

255 Great Valley Parkway
Malvern, PA

For Sale & Lease



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The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

255 Great Valley Parkway
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EXECUTIVE SUMMARY

| | |
|--|--|
| Total Available: Divisible: | 5,946 SF ~2,000 SF - 5,946 SF |
| Type: | 7 unit office condo within the Great Valley Corporate Center |
| Municipality: | East Whiteland Township |
| Electric: | 200 AMPs PECO - sub-metered by the condo association |
| Roof: | Installed in 2013 Warranty through 2028 |
| Other: | - Wet sprinkler system - Steel frame/masonry - Parcel: 42-04-001.5.116 - Public water & sewer - Zoning: G1 |

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BUILDING DESCRIPTION:

The 5,946 SF suite is part of a 36,600 SF building. It was built in 1980 and was renovated in 2005. This suite occupies the entire second-floor with a private elevator and a 5.64/1,000 SF parking ratio. Features include a flexible floor plan, private windowed offices, bullpen space, conference rooms, kitchenettes, and server/storage rooms.



Sale Price:

\$175/SF or \$1,040,550

Lease Rate:

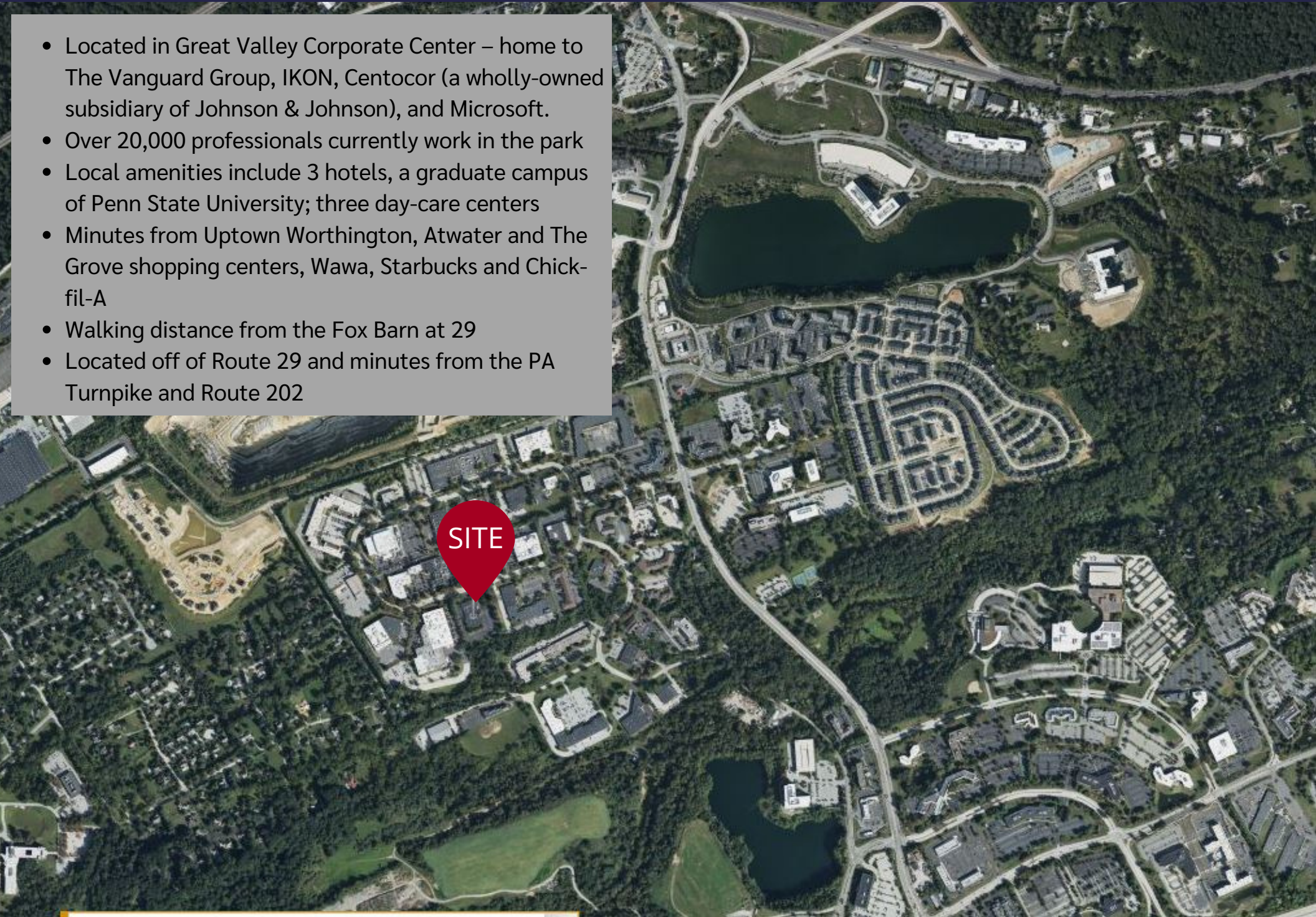
\$25.50/SF + utilities

INTERIOR PHOTOS

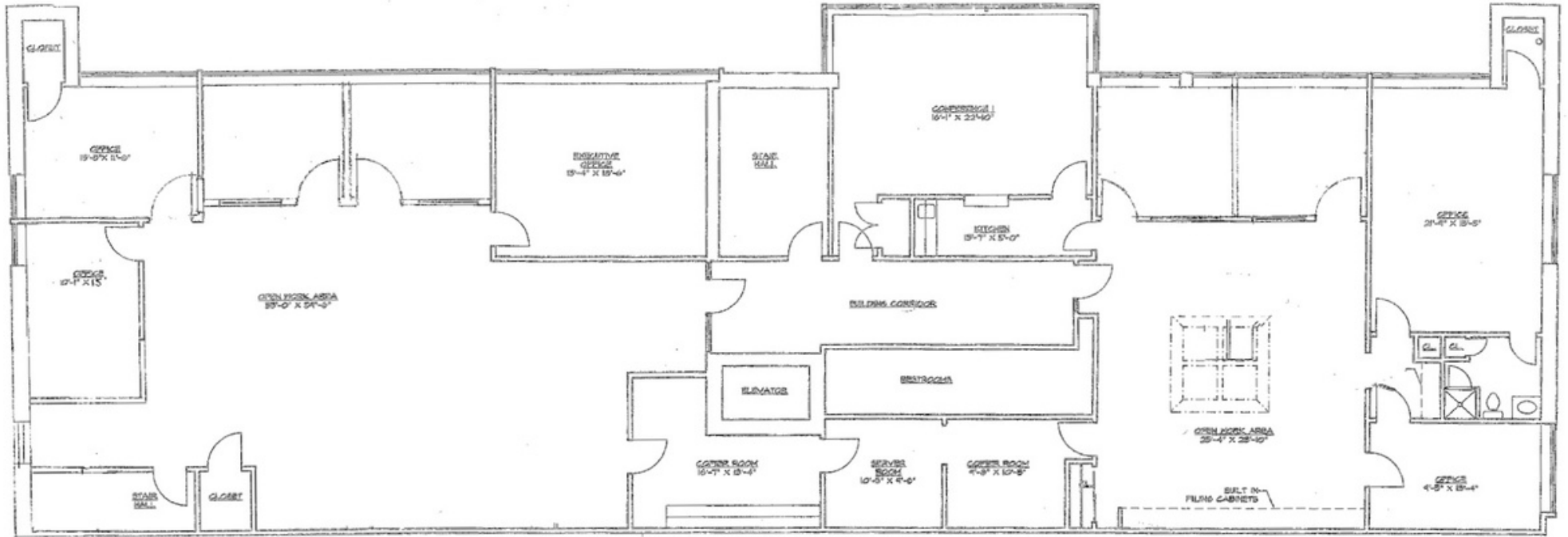


LOCATION HIGHLIGHTS / SITE MAP

- Located in Great Valley Corporate Center – home to The Vanguard Group, IKON, Centocor (a wholly-owned subsidiary of Johnson & Johnson), and Microsoft.
- Over 20,000 professionals currently work in the park
- Local amenities include 3 hotels, a graduate campus of Penn State University; three day-care centers
- Minutes from Uptown Worthington, Atwater and The Grove shopping centers, Wawa, Starbucks and Chick-fil-A
- Walking distance from the Fox Barn at 29
- Located off of Route 29 and minutes from the PA Turnpike and Route 202



FLOOR PLAN



1 FLOOR PLAN
AB-1 SCALE 1/8" = 1'-0"

AERIAL VIEW OF BUILDING

