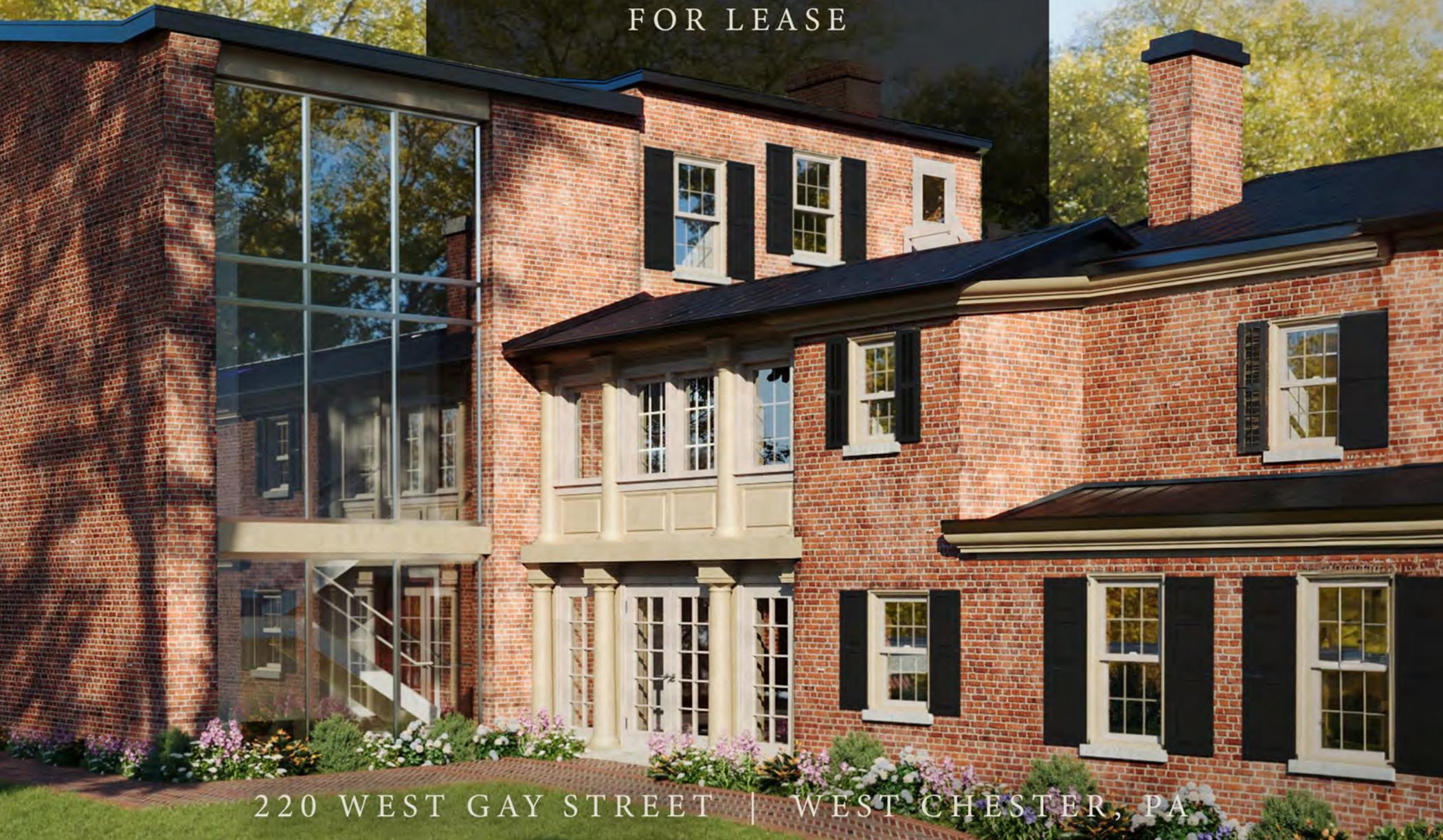




CON.WAL
DEVELOPMENT

COMPLETELY RENOVATED
CLASS "A" PROFESSIONAL
OFFICE BUILDING
FOR LEASE



220 WEST GAY STREET | WEST CHESTER, PA

**Artist rendering



Property HIGHLIGHTS

- 12,549 SF of professional office space on Gay Street in downtown West Chester
- Building completely renovated in 2023
- Stand alone building features historical accents with high ceiling and large windows
- Elevator serviced
- Grandiose atrium entry
- Great signage opportunities
- Beautifully landscaped courtyard
- Parking on site (parking passes available at High St garage)
- TI packages available for qualified prospects

**LEASE RATE:
\$30/SF NNN**



CON.WAL
DEVELOPMENT

Floorplans

FIRST FLOOR



**Artist rendering

Floorplans

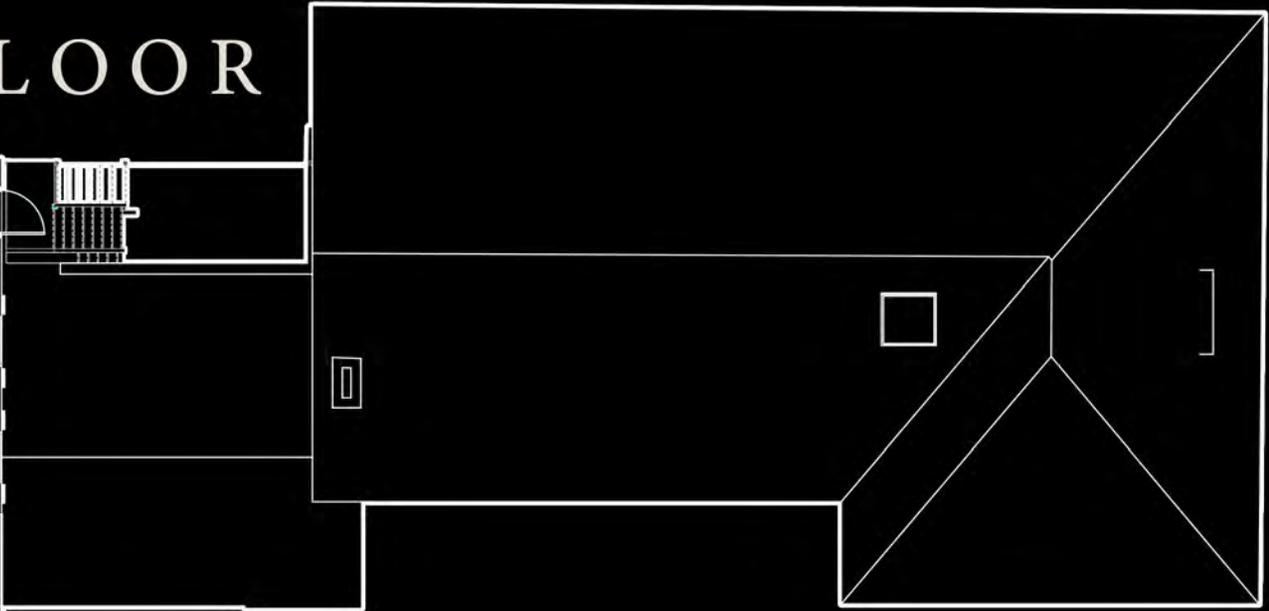
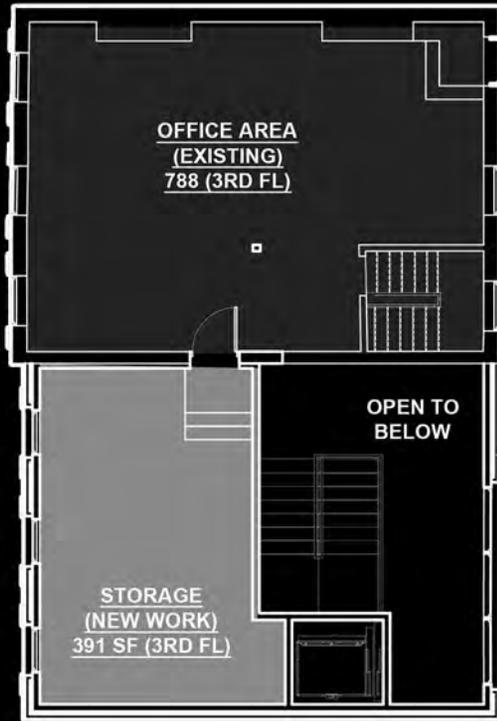
SECOND FLOOR



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Floorplans

THIRD FLOOR



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Floorplans

LOWER LEVEL



**Artist rendering

West Chester LOCATION



NEW!

Blazin' J's
HOME OF THE
"Hot Chicken Sandwich"

NEW!

TWIN VALLEY COFFEE
- FUNDRAISING -

IRON HILL
BREWERY & RESTAURANT

SALOON 151
WHISKEY BAR & GRILL

SEDONA
TAPHOUSE

WRONG CROWD
BEER CO. WEST CHESTER, PA

COMING SOON!

9
PRIME
STEAKHOUSE - SEAFOOD - CRAFT COCKTAILS

SITE

ARTILLERY
BREWING CO.

Santander

CARLINO'S
MARKET

Chester County
Pennsylvania

Market Street Print
Fast. Easy. Done.



WEST CHESTER PUBLIC PARKING





West Chester

p e n n s y l v a n i a

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

With more than 60 shops and 65 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



**Artist rendering



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