The Roberts Building
100 East Lancaster Avenue
Downingtown, PA 19335

Class “A” Office/Retail Space for Lease

Property Highlights
• Downingtown’s premier building
• Excellent visibility
• Dedicated parking
• Low common area factor
• High-end finishes throughout
• Controlled signalized intersection
• Flexible deal structures
• Numerous restaurants and amenities within walking distance
• Located at the intersection of Route 30 (Lancaster Avenue) and Route 322 (Brandywine Avenue) in the heart of Chester County

FREE PARKING in the heart of the Borough

Available Space
• 1st floor (Office/Retail):
  - 5,999 RSF
• Lower Level:
  - 3,609 RSF
  Can be combined with 1st floor space
• 2nd floor (Office):
  - 1,679 RSF*
  - 1,806 RSF*
  Can be combined for 3,485 RSF
• 3rd floor (Office):
  - 6,917 RSF

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

For more information, please contact:
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(610) 989-0300 Tel
(610) 989-0234 Fax
www.geisrealty.com
Class “A” Office/Retail Space for Lease
100 E. Lancaster Avenue
Downingtown, PA 19335

First Floor: ± 5,999 RSF
Can be combined with lower level space

Space Features

- Premier corner retail location and visibility
- Prominent signage on both building sides
- Interior and direct street entrance
- Flexible retail and office uses
- Can be subdivided
- Convenient parking

• $18.00/RSF NNN

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Class “A” Office Space for Lease

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Lower Level: ± 3,609 RSF
Can be combined with 1st floor space

Space Features

- Space is elevator served
- Perfect for ancillary use
- Private restroom facilities
- Private kitchenette
- Flexible uses
- Convenient parking
- Direct outside access for deliveries

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Class “A” Office Space for Lease
100 E. Lancaster Avenue
Downingtown, PA 19335

Second Floor: ± 3,485 RSF

Space Features
- Prominent potential signage
- Flexible office uses
- 9’ finished ceilings
- High-end finishes throughout
- Convenient parking
- Tremendous glassline
- Move-in ready condition

- $18.50/RSF + Electric & Janitorial

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Class “A” Office Space for Lease

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Second Floor: ± 3,485 RSF
1,679 RSF & 1,806 RSF

Space Features
• Prominent potential signage
• Flexible office uses
• 9’ finished ceilings
• High-end finishes throughout
• Convenient parking
• Tremendous glassline

$18.50/RSF + Electric & Janitorial

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Class “A” Office Space for Lease

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Third Floor: ± 6,917 RSF

Space Features

- Prominent potential signage
- Flexible office uses
- 9’ finished ceilings
- High-end finishes throughout
- Convenient parking
- Tremendous glassline
- Move-in ready condition

• $18.50/RSF + Electric & Janitorial

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