



# OFFICE SPACE AVAILABLE IN HIGHLY VISIBLE CHADDS FORD



411 OLD BALTIMORE PIKE | CHADDS FORD, PA 19317



**PILLAR REAL ESTATE ADVISORS**

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

535 N. Church Street, West Chester, PA 19380



## PROPERTY HIGHLIGHTS

- +/- 3,000 SF Well Appointed Office Space in Chadds Ford
- Co-Tenancy with Law Firm and Regional CPA Firm
- Signage / Visibility on Route 1
- Close Proximity to Route 202 Corridor with Restaurants and Retail
- Direct Access off of Main Lobby with Full ADA Access
- 7 Private Offices with Conference Room, Full Kitchenette, Bullpen, and Reception Area

LEASE RATE: \$18/ SF  
PLUS UTILITIES



411 OLD BALTIMORE PIKE | CHADDS FORD, PA 19317



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)  
535 N. Church Street, West Chester, PA 19380

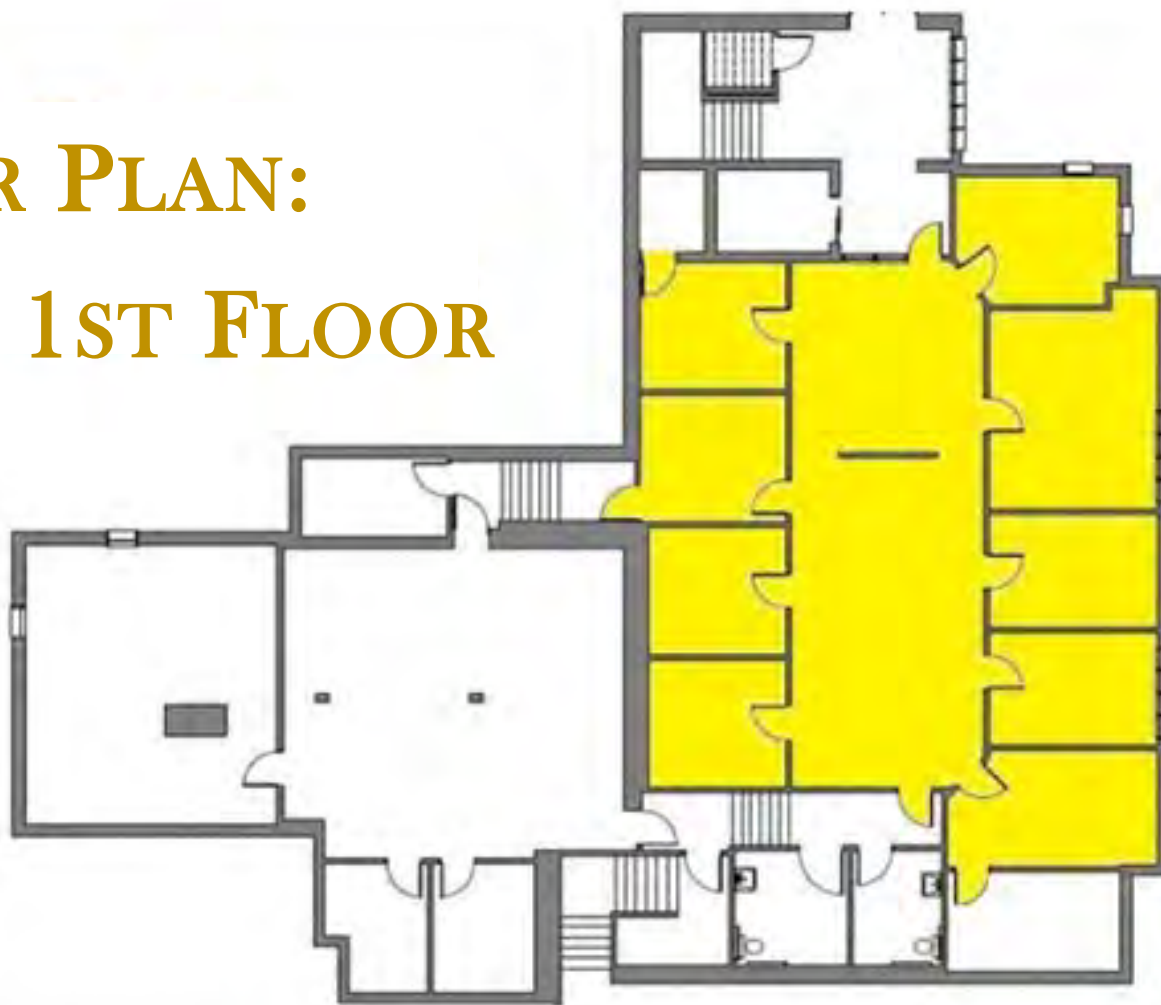




# OFFICE SPACE AVAILABLE IN HIGHLY VISIBLE CHADDS FORD



## FLOOR PLAN: 1ST FLOOR



411 OLD BALTIMORE PIKE | CHADDS FORD, PA 19317



**PILLAR REAL ESTATE ADVISORS**

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

535 N. Church Street, West Chester, PA 19380



# OFFICE SPACE AVAILABLE IN HIGHLY VISIBLE CHADDS FORD



411 OLD BALTIMORE PIKE | CHADDS FORD, PA 19317




**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)  
535 N. Church Street, West Chester, PA 19380





## OFFICE SPACE AVAILABLE IN HIGHLY VISIBLE CHADDS FORD



### PILLAR REAL ESTATE ADVISORS

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

**ANDREW CARLINO**

**ACARLINO@PILLARREALESTATEADVISORS.COM**

**484-887-8202 | Ext. 103**

**ERIC KUHN**

**EKUHN@PILLARREALESTATEADVISORS.COM**

**484-887-8202 | Ext. 101**

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."

**411 OLD BALTIMORE PIKE | CHADDS FORD, PA 19317**



**PILLAR REAL ESTATE ADVISORS**

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

535 N. Church Street, West Chester, PA 19380