

Medical Office Space for Lease in Premier Location



**MERION
MEDICAL PAVILION**



700

**S. HENDERSON ROAD
KING OF PRUSSIA, PA**

CBRE



Building Highlights

STRATEGIC KING OF PRUSSIA ADDRESS

Situated in the heart of a thriving medical and business hub, offering unparalleled access for patients and staff.

UNRIVALED ACCESSIBILITY

Excellent connectivity to major roadways, including Route 1-76 and the Pennsylvania Turnpike, ensuring ease of travel from surrounding communities.

HIGH VISIBILITY

Prominent new exterior building signage facing Route 76, maximizing exposure to significant daily traffic count.

OWNERSHIP ADVANTAGE

Benefit from the stability and resources of a strong ownership group committed to the long-term success of Merion Medical Pavilion.

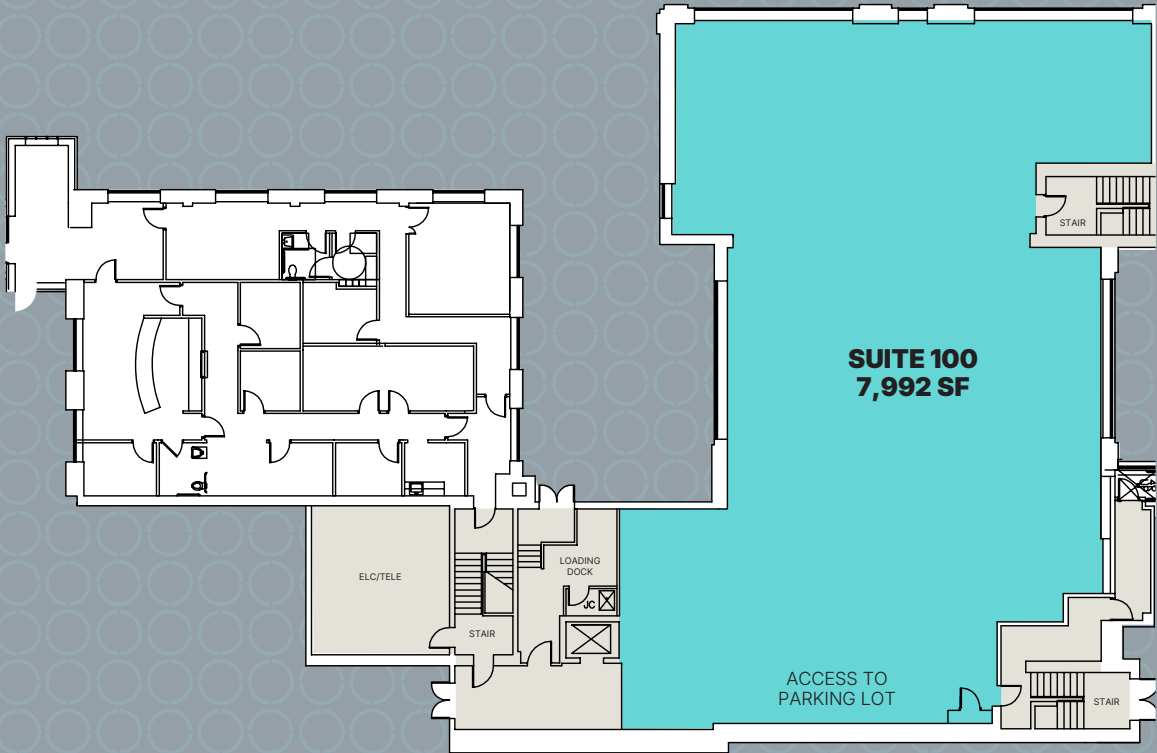
FLEXIBLE SPACE OPTIONS

A range of medical office spaces available to accommodate diverse practice needs.

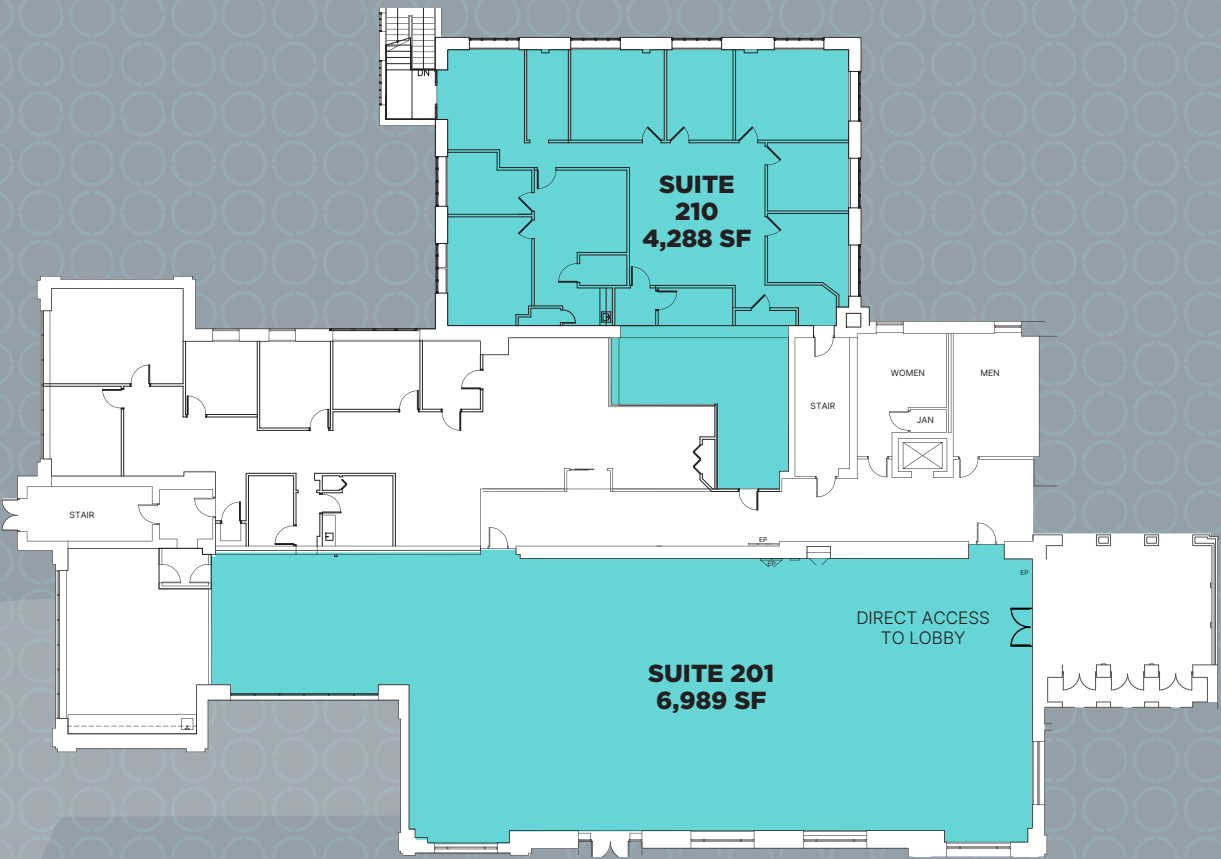
BUILDING IMPROVEMENTS

Improvements include fully renovated common areas, new building and monument signage, expanded parking lot, roof & HVAC replacements, and life-safety enhancements.

First Floor



Second Floor



Location Advantage

LOCAL DEMOGRAPHICS

10-MINUTE DRIVE

POPULATION
69,533

DAYTIME POPULATION
113,900

AVERAGE HOUSEHOLD INCOME
\$159,687

MEDIAN AGE
36.9

POPULATION 65+
16.2%

HIGHWAY ACCESS

I-76
0.1 Mile

I-476
2.0 Miles

ROUTE 202
2.5 Miles

I-276
4.0 Miles



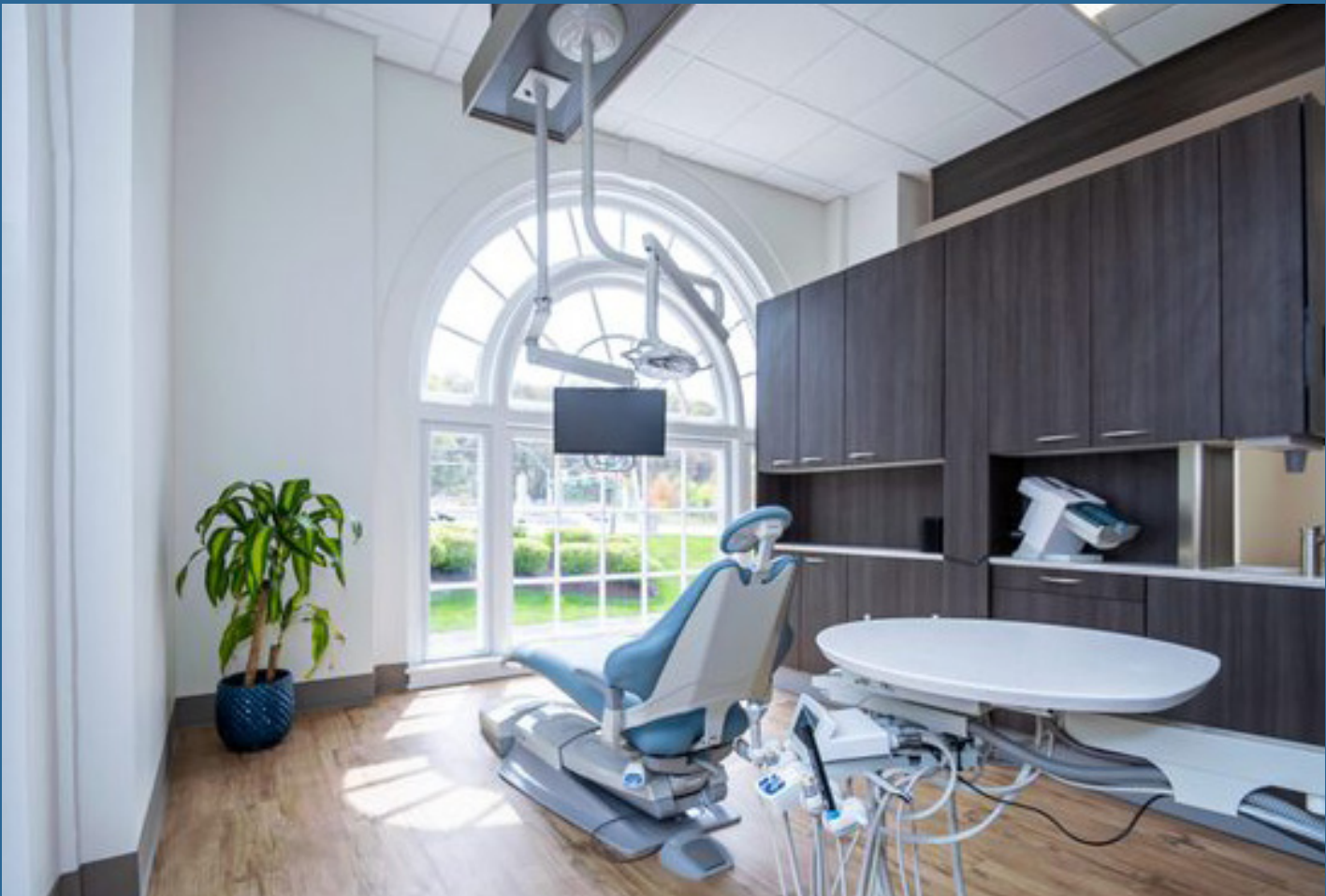
Nearby Healthcare Systems



TOP 10 SPECIALTIES IN DEMAND*

PHYSICIAN TYPE	Doc Count	Docs Per 10K People	Docs Per 10K People Benchmark	Implied Doc Demand	Implied Doc Gap
INTERNAL MEDICINE	38	4.4	9.4	81.0	43.0
PEDIATRICS	19	2.2	6.6	57.3	38.3
PSYCHIATRY & NEUROLOGY	11	1.3	4.6	39.5	28.5
EMERGENCY MEDICINE	1	0.1	3.0	26.2	25.2
DENTAL	68	7.9	10.7	92.1	24.1
SURGERY	8	0.9	3.5	30.6	22.6
ANESTHESIOLOGY	8	0.9	2.8	24.3	16.3
CARDIOLOGY & VASCULAR	4	0.5	1.9	16.4	12.4
OBSTETRICS & GYNECOLOGY	14	1.6	2.8	24.2	10.2
RADIOLOGY	17	2.0	2.9	24.7	7.7

*Within 3 mile radius of 700 Henderson Road. Data provided by Revista.





MERION MEDICAL PAVILION



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