



# THE GAY STREET COMMONS

FOR LEASE: PROFESSIONAL OFFICE SUITES



117-123 W. GAY STREET, WEST CHESTER, PA



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380



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### PROPERTY FEATURES

- Newly Renovated Office Building
- Located in the Heart of West Chester Borough on Gay Street
- Flexible Suite Sizes
- Single Offices Available
- 3-Story Building with Ample Natural Light
- Convenience & Amenities Include:
  - Coffee & Grocery Store on 1st Floor of Building
  - Shared Conference Rooms
  - Storage Area in Lower Level

**ALL-INCLUSIVE RENTAL RATES,  
INCLUDING UTILITIES + BUILDING INTERNET**



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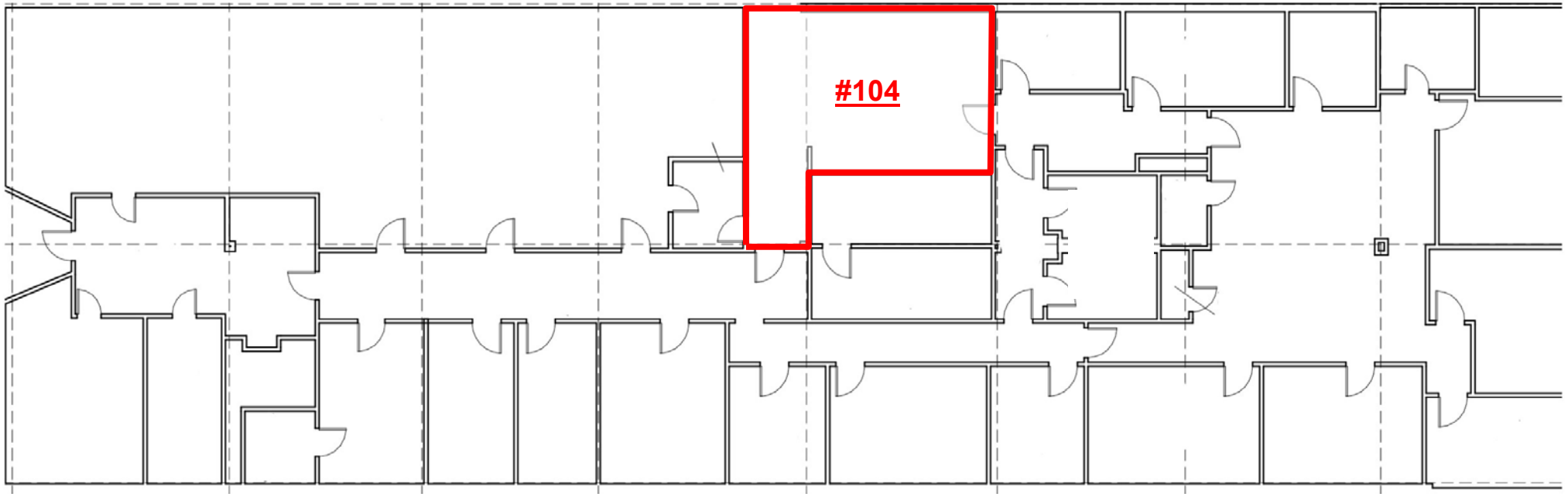


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### FIRST FLOOR: AVAILABLE SUITES

Suite #104: \$1,000/Month (All-Inclusive)



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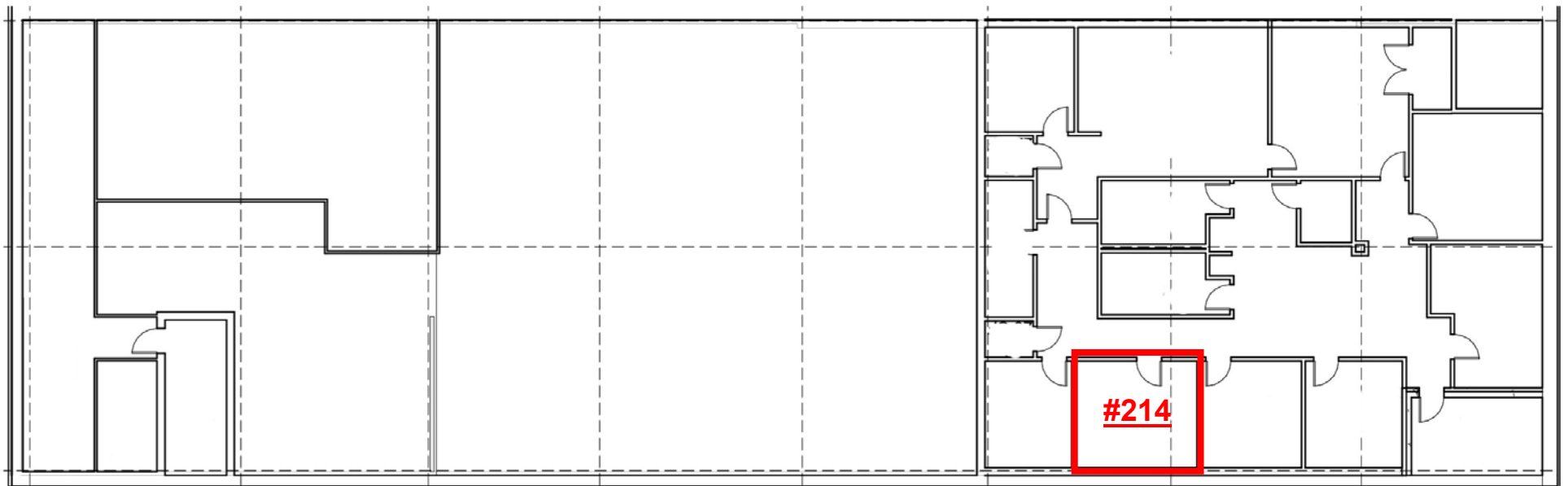


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### SECOND FLOOR: AVAILABLE SUITES

Suite #214: \$350/Month (All-Inclusive)



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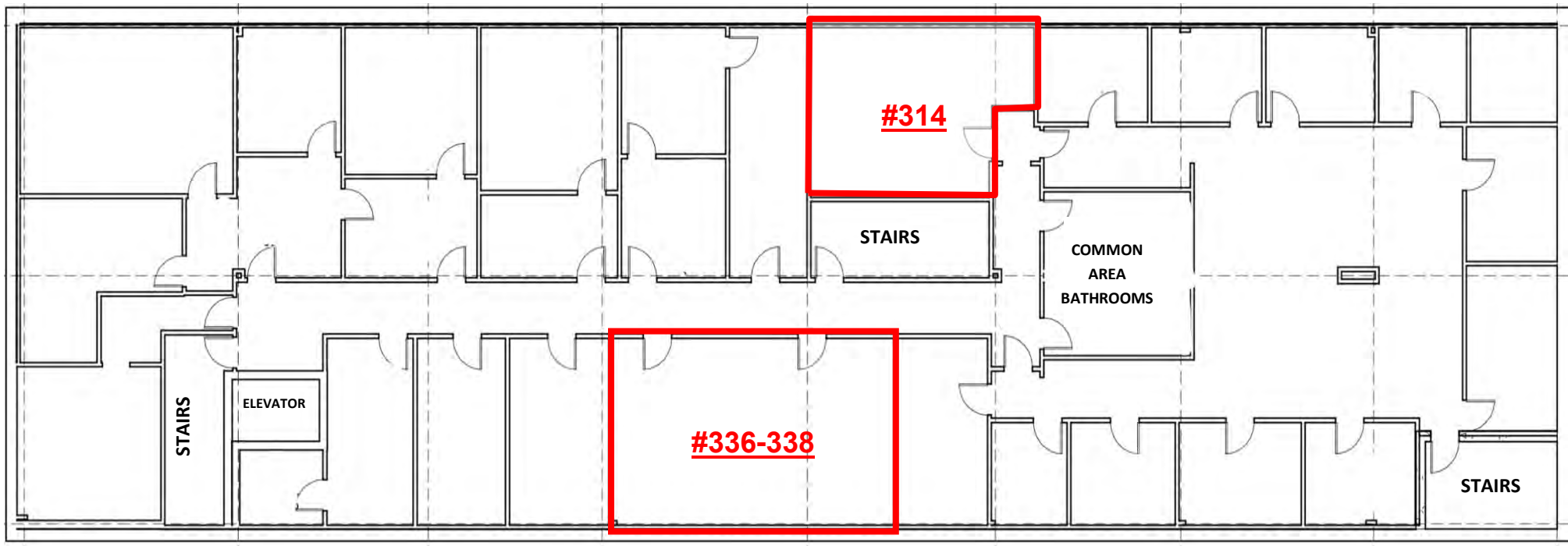
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## THIRD FLOOR: AVAILABLE SUITES

Suite #314: \$750/Month (All-Inclusive)

Suite #336-388: \$1,200/Month (All-Inclusive)

Can Be Demised Into (2) Large Private Offices with  
Separate Entrances



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## West Chester

pennsylvania

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 83 shops and 59 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews



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### PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY  
TO COMMERCIAL REAL ESTATE BROKERAGE

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