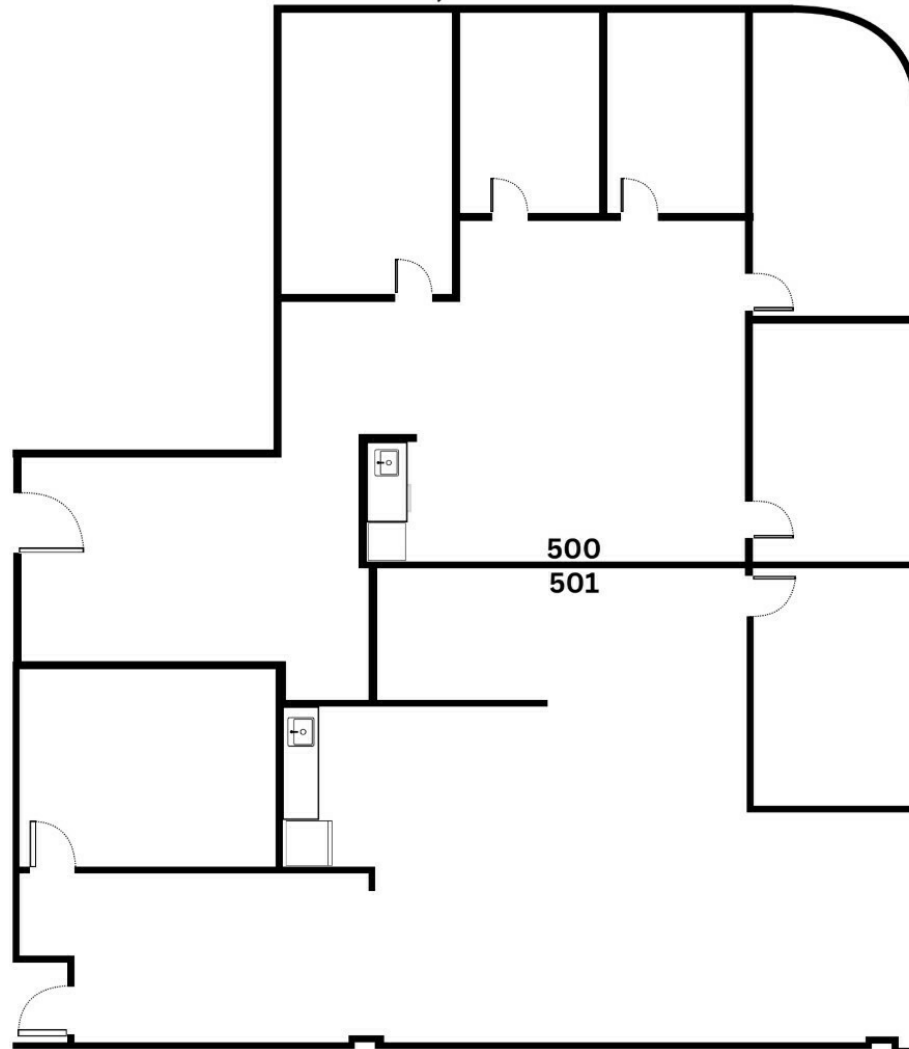
SUITE 501

APX. 2,000 SF



Suite 501 - 2,000 SF

COMBINED SUITES 500 & 501
APX. 4,000 SF



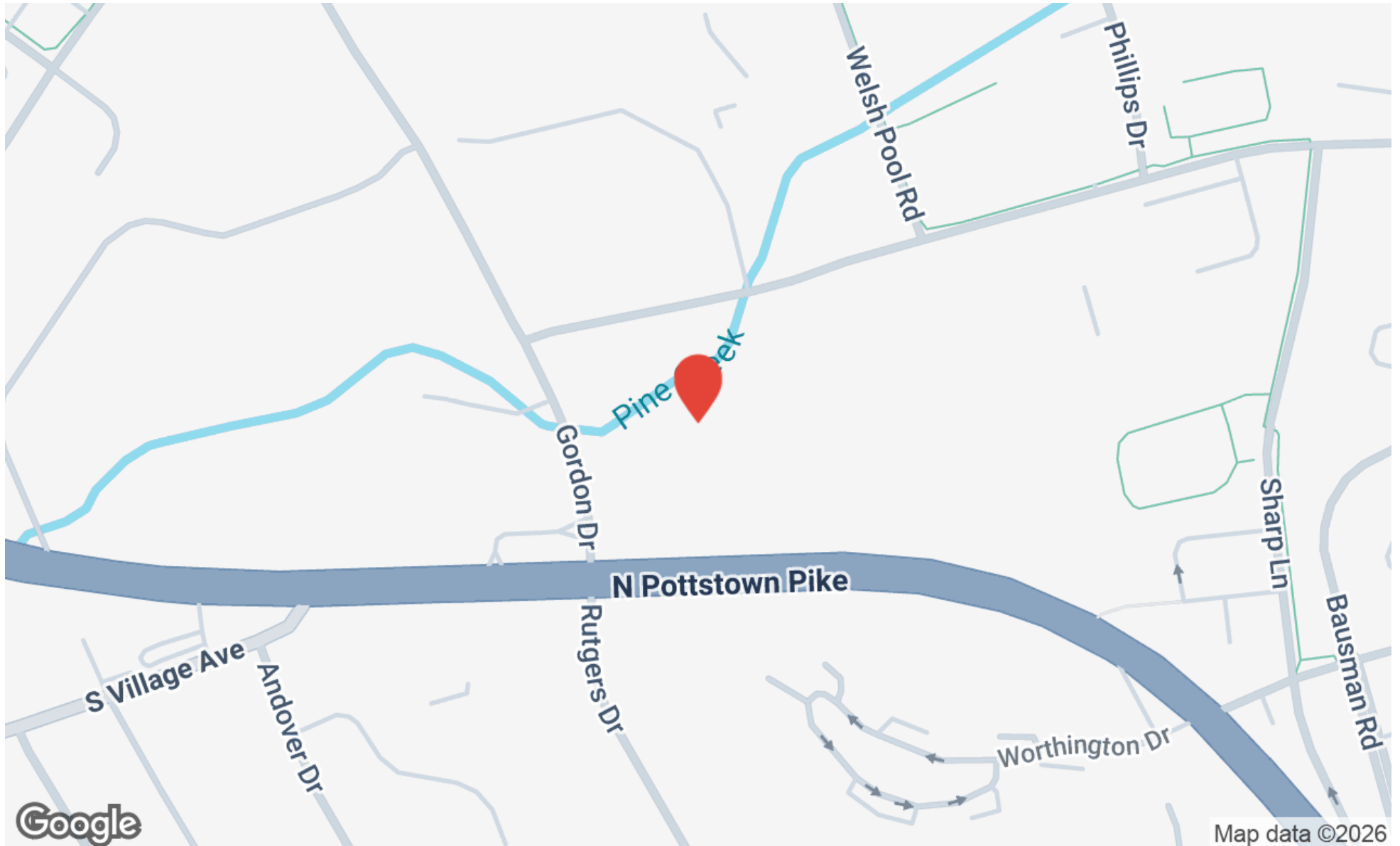
Combined Suites 500 & 501



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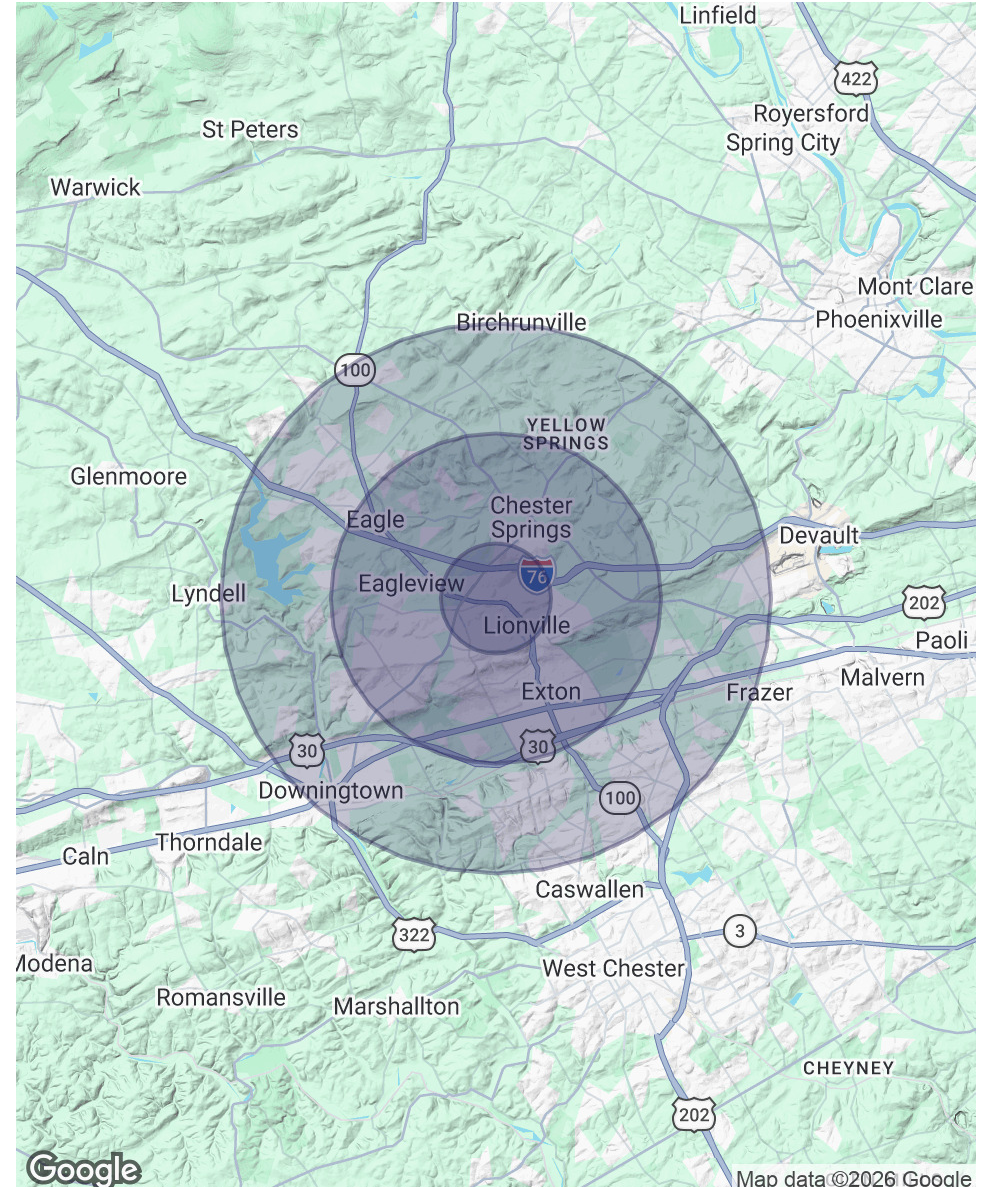
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,954	39,780	86,511
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	14,951	31,797
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$144,503	\$197,721	\$195,082
Average House Value	\$498,035	\$585,202	\$580,731

2020 American Community Survey (ACS)





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